

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JANUARY 26, 2022**

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA**

**Wednesday, JANUARY 26, 2022**

**6:30 p.m.**

The Parkway Center Clubhouse,  
Located at 7461 S Falkenburg Rd Riverview, FL 33578

<b>District Board of Supervisors</b>	Chairman	Koko Miller
	Vice Chairman	JoAnn Ward
	Supervisor	Tanya O'Conner
	Supervisor	Linda Bell
	Supervisor	Charlotte Hazlewood
<b>District Manager</b>	Meritus	Brian Howell
<b>District Attorney</b>	Burr Forman	Scott Steady
<b>District Engineer</b>	Stantec, Inc.	Tonja Stewart

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

The regular 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, January 26, 2022 at 6:30 p.m.** at the Parkway Center Clubhouse, located at 7461 S Falkenburg Rd Riverview, FL 33578. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.** Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330** **Access Code: 9074748#**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. MANAGEMENT REPORTS**
  - A. District Counsel
    - i. Falkenburg Road Extension through Oak
  - B. District Engineer
    - i. Erosion discussion and updates
  - C. District Manager ..... Tab 01
    - i. Community Inspection Report
    - ii. Revised Aquatics Mapping
- 4. BUSINESS ITEMS**
  - A. Discussion on Amenity Center ..... Tab 02
  - B. Discussion on Smoothies by Pool Area..... Tab 03
- 5. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Regular Meeting Minutes August 4, 2021 ..... Tab 04
  - B. Consideration of Board of Supervisors Regular Meeting Minutes December 15, 2021 ..... Tab 05
  - C. Consideration of Operations and Maintenance Expenditures October 2021 ..... Tab 06
  - D. Consideration of Operations and Maintenance Expenditures November 2021 ..... Tab 07
  - E. Consideration of Operations and Maintenance Expenditures December 2021 ..... Tab 08
  - F. Review of Financial Statements Month Ending December 31, 2021 ..... Tab 09
- 6. SUPERVISOR REQUESTS**
- 7. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,  
Brian Howell  
District Manager



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 12/23/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	20	-5	Trash in some of the ponds
INVASIVE MATERIAL (FLOATING)	20	15	-5	Duck weed/Algae
INVASIVE MATERIAL (SUBMERSED)	20	20	0	
FOUNTAINS/AERATORS	20	20	0	
DESIRABLE PLANTS	15	15	0	Good

<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	Clean
CLUBHOUSE EXTERIOR	3	3	0	Clean
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	0	-3	No service yet
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	

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





## Meritus

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 12/23/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	28	-2	Dead palm tree
SUBDIVISION MONUMENTS	30	25	-5	Fair
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	County
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	15	-10	Several potholes
PARKING LOTS	15	15	0	Good
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
<b>GATES</b>				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
<b>SCORE</b>	700	660	-40	94%

Manager's Signature: Gene Roberts

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



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 12/23/21

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

TURF	5	4	-1	Fair
TURF FERTILITY	10	8	-2	Some areas are chlorotic
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	4	-1	White Fly
PRUNING	10	10	0	Good
CLEANLINESS	5	4	-1	Trash along Falkenburg
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	4	-1	Turf weeds

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

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

#### SCORE

100	9192	-9	91%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts







There's a dead palm tree by the pool that will need to be replaced.



The turf in the common area at Round Leaf needs to be treated for broadleaf weeds.





The landscape along Falkenburg is trimmed and looks good.



The common area in Willow Beech is in good condition.





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



The turf in the Sanctuary is chlorotic and has broadleaf weeds in it.





The Copper leaf plants are doing well.



The Gold Mound plants along Eagle Palm need to be treated for White Flies and trimmed back.





The turf at Riverview Drive/Still Creek continues to struggle.



A vehicle struck a palm tree along Still Creek.





The landscape at the Harvest Glen entrance looks good.



New annuals were recently planted.



## Parkway Center Ponds December



Pond 13 needs to be treated for Water Lettuce.



Pond 9 needs to be treated for Duck Weed.





The new pond in the Sanctuary has grass weeds growing in it.



Pond 5 has some algae.





The other ponds are in good condition.



















## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 1/19/22

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

TURF	5	4	-1	Fair
TURF FERTILITY	10	7	-3	Needs fertility
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	4	0	Some weeding needed
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	8	-2	Some needed
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	New vendor

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

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

#### SCORE

100	9192	-9	91%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts

## Parkway Center January



After receiving complaints regarding the last installation of annuals, LMP has added more flowers to fill the beds in.



Yellowstone will be removing the Spanish moss from the Crape Myrtle tree at the round-a-bout on Still River.





Now that the blooms have been completed the Muhly grass should be cut back.



Some pruning is needed on the Viburnum hedges around the community.





There is a lot of debris from the recent storm that needs to be cleaned up.



The turf along the new road in the Sanctuary needs to be treated for clover.





The landscape at the Hamlet entrance needs weed detailing.



The Oak trees next to the sidewalk on Still Creek need to be limbed up.





The Oak saplings need to be removed from the landscape bed at the Riverview entrance.



The landscape at the Belmont entrance is in good condition.





The landscape at the Summerwood entrance is in good condition.

## Parkway Center Ponds January



The cattails in pond 4 need to be sprayed back.



The conditions are improving in the new pond in the Sanctuary.





The rest of the ponds look good.






















**Parkway CDD**

9104 Pinebreeze Dr.  
Riverview, FL.

(25) Ponds  
(1) Wetland mitigation area

Contact: Rick Reidt  
813-955-0500  
Rick.reidt@merituscorp.com

**Legend**

 4911 Webb Rd





**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

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District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 397-5120 ♦ Fax (813) 873-7070

To: Board of Supervisors

From: Brian Howell

Date: January 19, 2022

RE: Memo

**Amenity:**

- Staff is continuing to work on any amenity warranty items with the GC.
- Staff has created a spreadsheet so we can track all action items and Gia will distribute at the meeting.
- Celia is working on landscape warranty items with Sunrise Landscape.
- I spoke to Envera and they would like to do a site visit before they speak to you all so they can provide a proposal when they do their demonstration. We will be looking to meet them onsite the week of January 31<sup>st</sup> and they will attend the February meeting with a proposal for you all to review and will also do a demonstration of services they offer. If any board member would like to attend the onsite meeting just let me know.

**Other District Business:**

Counsel – we received the 40k settlement check and have executed the agreement. Counsel would like Meritage to attend a meeting and discuss their needs with the board before he drafts up any potential agreement for you all to review.

Tonja is working on additional quotes for the erosion area to present at the meeting. She is inviting Meritage to the meeting.

Yellowstone has started service and they will be attending the meeting.

Please see staff reports regarding landscape, ponds etc.

Please send me any questions you have for any of the consent agenda items. I will answer your questions and then advise the board what was asked and answered.

Have a great week.

Brian Howell

District Manager



Hello Summerwood Residents,

I am your neighbor Cedric Mitchell. I am a franchisee of a local Tropical Smoothie Cafe and I would like to provide one of my services at our new amenity center. My goal is to increase community engagement of residents while enjoying great tasting smoothies and enjoying a fun and safe poolside environment. I am looking to establish a long-term relationship with my HOA while providing residents with a little something special. I am part of an established franchise; therefore, my services will be professional and high sanitation standards will be kept. I can be reached directly at 727-252-3307 or via email should you have any questions. I look forward to working with you.

Thank you,

Cedric Mitchell

Tropical Smoothie Franchisee FL-319



# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

August 4, 2021 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, August 4, 2021 at 6:30 p.m.** at The Rivercrest Clubhouse located at 11560 Ramble Creek Drive, Riverview, FL 33569.

### 1. PLEDGE OF ALLEGIANCE

Supervisor Miller recited the Pledge of Allegiance.

### 2. CALL TO ORDER/ROLL CALL

Eric Davison called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, August 4, 2021 at 6:34 p.m.**

Board Members Present and Constituting a Quorum:

Koko Miller	Chair
JoAnn Ward	Vice-Chair
Tanya O'Connor	Supervisor
Linda Bell	Supervisor

*via conference call*

Staff Members Present:

Eric Davidson	District Manager, Meritus
Scott Steady	District Counsel, Burr & Forman

There was a representative from LMP present.

There were no resident audience members in attendance.

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

There were no audience questions or comments on agenda items.

### 4. VENDOR/STAFF REPORTS

#### A. District Counsel

##### i. Discussion on Taylor Morrison

Mr. Steady provided an update on his discussion with Taylor Morrison. Taylor Morrison offered \$40K to resolve the outstanding claims. It would include a general release, the District taking over the maintenance of the ponds, and Taylor Morrison conveying the interest by deed for the strip around the Eagles Nest property. This would all be contingent on the HOA settling as well.



Mr. Steady also went over the history of the negotiations. The Board discussed and wanted to make sure that Taylor Morrison maintained the area while they were still in discussions with the HOA. Mr. Steady said he would let Taylor Morrison know that CDD acceptance was contingent on Taylor Morrison continuing to take care of the area until the HOA makes a decision.

Supervisor O'Connor mentioned the pole on the corner of the intersection at the gate and that there is a pipe with a cable hanging out of it. The District has asked Taylor Morrison to take care of it, but it is still there. Mr. Steady said the deal would be contingent on Taylor Morrison continuing to maintain what they should be doing and to fix issues like the one Supervisor O'Connor identified. Supervisor O'Connor also stated that she wanted to make sure that Mr. Howell will continue to be their manager. The Board agreed.

Supervisor Miller asked about the release. Mr. Steady answered that it is for the entire District. Supervisor Ward went over that there is an area in Summerwood near Pond 15 that is eroding on CDD property right behind homeowner property. The Board said they would not consent to a full release for the entire District until the area behind Summerwood is fixed and requested for Taylor Morrison to put in a retaining wall. Mr. Steady suggested to have Ms. Stewart go out and assess the erosion. The Board discussed and wanted to make a motion for settling just the Sanctuary. Mr. Steady recommended for the motion to be approve the settlement for the Sanctuary for \$40K with a release of all claims regarding the Sanctuary.

MOTION TO:	Approve the settlement for the Sanctuary for \$40K with a release of all claims regarding the Sanctuary.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	Supervisor O'Connor asked for clarification on the motion. Mr. Steady answered.
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously.

Mr. Steady said the District can investigate other issues that may need to be remedied by Taylor Morrison before moving forward with a full release.

Mr. Steady also provided an update on the sanitary sewer line for the rec center. There is a greater slope than what was anticipated. Originally there was only a one-year warranty, but now the contractor has agreed to a three-year warranty. The Board agreed to the three-year warranty.

## **ii. Consideration of Resolution 2021-05; Non-Resident Membership Fees**

Mr. Steady went over the need for non-resident membership fees since the amenity center was funded by public bonds. In the resolution it is limited to 10 non-resident memberships, but the number could change. Mr. Steady explained that the District does not want to overly burden the facilities but needs to provide reasonable access to the community. Typically, non-resident memberships are the same amount as the O&Ms that homeowners who live in the District pay.

The Board discussed the price and the cap for number of residents.

MOTION TO:	Approve Resolution 2021-05.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Bell
DISCUSSION:	Mr. Davidson read the resolution to the Board.
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously.

#### **B. District Engineer**

There was nothing to report from the District Engineer at this time.

#### **C. Discussion with LMP**

Paula with LMP briefly updated the Board on the landscaping program. She also went over an issue with someone turning off the breaker box for the irrigation and noted that someone has been taking some of the Pentas. Supervisor Miller asked about weeds, the pond area, and tree-trimming. Supervisor Miller also mentioned that there is an area of landscaping that is causing a safety hazard near the traffic circle. He would like for the landscaping to be cut down about halfway or to have everything taken out and have rocks put in the area instead.

### **4. BUSINESS ITEMS**

#### **A. Discussion on Capital Improvements**

There were no additional updates on capital improvements.

### **5. CONSENT AGENDA**

#### **A. Consideration of Board of Supervisors Regular Meeting June 23, 2021**

The Board reviewed the minutes.

MOTION TO:	Approve the June 23, 2021 minutes as presented.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Bell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Supervisor O'Connor abstained.



**B. Consideration of Operations and Maintenance Expenditures June 2021**

The Board reviewed the O&Ms.

MOTION TO:	Approve the June 2021 O&Ms.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Bell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 – Supervisor O'Connor abstained.

**C. Review of Financial Statements Month Ending June 30, 2021**

Mr. Davidson reviewed the financial statements with the Board.

MOTION TO:	Accept the financial statements month ending June 30, 2021.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Bell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 – Supervisor O'Connor abstained.

**6. MANAGEMENT REPORTS**

**A. District Manager**

**i. Community Inspection Reports**

The Board reviewed the community inspection reports. Mr. Davidson asked the Board about going out for RFP landscaping bids. The Board discussed the pros and cons of going out to bid. The Board decided to continue with LMP for now and to wait until spring to reconsider.

Supervisor O'Connor stated that she would like to find a better way for people to remotely attend the meetings because it is difficult to hear what is going on over the conference call line.

The Board discussed using Zoom for people who cannot attend in person.

MOTION TO: Table the discussion on utilizing Zoom or some type  
of video-teleconferencing to conduct CDD meetings  
until everyone can meet and discuss in person.  
MADE BY: Supervisor Miller  
SECONDED BY: Supervisor Ward  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 – Motion passed unanimously.

## 7. SUPERVISOR REQUESTS

Supervisor Bell mentioned that there is an area of the sidewalk in the Sanctuary that has raised up. She will email photos and locations of the areas to Mr. Howell so that he can send them all to the County.

Supervisor Ward reiterated that the Board wants for Mr. Howell to continue as their District Manager.

## 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 Miller  
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

December 15, 2021 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, December 15, 2021 at 6:30 p.m.** at The Parkway Center Clubhouse located at 7461 S. Falkenburg Rd., Riverview, FL 33578.

### 1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, December 15, 2021 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Koko Miller	Chair
JoAnn Ward	Vice-Chair
Tanya O'Connor	Supervisor
Linda Bell	Supervisor
Charlotte Hazlewood	Supervisor

Staff Members Present:

Rick Reidt	District Manager, Meritus
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There were three resident audience members in attendance.

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

A resident asked about receiving key fobs and commented on an area where more streetlights might be needed, pond maintenance, and people trespassing to fish in the pond behind his lanai. Supervisor Ward noted an area where they could put a sign for no swimming or no fishing. Supervisor Miller mentioned putting up a fence to help prevent kids from going through the bars of the gate into the ponds and conservation areas. The Board discussed some strategies for treating the ponds, especially where mosquitoes are prevalent.

### 3. BUSINESS ITEMS

#### A. Discussion on Amenity Center

Mr. Reidt updated the Board on the amenity center. He presented a list of items needing consideration and actions that are needed. Mr. Reidt reviewed the list line by line, and he and the Board developed an action item list to move forward. Mr. Reidt and the Board discussed the pressure-washing, cleaning materials and where to store them, the sound system and phone lines, the security system, tables and chairs for events, fire codes and signs, putting a lock on the thermostat, key fobs, posting or emailing the at-risk statement, interior holiday decorations, getting a refresher of Sunshine Laws from Counsel, community room rentals and access for



residents after hours, getting the door lock times changed immediately, neighborhood events in the multipurpose room, the fitness center hours, looking into getting a merry-go-round or seesaw, purchasing mats to place under the swings and a flag for the amenity center, developing an inclement weather policy, traffic painting the curbing at the entry and circle and the parking area, and removing the “coming soon” sign.

#### **4. CONSENT AGENDA**

##### **A. Consideration of Board of Supervisors Regular Meeting Minutes Nov. 17, 2021**

The Board reviewed the minutes and noted a correction to line 123.

MOTION TO:	Approve the November 17, 2021 meeting minutes with the correction on line 123.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Hazlewood
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

#### **5. MANAGEMENT REPORTS**

##### **A. District Manager**

##### **i. Community Inspection Reports**

The Board reviewed the District management reports. Mr. Reidt notified the Board of the new clubhouse email that was consolidated into one from the two different emails. Mr. Reidt also noted that the community inspection report was just completed, and he will send it to the Board via email.

#### **6. SUPERVISOR REQUESTS**

There was a brief discussion about adding a monument off of Falkenberg at Still River.

Supervisor Ward noted that LMP had not installed the annuals yet. Mr. Reidt will look into it. Supervisor Miller mentioned that in previous years at this time, the dog waste stations were not being consistently serviced. Mr. Reidt will also discuss this with LMP.

#### **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience questions or comments.

**8. ADJOURNMENT**

MOTION TO:	Adjourn at 8:36 p.m.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

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

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

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

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

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

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

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

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

**Title:**

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

*Recorded by Records Administrator*

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

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

Official District Seal



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
AquaPRO	21 100408	\$ 2,100.00			Pool Maintenance - August 2021
Don Harrison Enterprises	2807	1,718.00			Routine Maintenance - September
First Choice Aquatic Weed Management	64039	1,813.00			Waterway Service - 9/30/2021
LMP	163218	19,167.15			Landscape Maintenance - 10/01/2021
Meritus Districts	11060	7,804.39		\$ 7,947.25	Management Services - November
<b>Monthly Contract Sub-Total</b>		<b>\$ 32,602.54</b>			

<b>Variable Contract</b>					
Supervisor: Charlotte Hazlewood	CH 100621	\$ 200.00			Supervisor Fee -10/6/21
Supervisor: Jo Ann Ward	JW100621	200.00			Supervisor Fee -10/6/21
Supervisor: Koko Miller	KM 100621	200.00			Supervisor Fee -10/6/21
Supervisor: Linda Bell	LB 100621	200.00			Supervisor Fee -10/6/21
Supervisor: Tanya O`Conner	TO 100621	200.00			Supervisor Fee -10/6/21
<b>Variable Contract Sub-Total</b>		<b>\$ 1,000.00</b>			

<b>Utilities</b>					
Tampa Electric	211001800146 100621	\$ 627.38			Electric Services Thru 9/30/2021
Tampa Electric	211001800369 100621	494.67			Electric Services Thru 9/30/2021
Tampa Electric	211001800609 100621	447.50			Electric Services Thru 9/30/2021
Tampa Electric	221007991963 100621	229.52			Electric Services Thru 9/30/2021
Tampa Electric	221008055560 10721	966.91			Electric Services Thru 9/30/2021
Tampa Electric	311000070319 100521	8,116.83	<b>\$ 10,882.81</b>	\$ 3,583.33	Electric Services Thru 8/31/2021
<b>Utilities Sub-Total</b>		<b>\$ 10,882.81</b>			

<b>Regular Services</b>					
Cardno	319950	\$ 225.00			Professional Services Thru 9/24/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
DEO	84438	175.00			FY22 Special District Fee - 10/01/21
DKS Cellular Subscription	1691506	45.00			Cellular Services - 10/14/2021
Illuminations Holiday Lighting	1631021	7,875.00			Holiday Lightning - Installation And Maintenance - 10/21/2021
LMP	163081	269.40			Landscape Maintenance - Irrigation Modification, Labor - 9/25/2021
LMP	163083	1,907.20			Landscape Maintenance - 9/27/2021
LMP	163337	53.70			Landscape Maintenance - 9/28/2021
LMP	163345	175.20			Landscape Maintenance - 9/28/2021
LMP	163346	265.50			Landscape Maintenance - 9/28/2021
LMP	163360	3,241.00			Landscape Maintenance - 9/29/2021
LMP	163377	217.68			Landscape Maintenance - Labor, Repair - 9/30/2021
LMP	163393	812.50			Landscape Maintenance - 9/30/2021
LMP	163422	79.02			Landscape Maintenance - Irrigation Inspection Repair - 9/30/2021
LMP	13375	1,050.00			Landscape Maintenance - 10/01/2021
LMP	163421	56.85			Landscape Maintenance - 10/02/2021
LMP	163491	128.53			Landscape Maintenance - 10/08/2021
LMP	163498	225.00			Landscape Maintenance - 10/08/2021
LMP	Landscape Maintenance - 9/30/2021163490	807.91			Landscape Maintenance - 10/02/2021
LMP	163500	33.50			Landscape Maintenance - 10/09/2021
LMP	163519	804.94			Landscape Maintenance - Installation - 10/12/2021
LMP	163552	3,103.35			Landscape Maintenance - 10/13/2021
LMP	163557	237.13	<b>\$ 13,468.41</b>		Landscape Maintenance - Irrigation Inspection Repairs - 10/08/2021
Spearem Enterprises	5007	425.00			Labor - Removal of Yellow Jacket Nest -



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
					10/07/2021
<b>Regular Services Sub-Total</b>		<b>\$ 22,213.41</b>			
<b>Additional Services</b>					
Burr Forman	1268273	\$ 3,150.00			Professional Services Thru 9/30/2021
LMP	163059	165.00			Landscape Maintenance - Labor and Material - 9/23/2021
LMP	163080	95.70			Landscape Maintenance - Labor, irrigation Modification - 9/25/2021
LMP	163082	149.77	<b>\$ 410.47</b>		Landscape Maintenance - Irrigation Modification, Labor - 9/25/2021
MHD Communications	23980	1,803.91			New Laptop /Printer - 10/22/2021
Navitas Credit Corp	40819292 100421	804.78			Fitness Equipment - 10/04/2021
Sunrise Landcare	73766	114,654.57			Installation of Landscape Materials - 6/30/2021
<b>Additional Services Sub-Total</b>		<b>\$ 120,823.73</b>			
<b>TOTAL:</b>		<b>\$ 187,522.49</b>			

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



**AquaPRO**  
Pool Solutions

**Jorge Lopez**

Owner

2513 DAKOTA ROCK DR.  
RUSKIN, FL 33570  
Phone: (813)482-1932  
Email: aquapro.pool.solutions@gmail.com

# INVOICE

INVOICE # 21-100408  
DATE: OCTOBER 4, 2021

TO **PARKWAY CENTER CDD**  
**7461 S. FALKENBURG DR.**  
**RIVERVIEW, FL 33578**  
**(813) 873-7300**

JOB: **MONTHLY POOL MAINTENANCE**  
**AUGUST 2021**

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	POOL MONTHLY MAINTENANCE	\$2,100.00	\$2,100.00
	• 3-Visits per Week (YEAR-ROUND)		
	• Chemicals Included		
	• Filtration Cleaning		
	• Pool Vacuuming and Skimming		
	• Water Testing and Balancing		
	• Daily Equipment Inspection		
	• Free Minor Equipment Repair		

TECHNICIAN NOTES: NOTHING TO REPORT.

SUBTOTAL	\$2,100.00
SALES TAX	INCLUDED
TOTAL	\$2,100.00

Make all checks payable to **AQUAPRO POOL SOLUTIONS**  
**THANK YOU FOR YOUR BUSINESS!**



[illegible]

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
9/30/2021	64039

**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	10/30/2021

Description	Amount
Monthly waterway service for the month this invoice is dated - 21 waterways	1,670.00
Monthly maintenance for clubhouse for the month this invoice is dated	143.00
BSN 4615 5390	

Thank you for your business.

<b>Total</b>	\$1,813.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,813.00





**Job Name:**

Customer: FCA - PARKWAY CENTER CDD

Date: 09/05/2021

Time: 07:18 AM

Customer Signature:

## CLARITY

- ## FLOW

- ☐ None  
☒ Slight  
☐ Visible

## METHOD

- ☒ ATV  
☐ Airboat  
☐ Backpack

- ☐ Boat
- ☐ Truck

## CARP PROGRAM

- ☐ Carp observed
- ☐ Barrier Inspected

## WATER LEVEL

- ☐ High  
☒ Normal  
☐ Low

## WEATHER

- ☒ Clear  
☐ Cloudy  
☐ Windy  
☐ Rainy

## FISH and WILDLIFE OBSERVATIONS

- |   |   |  |   |                                     |
|---|---|--|---|-------------------------------------|
| <input checked="" type="checkbox"/> Alligator | <input checked="" type="checkbox"/> Catfish   | <input checked="" type="checkbox"/> Gallinules | <input checked="" type="checkbox"/> Osprey  | <input type="checkbox"/> Woodstorks |
| <input checked="" type="checkbox"/> Anhinga   | <input type="checkbox"/> Coots                | <input checked="" type="checkbox"/> Gambusia   | <input type="checkbox"/> Otter              | <input type="checkbox"/> _____      |
| <input checked="" type="checkbox"/> Bass      | <input checked="" type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Herons     | <input type="checkbox"/> Snakes             | <input type="checkbox"/> _____      |
| <input checked="" type="checkbox"/> Bream     | <input checked="" type="checkbox"/> Egrets    | <input checked="" type="checkbox"/> Ibis       | <input checked="" type="checkbox"/> Turtles |                                     |

## **NATIVE WETLAND HABITAT MAINTENANCE**

- |   |                                    |  |
|---|------------------------------------|--|
| <input checked="" type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush   | <input type="checkbox"/> Golden Canna              |
| <input checked="" type="checkbox"/> Bacopa    | <input type="checkbox"/> Chara     | <input checked="" type="checkbox"/> Gulf Spikerush |
| <input type="checkbox"/> Blue Flag Iris       | <input type="checkbox"/> Cordgrass | <input checked="" type="checkbox"/> Lily           |

**Beneficial Vegetation Notes:**

- ☐ Naiad ☐ \_\_\_\_\_
- ☒ Pickerelweed ☐ \_\_\_\_\_
- ☐ Soft Rush ☐ \_\_\_\_\_



Corporate Office  
PO Box 267  
Seffner, FL 33583

**813-757-6500**  
**813-757-6501**

# Invoice

Date	Invoice #
10/1/2021	163218

## 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 October 2021

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
Addendum #3 Parcel 7 & Parcel 9			
Parcel 7	1	495.00	495.00
Parcel 9	1	755.00	755.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)	1	-272.85	-272.85

			Total	\$19,167.15
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	10/31/2021	Balance Due	\$19,167.15



## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

## INVOICE

INVOICE NO.: 11060

DATE: 11/01/2021

DUE DATE: 11/01/2021

### BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		2,403.33
	Field Management		2,308.93
	Recording Secretary		333.33
	Technology Services		266.67
	Accounting Services		2,388.92
	Postage September		11.66
337	Copies BW September	0.15	50.55
82	Copies Color September	0.50	41.00

SUBTOTAL	7,804.39
NEW CHARGES	
TOTAL	7,804.39



PARKWAY CENTER CDD

MEETING DATE: October 6 2021

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature Brian Howell

CH 100621



**PARKWAY CENTER CDD**

**MEETING DATE: October 6 2021**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature Brian Howell

JW 10/6/21

**PARKWAY CENTER CDD**

**MEETING DATE: October 6 2021**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature *Brian Howell*

*Km 100621*



**PARKWAY CENTER CDD**

**MEETING DATE: October 6 2021**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature *Brian Howell*

LB 100621

**PARKWAY CENTER CDD**

**MEETING DATE: October 6 2021**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature Brian Howell

TO 100621



Statement Date: 10/06/2021

Account: 211001800146

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



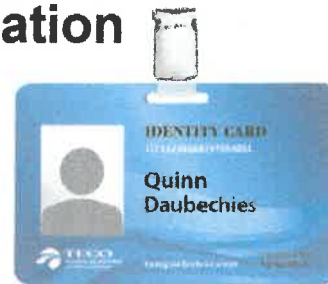
Current month's charges: \$627.38  
Total amount due: \$627.38  
Payment Due By: 10/27/2021

**Your Account Summary**

Previous Amount Due	\$627.38
Payment(s) Received Since Last Statement	-\$627.38
<b>Current Month's Charges</b>	<b>\$627.38</b>
<b>Total Amount Due</b>	<b>\$627.38</b>

**Safety tip: ask for identification**

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211001800146

Current month's charges: \$627.38  
Total amount due: \$627.38  
Payment Due By: 10/27/2021

**Amount Enclosed** \$  
620519462381

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

Received

OCT 13 2021

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

6205194623812110018001460000000627380

**Account:** 211001800146  
**Statement Date:** 10/06/2021  
**Current month's charges due** 10/27/2021



## Details of Charges – Service from 09/01/2021 to 09/30/2021

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	612 kWh @ \$0.02734/kWh	\$16.73
Fixture & Maintenance Charge	19 Fixtures	\$127.24
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	612 kWh @ \$0.04187/kWh	\$25.62
Storm Protection Charge	612 kWh @ \$0.00354/kWh	\$2.17
Florida Gross Receipt Tax		\$1.14
<b>Lighting Charges</b>		<b>\$627.38</b>

### Total Current Month's Charges

**\$627.38**

## Important Messages

### Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit [tampaelectric.com/energyplanner](http://tampaelectric.com/energyplanner) to learn more about Energy Planner and to view the current rates and the winter schedule.

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Statement Date: 10/06/2021

Account: 211001800369

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



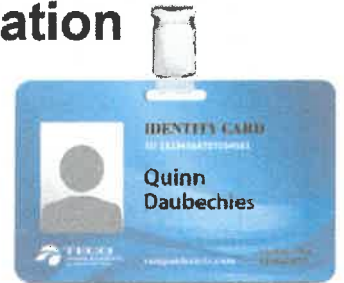
Current month's charges:	\$494.67
Total amount due:	\$494.67
Payment Due By:	10/27/2021

## Your Account Summary

Previous Amount Due	\$494.73
Payment(s) Received Since Last Statement	-\$494.73
<b>Current Month's Charges</b>	<b>\$494.67</b>
<b>Total Amount Due</b>	<b>\$494.67</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800369

Current month's charges:	\$494.67
Total amount due:	\$494.67
Payment Due By:	10/27/2021
<b>Amount Enclosed</b>	<b>\$</b>

620519462382

Received

001 18 21

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



**Account:** 211001800369  
**Statement Date:** 10/06/2021  
**Current month's charges due** 10/27/2021



## Details of Charges – Service from 09/01/2021 to 09/30/2021

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	428 kWh @ \$0.02734/kWh	\$11.70
Fixture & Maintenance Charge	15 Fixtures	\$103.93
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	428 kWh @ \$0.04187/kWh	\$17.92
Storm Protection Charge	428 kWh @ \$0.00354/kWh	\$1.52
Florida Gross Receipt Tax		\$0.80

**Lighting Charges** **\$494.67**

**Total Current Month's Charges** **\$494.67**

00000046-0000485-Page 3 of 18

## Important Messages

### Adjust for Winter Pricing

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Statement Date: 10/06/2021

Account: 211001800609

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



Current month's charges:	\$447.50
Total amount due:	\$447.50
Payment Due By:	10/27/2021

## Your Account Summary

Previous Amount Due	\$447.50
Payment(s) Received Since Last Statement	-\$447.50
<b>Current Month's Charges</b>	<b>\$447.50</b>
<b>Total Amount Due</b>	<b>\$447.50</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800609

Current month's charges:	\$447.50
Total amount due:	\$447.50
Payment Due By:	10/27/2021

**Amount Enclosed** \$ 620519462383

Received  
OCT 13 2021

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

**Account:** 211001800609  
**Statement Date:** 10/06/2021  
**Current month's charges due** 10/27/2021



## Details of Charges – Service from 09/01/2021 to 09/30/2021

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	260 kWh @ \$0.02734/kWh	\$7.11
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.04187/kWh	\$10.89
Storm Protection Charge	260 kWh @ \$0.00354/kWh	\$0.92
Florida Gross Receipt Tax		\$0.49

**Lighting Charges** **\$447.50**

**Total Current Month's Charges** **\$447.50**

## Important Messages

### Adjust for Winter Pricing

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Statement Date: 10/06/2021

Account: 221007991963

PARKWAY CENTER CDD  
7461 S FALKENBURG RD. AND S 78TH ST.  
RIVERVIEW, FL 33578

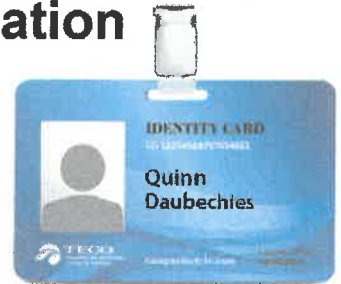
Current month's charges:	\$229.52
Total amount due:	\$229.52
Payment Due By:	10/27/2021

**Your Account Summary**

Previous Amount Due	\$229.52
Payment(s) Received Since Last Statement	-\$229.52
<b>Current Month's Charges</b>	<b>\$229.52</b>
<b>Total Amount Due</b>	<b>\$229.52</b>

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[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007991963

Current month's charges:	\$229.52
Total amount due:	\$229.52
Payment Due By:	10/27/2021

**Amount Enclosed** \$ \_\_\_\_\_  
624223166984

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

**Received**  
OCT 13 2021

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

**Account:** 221007991963  
**Statement Date:** 10/06/2021  
**Current month's charges due** 10/27/2021



## Details of Charges – Service from 09/01/2021 to 09/30/2021

Service for: 7461 S FALKENBURG RD. AND S 78TH ST., RIVERVIEW, FL 33578

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	162 kWh @ \$0.02734/kWh	\$4.43
Fixture & Maintenance Charge	6 Fixtures	\$88.26
Lighting Pole / Wire	6 Poles	\$129.18
Lighting Fuel Charge	162 kWh @ \$0.04187/kWh	\$6.78
Storm Protection Charge	162 kWh @ \$0.00354/kWh	\$0.57
Florida Gross Receipt Tax		\$0.30

**Lighting Charges** **\$229.52**

**Total Current Month's Charges** **\$229.52**

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## Important Messages

### Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit [tampaelectric.com/energyplanner](http://tampaelectric.com/energyplanner) to learn more about Energy Planner and to view the current rates and the winter schedule.

### Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at [tampaelectricblog.com/stay-alert](http://tampaelectricblog.com/stay-alert) to learn more about this latest scam.

Statement Date: 10/07/2021

Account: 221008055560

PARKWAY CENTER CDD  
7461 S FALKENBURG RD  
RIVERVIEW, FL 33578

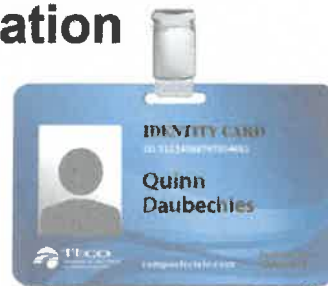
Current month's charges:	\$966.91
Total amount due:	\$966.91
Payment Due By:	10/28/2021

### Your Account Summary

Previous Amount Due	\$944.80
Payment(s) Received Since Last Statement	-\$944.80
<b>Current Month's Charges</b>	<b>\$966.91</b>
<b>Total Amount Due</b>	<b>\$966.91</b>

## Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

## Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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: 221008055560

Current month's charges:	\$966.91
Total amount due:	\$966.91
Payment Due By:	10/28/2021

Amount Enclosed \$

683482261073

00003084 01 AV 0.42 33607 FTECO110072123123910 00000 02 01000000 008 02 9887 002



PARKWAY CENTER CDD  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

**Received**  
**OCT 13 2021**

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

6834822610732210080555600000000966919



**Account:** 221008055560  
**Statement Date:** 10/07/2021  
**Current month's charges due** 10/28/2021

## Details of Charges – Service from 09/01/2021 to 09/30/2021

Service for: 7461 S FALKENBURG RD, RIVERVIEW, FL 33578

Rate Schedule: General Service Demand - Standard

Meter Location: CLUBHOUSE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	09/30/2021	59,388		49,044		10,344 kWh	1	30 Days
1000813546	09/30/2021	22.16		0		22.16 kW	1	30 Days

Basic Service Charge		\$30.10
Demand Charge	22 kW @ \$10.92000/kW	\$240.24
Energy Charge	10,344 kWh @ \$0.01589/kWh	\$164.37
Fuel Charge	10,344 kWh @ \$0.04255/kWh	\$440.14
Capacity Charge	22 kW @ \$0.52000/kW	\$11.44
Storm Protection Charge	22 kW @ \$0.72000/kW	\$15.84
Energy Conservation Charge	22 kW @ \$0.60000/kW	\$13.20
Environmental Cost Recovery	10,344 kWh @ \$0.00265/kWh	\$27.41
Florida Gross Receipt Tax		\$24.17

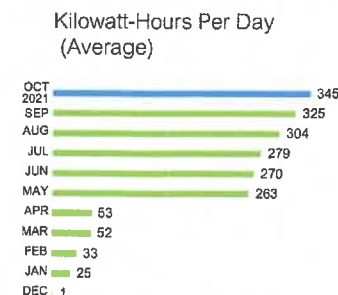
**Electric Service Cost**

**\$966.91**

**Total Current Month's Charges**

**\$966.91**

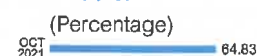
### Tampa Electric Usage History



### Billing Demand (Kilowatts)



### Load Factor (Percentage)



## Important Messages

### Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at [tampaelectricblog.com/stay-alert](http://tampaelectricblog.com/stay-alert) to learn more about this latest scam.



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

Statement Date: 10/05/21  
Account: 311000070319

Current month's charges:	\$8,116.83
Total amount due:	\$8,116.83
Payment Due By:	10/19/21

## Your Account Summary

Previous Amount Due	\$8,007.31
Payment(s) Received Since Last Statement	-\$8,007.31
Credit balance after payments and credits	\$0.00
<b>Current Month's Charges</b>	<b>\$8,116.83</b>
<b>Total Amount Due</b>	<b>\$8,116.83</b>

**DO NOT PAY. Your account will be drafted on 10/19/21**

## Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at [tecoaccount.com](http://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](http://tecoaccount.com) to view and pay your bill, manage your information and more, 24/7 from any device.

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:	\$8,116.83
Total amount due:	\$8,116.83
Payment Due By:	10/19/21

**Amount Enclosed** \$

700500001853 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 10/19/21

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

Received  
OCT 08 2021

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

## Contact Information

### Residential Customer Care

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

### Commercial Customer Care

866-832-6249

**Hearing Impaired/TTY**  
711

**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** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

**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.

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

**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](http://tampaelectric.com).

### Your payment options are:

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

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

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by 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](http://tampaelectric.com) para ver esta información en español.



## Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$84.23
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$114.14
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$320.83
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$55.41
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3723.66
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$995.32
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$693.28
PARK PLACE CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$781.81
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$91.46
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$109.48
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$118.48
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$49.90
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$110.99
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$186.19
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$393.28
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$288.37



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001738486  
**Statement Date:** 09/30/21

## Details of Charges – Service from 07/31/21 to 08/31/21

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	08/31/21	11,418		10,873		545 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						545 kWh @ \$0.06076/kWh \$33.11		
Fuel Charge						545 kWh @ \$0.04255/kWh \$23.19		
Storm Protection Charge						545 kWh @ \$0.00251/kWh \$1.37		
Florida Gross Receipt Tax						\$1.94		
<b>Electric Service Cost</b>						<b>\$77.67</b>		
State Tax						\$6.56		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$84.23</b>		
<b>Current Month's Electric Charges</b>						<b>\$84.23</b>		

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**Account:** 211001738759  
**Statement Date:** 09/30/21

## Details of Charges – Service from 07/31/21 to 08/31/21

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

**Rate Schedule: General Service - Non Demand**

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	08/31/21	14,906		14,107		799 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						799 kWh @ \$0.06076/kWh \$48.55		
Fuel Charge						799 kWh @ \$0.04255/kWh \$34.00		
Storm Protection Charge						799 kWh @ \$0.00251/kWh \$2.01		
Florida Gross Receipt Tax						\$2.63		
<b>Electric Service Cost</b>						<b>\$105.25</b>		
State Tax						\$8.89		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$114.14</b>		
<b>Current Month's Electric Charges</b>						<b>\$114.14</b>		





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739070  
**Statement Date:** 09/30/21

## Details of Charges – Service from 07/31/21 to 08/31/21

Service for: 8421 CASTLE CREEK DR LITES, 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
1000325661	08/31/21	51,295		48,740		2,555 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						2,555 kWh @ \$0.06076/kWh		
Fuel Charge						2,555 kWh @ \$0.04255/kWh		
Storm Protection Charge						2,555 kWh @ \$0.00251/kWh		
Florida Gross Receipt Tax						\$7.40		
<b>Electric Service Cost</b>						<b>\$295.83</b>		
State Tax						\$25.00		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$320.83</b>		
<b>Current Month's Electric Charges</b>						<b>\$320.83</b>		



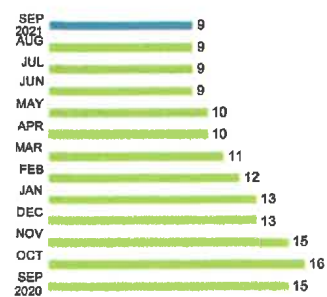
**Account:** 211001739302  
**Statement Date:** 09/30/21

## Details of Charges – Service from 07/31/21 to 08/31/21

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	08/31/21	6,983		6,683		300 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						300 kWh @ \$0.06076/kWh \$18.23		
Fuel Charge						300 kWh @ \$0.04255/kWh \$12.77		
Storm Protection Charge						300 kWh @ \$0.00251/kWh \$0.75		
Florida Gross Receipt Tax						\$1.28		
<b>Electric Service Cost</b>						<b>\$51.09</b>		
State Tax						\$4.32		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$55.41</b>		
<b>Current Month's Electric Charges</b>						<b>\$55.41</b>		



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739567  
**Statement Date:** 09/30/21

### Details of Charges – Service from 07/31/21 to 08/31/21

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	7737 kWh @ \$0.02734/kWh	\$211.53
Fixture & Maintenance Charge	71 Fixtures	\$1183.15
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	7737 kWh @ \$0.04187/kWh	\$323.95
Storm Protection Charge	7737 kWh @ \$0.00354/kWh	\$27.39
Florida Gross Receipt Tax		\$14.43
State Tax		\$264.89
<b>Lighting Charges</b>		<b>\$3,723.66</b>
<b>Current Month's Electric Charges</b>		<b>\$3,723.66</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739864  
**Statement Date:** 09/30/21

### Details of Charges – Service from 07/31/21 to 08/31/21

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	956 kWh @ \$0.02734/kWh	\$26.14
Fixture & Maintenance Charge	28 Fixtures	\$184.16
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	956 kWh @ \$0.04187/kWh	\$40.03
Storm Protection Charge	956 kWh @ \$0.00354/kWh	\$3.38
Florida Gross Receipt Tax		\$1.78
State Tax		\$70.07
<b>Lighting Charges</b>		<b>\$995.32</b>
<b>Current Month's Electric Charges</b>		<b>\$995.32</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800955  
**Statement Date:** 09/30/21

### Details of Charges – Service from 08/20/21 to 09/21/21

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	1028 kWh @ \$0.02734/kWh	\$28.11
Fixture & Maintenance Charge	31 Fixtures	\$205.76
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1028 kWh @ \$0.04187/kWh	\$43.04
Storm Protection Charge	1028 kWh @ \$0.00354/kWh	\$3.64
Florida Gross Receipt Tax		\$1.92
State Tax		\$49.04
<b>Lighting Charges</b>		<b>\$693.28</b>
<b>Current Month's Electric Charges</b>		<b>\$693.28</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022604  
**Statement Date:** 09/30/21

### Details of Charges – Service from 08/20/21 to 09/21/21

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	1092 kWh @ \$0.02734/kWh	\$29.86
Fixture & Maintenance Charge	35 Fixtures	\$236.60
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1092 kWh @ \$0.04187/kWh	\$45.72
Storm Protection Charge	1092 kWh @ \$0.00354/kWh	\$3.87
Florida Gross Receipt Tax		\$2.04
State Tax		\$55.27
<b>Lighting Charges</b>		<b>\$781.81</b>
<b>Current Month's Electric Charges</b>		<b>\$781.81</b>

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014450103  
**Statement Date:** 09/30/21

## Details of Charges – Service from 07/31/21 to 08/31/21

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
1000538189	08/31/21	14,241		13,569		672 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						672 kWh @ \$0.06076/kWh \$40.83		
Fuel Charge						672 kWh @ \$0.04255/kWh \$28.59		
Storm Protection Charge						672 kWh @ \$0.00251/kWh \$1.69		
Florida Gross Receipt Tax						\$2.29		
<b>Electric Service Cost</b>						<b>\$91.46</b>		
<b>Current Month's Electric Charges</b>						<b>\$91.46</b>		

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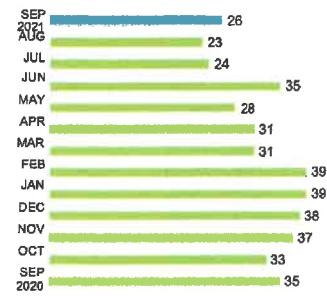
**Account:** 211014450376  
**Statement Date:** 09/30/21

## Details of Charges – Service from 07/31/21 to 08/31/21

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
1000492499	08/31/21	11,492		10,654		838 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge						838 kWh @ \$0.06076/kWh \$50.92		
Fuel Charge						838 kWh @ \$0.04255/kWh \$35.66		
Storm Protection Charge						838 kWh @ \$0.00251/kWh \$2.10		
Florida Gross Receipt Tax						\$2.74		
<b>Electric Service Cost</b>						<b>\$109.48</b>		
<b>Current Month's Electric Charges</b>						<b>\$109.48</b>		

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014450640  
**Statement Date:** 09/30/21

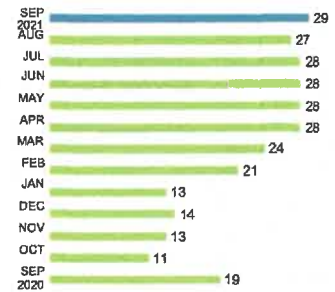
## Details of Charges – Service from 07/31/21 to 08/31/21

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
1000492524	08/31/21	7,914		6,993		921 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						921 kWh @ \$0.06076/kWh \$55.96		
Fuel Charge						921 kWh @ \$0.04255/kWh \$39.19		
Storm Protection Charge						921 kWh @ \$0.00251/kWh \$2.31		
Florida Gross Receipt Tax						\$2.96		
<b>Electric Service Cost</b>						<b>\$118.48</b>		
<b>Current Month's Electric Charges</b>						<b>\$118.48</b>		



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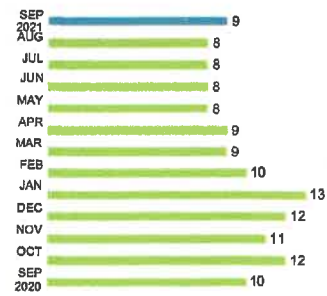
**Account:** 211014450897  
**Statement Date:** 09/30/21

## Details of Charges – Service from 07/31/21 to 08/31/21

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
1000536130	08/31/21	3,382		3,093		289 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						289 kWh @ \$0.06076/kWh \$17.56		
Fuel Charge						289 kWh @ \$0.04255/kWh \$12.30		
Storm Protection Charge						289 kWh @ \$0.00251/kWh \$0.73		
Florida Gross Receipt Tax						\$1.25		
<b>Electric Service Cost</b>						<b>\$49.90</b>		
<b>Current Month's Electric Charges</b>						<b>\$49.90</b>		

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451127  
**Statement Date:** 09/30/21

## Details of Charges – Service from 07/31/21 to 08/31/21

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	08/31/21	17,924		17,072		852 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						852 kWh @ \$0.06076/kWh \$51.77		
Fuel Charge						852 kWh @ \$0.04255/kWh \$36.25		
Storm Protection Charge						852 kWh @ \$0.00251/kWh \$2.14		
Florida Gross Receipt Tax						\$2.77		
<b>Electric Service Cost</b>						<b>\$110.99</b>		
<b>Current Month's Electric Charges</b>						<b>\$110.99</b>		

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**Account:** 211014451317  
**Statement Date:** 09/30/21

## Details of Charges – Service from 08/20/21 to 09/21/21

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

### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	228 kWh @ \$0.02734/kWh	\$6.23
Fixture & Maintenance Charge	9 Fixtures	\$64.14
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	228 kWh @ \$0.04187/kWh	\$9.55
Storm Protection Charge	228 kWh @ \$0.00354/kWh	\$0.81
Florida Gross Receipt Tax		\$0.43

#### Lighting Charges

**\$186.19**

#### Current Month's Electric Charges

**\$186.19**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451523  
**Statement Date:** 09/30/21

### Details of Charges – Service from 08/20/21 to 09/21/21

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

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	500 kWh @ \$0.02734/kWh	\$13.67
Fixture & Maintenance Charge	19 Fixtures	\$134.24
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	500 kWh @ \$0.04187/kWh	\$20.94
Storm Protection Charge	500 kWh @ \$0.00354/kWh	\$1.77
Florida Gross Receipt Tax		\$0.93

#### Lighting Charges

**\$393.28**

#### Current Month's Electric Charges

**\$393.28**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451713  
**Statement Date:** 09/30/21

### Details of Charges – Service from 08/20/21 to 09/21/21

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	252 kWh @ \$0.02734/kWh	\$6.89
Fixture & Maintenance Charge	14 Fixtures	\$106.19
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	252 kWh @ \$0.04187/kWh	\$10.55
Storm Protection Charge	252 kWh @ \$0.00354/kWh	\$0.89
Florida Gross Receipt Tax		\$0.47

**Lighting Charges** **\$288.37**

**Current Month's Electric Charges** **\$288.37**

**Total Current Month's Charges** **\$8,116.83**

### 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 TECO P.O. Box 31318, Tampa, Florida 33631-3318.

00000031-0000335-Page 21 of 22







**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 # : 319950**  
**Invoice Date : 10/04/2021**  
**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 Professional Services Rendered through: 9/24/2021**

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

Monthly Fee  
-September Event

**Amount**  
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
319950	10/04/2021	225.00
<b>Total Now Due</b>		<b>225.00</b>

### Aging Balances

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

*Thanks For Your Business!*

# INVOICE

**Zebra Cleaning Team, Inc.**  
**P.O. BOX 3456**  
**APOLLO BEACH, FL 33572**  
**813-458-2942**

DATE: OCTOBER 11, 2021  
INVOICE #4630

**EXPIRATION DATE**

TO Ventana CDD  
11101 Ventana Groves Blvd.  
Riverview FL, 33569

BN 4/6/8 5340

TECHNICIAN	JOB SITE			INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

QTY	ITEM #	DESCRIPTION	UNIT PRICE		LINE TOTAL
		October pool cleaning			\$950.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	\$1090.00

**Comments:**

# Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

Southern Hills Plantation II Community Development District

Attn: Brian Lamb, CAM

c/o Meritus Corp.

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

September 30, 2021

**Invoice # 14176**

CLIENT: 000394 - Southern Hills Plantation II Community Development District

Re: 00000 General

Date	Services	Hours	Amount
09/10/21 MTR	Correspondence with SPE counsel regarding interlocal agreement and related matters.	0.20	75.00

## Recapitulation

Name	Hours	Amount
MTR Michelle T. Reiss	0.20	75.00
<b>For Current Services Rendered</b>	<b>0.20</b>	<b>\$75.00</b>

**Total Current Work**

**\$75.00**

BA  
3/10/21 5/14/21



**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 84438			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**



**Parkway Center Community Development District**

Mr. Brian K. Lamb

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

- 2. Telephone: (813) 397-5121
- 3. Fax: (813) 873-7070
- 4. Email: brian.lamb@merituscorp.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.myoakcreekcommunity.net
- 8. County(ies): Hillsborough
- 9. Function(s): Community Development
- 10. Boundary Map on File: 09/29/1997
- 11. Creation Document on File: 06/27/1997
- 12. Date Established: 11/17/1988
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Hillsborough County
- 15. Creation Document(s): County Ordinance Dated 11/17/1988
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/06/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/5/2021

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ☐ Denied: ☐ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Please remit your check together with the Payment Slip from the last page of this invoice.

**DKS Cellular Subscription**

**INVOICE**

INVOICE#

**1691506**

INVOICE DATE

**October 14, 2021**

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

User ID: **ParkwayCenter**

Previous Balance: \$0.00 **Note: All \$ amounts are in US Dollars.**  
Payment Received: \$0.00  
New Charges: \$45.00  
**Total Amount Due: \$45.00 USD Due by November 13, 2021**

**Cell Activation**

Activated	Name	Phone	MC	Amount
10/14/2021		813 230 5734	9999	\$45.00

**Summary**

**Total Amount Due**

This amount is due by November 13, 2021

**\$45.00 USD**

Cut along the dotted line and include with the check.  
Please also write the Invoice Number (" **1691506** ") on your check.

Invoice# 1691506  
Dated October 14, 2021  
User ID ParkwayCenter  
Period Starts:  
Period Ends:  
Amount Due: **\$45.00 USD**

Payment To:  
DoorKing Inc.  
IM Server Payments  
120 S. Glasgow Avenue  
Inglewood, CA 90301

Received  
OCT 18 2021

# ILLUMINATIONS HOLIDAY LIGHTING

Invoice 1631021

8606 Herons Cove Pl  
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	<b>Pine Ridge (2 entrance signs)</b>
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 10 entry monument columns	\$12,000.00
	<b>North Main Entrance</b>	
	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	
	<b>Roundabout (North part of community)</b>	
	Install clear mini lights in Oak tree - center of round about	
	<b>Roundabout (South part of community)</b>	
	Install clear mini lights in Oak tree - center of round about	
	<b>South Main Entrance</b>	
	Install lighted wreaths with bows on entry monument columns	
	Install clear mini lights in 6 Oak trees (3 exit side / 3 entrance side)	
	<b>Amenity Center</b>	
	Install warm white, C9s on lower and upper level of the Amenity Center (Clubhouse)	2,750.00
	Install wreath with lights and bow on front center gable of Amenity Center	
<b>Option</b>	Install garland with lights and bow on front two columns	1,000.00
	Maintenance throughout holiday season	
	Requires 50% Deposit	
<b>TOTAL</b>		<b>\$15,750.00</b>
<b>DEPOSIT</b>		<b>\$7,875.00</b>
<b>AMOUNT DUE</b>		<b>\$7,875.00</b>

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

10/21/2021  
DATE





# Invoice

**Corporate Office**  
**PO Box 267**  
**Seffner, FL 33583**

**813-757-6500**  
**813-757-6501**

Date	Invoice #
9/25/2021	163081

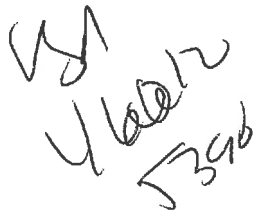
<b>Bill To:</b>
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

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

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation modifications completed on 9-24-2021			
Irrigation parts	1	139.40	139.40
Labor: 1 man @ \$ 40.00 per hour	3.25	40.00	130.00
Irrigation modification as needed for new plant material per proposal # 72608.			
			
<b>Total</b>			<b>\$269.40</b>
<b>Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.</b>	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	10/25/2021	<b>Balance Due</b>

# Irrigation Service/Proposal Request

Property: Parkway DATE 9/23/2021

## Location

Median @ Forest Mere & Blue Beech

*Controller H, Zone 4*

Emergency?

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # 72608

## Description of Work to be performed:

New plants. Check coverage & program.

*- Replaced clogged & damaged driplines*

*- set for everyday watering*

## Materials needed .

170 - XFD0912 (0.65) 110.50

10 - TL COUP (0.69) 6.90

10 - TL TEE (0.85) 8.50

75 - TL 6 (0.18) 13.50

## Pricing

Foreman: *Tom*

Manager

Date Completed 9/24/21

139.40

Parts

Total Man Hours 3.25

130.00

Labor

Inspected by

Date

269.40

Total



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

## Estimate

### Submitted To:

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

Date:	6/28/2021
Estimate #:	72608
LMP REPRESENTATIVE	
PM	
PO #:	
Work Order #:	

--

DESCRIPTION	QTY	COST	TOTAL
Proposal to add color to the median at Forest Mere and Blue Beech that are currently empty on both sides. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials' Note: Due to the volatility in today's markets, pricing is valid and guaranteed for up to Twenty-one (21) days from the date of this proposal. Approvals received after the price guarantee period will be subject to current market pricing. Please contact your Account Manager for confirmation of pricing. Thank you.			
Bougainvillea - 'Helen Johnson' 3g - <i>Roberts</i>	60	32.45	1,947.00
Mulch - Pine Bark Bag <i>614'e 9/15</i>	20	9.60	192.00

### TERMS AND CONDITIONS:

<b>TOTAL</b>	<b>\$2,139.00</b>
--------------	-------------------

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



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
9/27/2021	163083

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 #
72610

Work Order #

PO / PA #
91973-91974

Description	Qty	Rate	Amount
<b>Proposal to remove Bulbine on both sides of Harvest Glen entry and replace with color.</b> All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials' Note: Due to the volatility in today's markets, pricing is valid and guaranteed for up to Twenty-one (21) days from the date of this proposal. Approvals received after the price guarantee period will be subject to current market pricing. Please contact your Account Manager for confirmation of pricing. Thank you.			
Society Garlic 1g	48	6.65	319.20
Lantana - gold 1g	160	6.65	1,064.00
Jasmine - Minima 1g	40	5.90	236.00
Mulch - Pine Bark Bag	30	9.60	288.00
		<b>Total</b>	<b>\$1,907.20</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	10/27/2021	<b>Balance Due</b>
			<b>\$0.00</b>
			<b>\$1,907.20</b>





# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
9/28/2021	163337

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 #
73972

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Repair washout at Southeast corner of tennis courts. Approved by Taylor All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'			
Sod - Bermuda/ 419	6	8.95	53.70
<div style="text-align: center;"> </div>			
Total			\$53.70
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	10/28/2021	Balance Due
			\$0.00
			\$53.70



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
9/28/2021	163345

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 #
72549

Work Order #

PO / PA #
91970

Description	Qty	Rate	Amount
<b>Proposal to add 12 Purple Fountain Grass to round about at Roundleaf per June inspection.</b> All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials' Note: Due to the volatility in today's markets, pricing is valid and guaranteed for up to Twenty-one (21) days from the date of this proposal. Approvals received after the price guarantee period will be subject to current market pricing. Please contact your Account Manager for confirmation of pricing. Thank you.			
Fountain Grass 3g	12	14.60	175.20
		<b>Total</b>	<b>\$175.20</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	10/28/2021	<b>Balance Due</b>
			<b>\$175.20</b>



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
9/28/2021	163346

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 #
72613

Work Order #

PO / PA #

Description	Qty	Rate	Amount
<b>Proposal to balance Hamlet monument.</b> All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials' Note: Due to the volatility in today's markets, pricing is valid and guaranteed for up to Twenty-one (21) days from the date of this proposal. Approvals received after the price guarantee period will be subject to current market pricing. Please contact your Account Manager for confirmation of pricing. Thank you.			
Cardboard Palm 30g	1	265.50	265.50
		<b>Total</b>	<b>\$265.50</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	10/28/2021	<b>Balance Due</b>
			<b>\$0.00</b>
			<b>\$265.50</b>



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
9/29/2021	163360

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

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

<b>Estimate #</b>
72612

<b>Work Order #</b>

<b>PO / PA #</b>
91940-91941-91942

Description	Qty	Rate	Amount
<p>Proposal per June inspection..</p> <p>Enhance entry to Sanctuary..</p> <p>Add two Crinum Lilys to balance at monument. Add 4 Coontie for same reason. Add one Pink Crape Myrtle Standard to balance as well. On corners add 15 Copperleafs on each corner. Stones will have to be relocated on right side. Remove Society Garlic on right and add 21 Allamanda. Make new bed on left to make symmetrical and add two pink Crape standards and 21 Allamanda. Balance 2 Crinum on left to match right and add Bougainvillea on each entry side for color.</p> <p>Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'</p> <p>Note: Due to the volatility in today's markets, pricing is valid and guaranteed for up to Twenty-one (21) days from the date of this proposal. Approvals received after the price guarantee period will be subject to current market pricing. Please contact your Account Manager for confirmation of pricing. Thank you.</p>			
Allamanda 3g	42	14.75	619.50
Crinum Lily 7g	4	73.75	295.00

NSU 4613  
3350

			<b>Total</b>
<p>Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.</p>	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	10/29/2021	<b>Balance Due</b>





Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
9/29/2021	163360

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 #
72612

Work Order #

PO / PA #
91940-91941-91942

Description	Qty	Rate	Amount
Coontie Palm 3g	4	44.25	177.00
Copper Plant 3g	30	17.55	526.50
Bougainvillea Helen 3g	10	32.45	324.50
Crape Myrtle - Tuscarora (Pink) 30g	3	265.50	796.50
Mulch - Pine Bark Bag	40	9.60	384.00
Débris Disposal	1	118.00	118.00
		Total	\$3,241.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/29/2021	Balance Due
			\$0.00
			\$3,241.00



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
9/30/2021	163377

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 #
73968

Work Order #

PO / PA #

Description	Qty	Rate	Amount
ICD100 Hunter 1 station decoder	1	175.00	175.00
King wire connector tan	2	1.34	2.68
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
<p>Replace faulty Hunter 1 station decoder that is no longer under warranty.</p> <p><i>BA 4/6/2 350</i></p>			
Controller J (lift station) - zone 5.		Total	\$217.68
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	10/30/2021	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

Date	9/25/2021
Estimate #	73968
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

Controller J (lift station) - zone 5.

DESCRIPTION	QTY	COST	TOTAL
ICD100 Hunter 1 station decoder	1	175.00	175.00
King wire connector tan	2	1.34	2.68
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Replace faulty Hunter 1 station decoder that is no longer under warranty.			
Completed 9/29/21			

### TERMS AND CONDITIONS:

**TOTAL \$217.68**

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



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
9/30/2021	163393

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 #
74050

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Proposal to do one time trimming of creek/pond behind houses on Willow Beach.C15 per Gene Roberts' request			
All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Vegetative removal/ clean-up	1	812.50	812.50
Total			\$812.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/30/2021	Balance Due
			\$0.00
			\$812.50





**Corporate Office**  
**PO Box 267**  
**Seffner, FL 33583**

**813-757-6500**  
**813-757-6501**

# Invoice

Date	Invoice #
9/30/2021	163422

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

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

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 9-30-2021			
Controller G	1	39.02	39.02
Irrigation parts	1	40.00	40.00
Labor: 1 man @ \$ 40.00 per hour			
<div style="text-align: center;"> </div>			
<b>Total</b>			<b>\$79.02</b>
<b>Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.</b>	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	10/30/2021	<b>Balance Due</b>



Landscaping  
Maintenance  
Professionals, Inc.

Property: Parkway Center CDD

Date  
Technician  
Arrive/ Depart

9/30/21  
10:4  
1:45-2:10

P.O. 257 Seffner, Florida 33583 \* (813) 757-6500 Fax: (813) 757-6501 \* www.lmppro.com

Clock Type/ #	Confirm Time/ Date	Time/ Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date					Pgm A	1			9:00pm			9:00pm
Rain Sensor						2						
Notes:												
					Pgm B	1						
						2						
					Pgm C	1						
						2						
					Pgm D	1						
						2						

Programs						Technician Use Only (Use Standard Invoice forms for additional charges)						
Zone #	Type	A	B	C	D	Zone Information		Labor		Hrs	Rate	Amount
1	S	1:20			9:00 pm	ok						
2	W	1:05				broken drip adapter, moved feeder & re-routed		Supervisor:		1	40	40
3	S	1:20				broken sprayhead (locking) - 2 cut down		Technician:				

Technician Use Only (Use Standard Invoice forms for additional charges)												
Labor						Supervisor:						
						Technician:						
						Hrs	Rate	Amount				
						Total Labor Charges \$ 40.00						
						QTY	Unit	Extended				
						Materials						
						9V Batt	2	5.00	10.00			
						405-005	2	0.67	1.34			
						407-005	1	0.84	0.84			
						TL050MA	1	1.10	1.10			
						TLTEE	1	0.85	0.85			
						TL04P	4	0.69	2.76			
						PR40-005	3	0.81	2.43			
						XF00712-	5	0.65	3.25			
						PR0506	1	13.25	13.25			
						12THWJ	1	1.90	1.90			
						MAR 90W	2	0.65	1.30			



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

## Invoice

Date	Invoice #
10/1/2021	163375

### 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 October 2021

Description	Qty	Rate	Amount
Addendum #4 September 2021 (Retro Billed)	0.4	750.00	300.00
Addendum#4 October 2021	1	750.00	750.00
<p>BSI 464 537</p>			

			Total	\$1,050.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/31/2021	Balance Due	\$1,050.00



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
10/2/2021	163421

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

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

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation repairs completed on 10-1-2021			
Irrigation parts	1	16.85	16.85
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Repaired 3/4 inch zone line leak. Changed 3 spray nozzles as needed for new plants.			
<p><i>Handwritten: 1/16/21 5390</i></p>			
<b>Controller D - zones 2 and 6 - Sanctuary entrance.</b>		<b>Total</b>	<b>\$56.85</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	11/1/2021	<b>Balance Due</b>



# Irrigation Service/Proposal Request

Property: <u>Parkway Center CAD</u>	DATE <u>10/1/21</u>
Location <u>Controller D Sanctuary Entrance Zone 2 + 6</u>	

Emergency? \_\_\_\_\_

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:	
<u>New Allamanda</u>	
<ul style="list-style-type: none"> <li>• repaired 3/4" lateral line</li> <li>• changed 3 nozzles</li> </ul>	
Materials needed :	
1 - 118-10	7.50
2 - 437-131 (1.29)	2.58
1 - 429-010	1.07
3 - 12H HUN (1.90)	5.70

Foreman: <u>Tom</u>	Special Tools Needed:
Manager	<u>materials 16.85</u>
Date Completed <u>10/1/21</u>	<u>Labor 40.00</u>
Total Man Hours <u>1</u>	<u>Total 56.85</u>
Inspected by	
Date	



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
10/8/2021	163491

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

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

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation repair completed on 10-7-2021			
Irrigation parts	1	48.53	48.53
Labor: 1 man @ \$ 40.00 per hour	2	40.00	80.00
Zone 57 irrigates both the townhomes and CDD common area hedge. Isolated townhomes drip zone and tied CDD dripline into bubbler zone. Located 4 feeder pipes and capped from zone 57.			
<div style="text-align: center;"> <p>4612</p> <p>5390</p> </div>			
<b>Controller E - zone 57 - drip irrigation zone at Still River and Towne Lake.</b>		<b>Total</b>	<b>\$128.53</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	11/7/2021	<b>Balance Due</b>

# Irrigation Service/Proposal Request

Property: <u>Parkway Center CDD</u>	DATE <u>10/7/21</u>
Location <u>Controller E, Zone 57 (Drip zone @ Still River + Towne Lake)</u>	

Emergency? \_\_\_\_\_

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_

FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:

Zone 57 irrigates both the townhomes and CDD common area hedge  
- isolated townhome drip zone, and tied CDD dripline into bubble zone  
\* located 4 feeder pipes + capped (From Zone 57)

Materials needed:

3 - 406-007 (0.77) 2.31	4 - TL COUP (0.69) 2.76
4 - 447-010 (1.11) 4.44	25 - PR40-007 (1.02) 25.50
4 - 437-131 (1.29) 5.16	5 - PRFB-005 (0.72) 3.60
1 - 437-101 (0.70) 0.70	1 - 401-005 0.84
1 - 436-007 (0.97) 0.97	
1 - TL 075 FTEE 2.25	

Foreman: Tom

Manager \_\_\_\_\_

Date Completed 10/7/21

Total Man Hours 2

Inspected by \_\_\_\_\_

Date \_\_\_\_\_

Special Tools Needed:

Materials 48.53

Labor 80.00

Total 128.53



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
10/8/2021	163498

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

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

<b>Estimate #</b>
74179

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Pump service call - inspect and diagnose  NOTE: All repairs to be proposed.  BSA 4/6/2 5390	1	225.00	225.00
Irrigation pump located at exit side of Amberly.		Total	\$225.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/7/2021	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

Date	10/8/2021
Estimate #	74179
LMP REPRESENTATIVE	
DM-TI	
PO #	
Work Order #	

Irrigation pump located at exit side of Amberly.

DESCRIPTION	QTY	COST	TOTAL
Pump service call - inspect and diagnose  NOTE: All repairs to be proposed.	1	225.00	225.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$225.00</b>
--------------	-----------------

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



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
10/8/2021	163490

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

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

<b>Estimate #</b>
74087

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
ESP4ME Rainbird 4 station modular controller	1	195.53	195.53
pigtail (power plug)	1	7.50	7.50
18/7 18 gauge 7 strand irrigation control wire	85	0.75	63.75
King wire connector blue	8	1.26	10.08
Rainbird wireless rain sensor	1	122.00	122.00
1/2 inch sch 40 pvc pipe	5	0.81	4.05
AG24013 Intermatic surge arrestor	1	125.00	125.00
Labor: 1 man @ \$ 40.00 per hour	7	40.00	280.00
<p>Install separate controller for CDD zones due to shared controller not working because of wiring issues on townhomes property.</p> <p>Install 85 ft. of irrigation control wires from controller to valves.</p> <p>Install surge arrestor for irrigation controller.</p>			

Controller shared with townhomes.		Total	\$807.91
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	11/7/2021	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

Date	9/30/2021
Estimate #	74087
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

Controller shared with townhomes.

DESCRIPTION	QTY	COST	TOTAL
ESP4ME Rainbird 4 station modular controller	1	195.53	195.53
pigtail (power plug)	1	7.50	7.50
18/7 18 gauge 7 strand irrigation control wire	85	0.75	63.75
King wire connector blue	8	1.26	10.08
Rainbird wireless rain sensor	1	122.00	122.00
1/2 inch sch 40 pvc pipe	5	0.81	4.05
AG24013 Intermatic surge arrestor	1	125.00	125.00
Labor: 1 man @ \$ 40.00 per hour	7	40.00	280.00
<p>Install separte controller for CDD zones due to shared controller not working because of wiring issues on townhomes property.</p> <p>Install 85 ft. of irrigation control wires from controller to valves.</p> <p>Install surge arrestor for irrigation controller.</p>			
Completed 10/7/21			

### TERMS AND CONDITIONS:

**TOTAL \$807.91**

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.

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OWNER / AGENT

DATE



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
10/9/2021	163500

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

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

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation repair completed on 10-8-2021	1	13.50	13.50
Irrigation parts	0.5	40.00	20.00
Labor: 1 man @ \$ 40.00 per hour			
Replaced batteries for Hybrid controller.			
<div style="text-align: center;"> <p>4612 536w B</p> </div>			
<b>Controller A</b>		<b>Total</b>	<b>\$33.50</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	11/8/2021	<b>Balance Due</b>



# Irrigation ~~Service~~/Proposal Request

Property: Parkway Center CDD

DATE 10/8/21

Location controller A

Emergency?                     

Work Ordered By:                                     

Field Contact if any:                                     

Phone                                     

FSR/PROPOSAL #                                     

Description of Work to be performed:

Turf extremely dry

- Replaced AA batteries in Hunter XC Hybrid Controller again

\* If problem (battery drain) persists, controller will need replaced

Materials needed:

6 - AA Battery 2.25

Foreman: Tom

Manager                     

Date Completed 10/8/21

Total Man Hours 30 min

Inspected by                     

Date                     

Special Tools Needed:

materials 13.50

Labor 20.00

Total 33.50



# Invoice

**Corporate Office**  
**PO Box 267**  
**Seffner, FL 33583**

**813-757-6500**  
**813-757-6501**

Date	Invoice #
10/12/2021	163519

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

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

<b>Estimate #</b>
<b>74196</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Installation	1	195.00	195.00
5 HP Grundfos Deluxe Control Box 230V / 1 PH	1	609.94	609.94
Start capacitor in control box is burnt out. recommend replacement of 5hp deluxe control box.			
<div style="text-align: center;"> <i>4612</i>  <i>5390</i>  <i>RA</i> </div>			
Irrigation pump located at exit side of Amberly.		<b>Total</b>	<b>\$804.94</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	11/11/2021	<b>Balance Due</b>

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

Irrigation pump located at exit side of Amberly.

Date	10/8/2021
Estimate #	74196
LMP REPRESENTATIVE	
DM-TI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Installation	1	195.00	195.00
5 HP Grundfos Deluxe Control Box 230V / 1 PH	1	609.94	609.94
Start capacitor in control box is burnt out. recommend replacement of 5hp deluxe control box.			

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$804.94</b>
--------------	-----------------

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 \_\_\_\_\_



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
10/13/2021	163552

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

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

<b>Estimate #</b>
74158

<b>Work Order #</b>

<b>PO / PA #</b>
92218-92219

Description	Qty	Rate	Amount
Proposal to put crushed rock around the pool equipment areas at the new amenity center including edging and weedmat. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
River Rock/ White 3/4 - 1" CY	5	416.00	2,080.00
Filter Fabric	3	81.20	243.60
Edging - Aluminum (Black)	5	155.95	779.75
<p>5350 RSB 4/6/2</p>			
<b>Total</b>			<b>\$3,103.35</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	11/12/2021	<b>Balance Due</b>
			<b>\$3,103.35</b>





# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
10/13/2021	163557

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 10-12-2021 Controller A Irrigation parts Labor: 1 man @ \$ 40.00 per hour	1	37.07	37.07
	1.5	40.00	60.00
Controller C Irrigation parts Labor: 1 man @ \$ 40.00 per hour	1	40.06	40.06
	2.5	40.00	100.00
		Total	\$237.13
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	11/12/2021	Balance Due



Landscape  
Maintenance  
Professionals, Inc.

Property: Parkway Center (AP)

Date 10/12/21

Technician  
Arrive/ Depart

12:50-2:45

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

Clock Type/ #	Confirm Time/ Date	Time/Date Adjust	N	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date							7:00pm			7:00pm
Rain Sensor	bad						11:00am			11:00am
Notes:										
* Replaced AA batteries again (Ants)										
- wrapped 3/4" conduit & lock nut w/ teflon										
- added two more Ant Bait stations										

		Programs				Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)					
Zone #	Type	A	B	C	D	Labor					Hrs	Rate	Amount
1	5/14			1:15		OK					1.5	40	60-
2	5/20					* 2 line brackets inside rock beds (10 feet)							
3	5/20					broken sprayhood							
4	5/40					OK							
5	5/10					OK							
6	D		1:20			OK							
7													
8													
9													
10													
11						402-166 1/4" x 1/2" S x F Tee					1	5.33	5.33
12						437-168					2	1.73	3.46
13						<del>3201-004</del>					3	1.05	3.15
14						Funny Pipe					2	0.60	1.20
15						3300-005					1	1.28	1.28
16													
17													
18													
19													
20													
21													
22													
23													
24													
Season Adjust %		100%	100%	100%	100%	Total Materials					\$ 37.07		
						Total Labor					\$ 60.00		
						Grand Total					\$ 97.07		

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 C&S

Date: 10/12/21  
Technician: [blank]  
Arrive/Depart: 8:20 - 12:50

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

Clock Type/ #	Confirm Time/ Date	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date					Pgm A 1				12:00am			12:00am
Rain Sensor	OK				Pgm B 2				4:00am			4:00am
					Pgm C 1				8:30pm			8:30pm
					Pgm C 2				10:00pm			10:00pm
					Pgm D 1				8:00am			8:00am
					Pgm D 2							

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	R 120					ok				Supervisor:	2.5	40	100 -
2	R/D 120					ok				Technician:			
3	R/D 120					ok							
4	R/D 120					cut driplines (root rot damage)							
5	R 120					ok							
6	R/D 20					ok							
7	R 120					ok							
8	S 115					ok							
9	S 115					DATA located broken wire at wire splice, installed junction box							
10	S 115					ok							
11	S 115					ok							
12	S MP 120					1 nozzle (MPR)							
13	S 115					ok							
14	S 115					1 nozzle							
15	S 110					ok							
16	S 110					ok							
17	S 110					ok							
18	S 110					ok							
19	S 110					ok							
20	S 115					ok							
21	B 110					ok							
22													
23													
24													
Season Adjust %		100%	100%	100%	100%								
Run Time		3:40	1:20	1:25									

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

Bill To:

Total Materials \$ 40.06  
Total Labor \$ 100.00  
Grand Total \$ 140.06

Deby 10/12/21  
3:52 1:27  
12 7:15

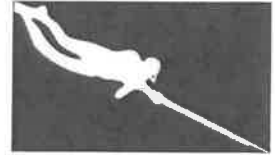
**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Parkway CDD

Meritus

2005 Pan Am Circle, Suite

120

Tampa , FL 33607

**INVOICE # 5007****DATE** 10/07/2021**DUE DATE** 10/15/2021**TERMS** Due on receipt

Handwritten notes: 11605396 and MSU

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Treated and Removed yellow jacket nest from in the ground.	1	425.00	425.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

**BALANCE DUE****\$425.00**





REMITTANCE ADDRESS  
Post Office Box 830719  
Birmingham, Alabama 35283-0719  
Main: (205) 251-3000  
<https://www.BURR.com/payment/>  
Tax ID #63-0322727

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

18 Oct 2021  
Invoice # 1268273  
Bill Atty: S. Steady  
As of 09/30/21

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

BA  
5140  
310

**BILL SUMMARY THROUGH SEPTEMBER 30, 2021**

Professional Services	\$1,140.00
<b>TOTAL DUE THIS BILL</b>	<b>\$1,140.00</b>
Previous Balance Due	\$2,010.00
<b>TOTAL BALANCE DUE</b>	<b>\$3,150.00</b>

**WIRING/ACH INSTRUCTIONS:**

Account Name: Burr & Forman LLP  
420 North 20<sup>th</sup> Street, Suite 3400  
Birmingham, Alabama 35203  
Bank Name: Wells Fargo Bank  
420 Montgomery Street  
San Francisco, CA 94104  
Wire Routing Transit Number: 121000248  
ACH Routing Transit Number: 062000080  
Account Number: 2000686788359  
SWIFT Code: WFBIUS6S

PLEASE EMAIL REMITTANCE ADVICE TO:  
[AccountsReceivable@burr.com](mailto:AccountsReceivable@burr.com)

Received  
OCT 22 2021

**REMITTANCE COPY**

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Guzman at [eguzman@burr.com](mailto:eguzman@burr.com) or [BFReceivables@burr.com](mailto:BFReceivables@burr.com)

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

18 Oct 2021  
Invoice # 1268273  
Page 2

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

18 Oct 2021  
Invoice # 1268273  
Bill Atty: S. Steady  
As of 09/30/21

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
09/08/21	Email for status to Trevor at Windward; email TM regarding upcoming board meeting and need to finalize document.	SIS	0.30	300.00	\$90.00
09/10/21	Emails from TM lawyer with proposed settlement agreement; review same and email back to lawyer.	SIS	0.50	300.00	\$150.00
09/13/21	Email Taylor Morrison lawyer regarding deed.	SIS	0.20	300.00	\$60.00
09/23/21	Email Brian Howell comments by Trevor; call with Brian.	SIS	0.30	300.00	\$90.00
09/28/21	Email to TM lawyer for status; revise Agreement with Windward and forward to Trevor; call from Tonja to discuss permits for Faulkenburg.	SIS	0.70	300.00	\$210.00
09/29/21	Emails with Tonja and calls concerning SWFWMD permits for Faulkenburg Road.	SIS	0.30	300.00	\$90.00
09/30/21	Pull together documents and email outline and	SIS	1.50	300.00	\$450.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

18 Oct 2021  
Invoice # 1268273  
Page 3

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
	attachments to TM and staff regarding settlement; follow- up emails regarding revisions and issue regarding Faulkenburg extension; email from Trevor.				
	Total Services				\$1,140.00

Total Services and Disbursements	\$1,140.00
Previous Balance Due	<u>\$2,010.00</u>
TOTAL NOW DUE	<u>\$3,150.00</u>

## SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	3.80	<u>\$1,140.00</u>
TOTALS		3.80	\$1,140.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

18 Oct 2021  
Invoice # 1268273  
Page 4

## *PREVIOUS BALANCE DETAIL*

<b>Date</b>	<b>Invoice</b>	<b>Balance</b>
09/21/21	1262574	\$2,010.00
<b>Total Previous Balance</b>		<b>\$2,010.00</b>





# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
9/23/2021	163059

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 #
73907

Work Order #

PO / PA #

Description	Qty	Rate	Amount
AG24013 Intermatic surge arrestor	1	125.00	125.00
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Replace blown surge arrestor found during irrigation inspection.			
Controller F		Total	\$165.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/23/2021	Balance Due

# 7076 Irrigation Service/Proposal Request

Property: Parkway Center CDD

DATE 9/15/21

Location Controller F

Emergency? \_\_\_\_\_

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_

FSR/PROPOSAL # 73907

Description of Work to be performed:

Surge Arrestor needs replaced

Materials needed :

1 - AG24013 125.00

Foreman: Tom

Manager David

Date Completed 9/23/21

Total Man Hours 1

Inspected by \_\_\_\_\_

Date \_\_\_\_\_

Special Tools Needed:

materials 125.00

Labor 40.00

Total 165.00



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
9/25/2021	163080

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

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

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation modifications completed on 9-24-2021	1	55.70	55.70
Irrigation parts	1	40.00	40.00
Labor: 1 man @ \$ 40.00 pr hour			
Irrigation modifications as needed for new plant mater per proposal # 72612.			
<p>NA 4/6/21 5392</p>			
<b>Total</b>			<b>\$95.70</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	10/25/2021	<b>Balance Due</b>

# Irrigation Service/Proposal Request

Property: Parkway | DATE 9/23/2021

## Location

Entrance to Sanctuary

*Controller D, Zones 4 + 5*

Emergency?

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # 72612

## Description of Work to be performed:

New plants. Check coverage & program.

*Added 2 - 12" sprayheads, installed 1. PVC riser extension  
changed 3 nozzles*

## Materials needed:

2 - PROS12 (16.90)	33.80	1 - 435 005 (0.77)	0.77
5 - 8HUN (1.90)	3.80	4 - PR40-005 (0.81)	3.24
2 - 401 005 (0.84)	1.68	12 - PRFB 005 (0.72)	8.64
2 - 407 005 (0.84)	1.68		
2 - 05010CF (0.66)	1.32		
1 - 436-005 (0.77)	0.77		

Foreman: Tom

Manager

Date Completed 9/24/21

Total Man Hours 2 hrs

Inspected by

Date

## Pricing

55.70

Parts

40.00

Labor

95.70

Total





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

## Estimate

### Submitted To:

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

Date	6/28/2021
Estimate #	72612
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
<p>Proposal per June inspection.. Enhance entry to Sanctuary.. Add two Crinum Lilys to balance at monument. Add 4 Coontie for same reason. Add one Pink Crape Myrtle Standard to balance as well. On corners add 15 Copperleafs on each corner. Stones will have to be relocated on right side. Remove Society Garlic on right and add 21 Allamanda. Make new bed on left to make symmetrical and add two pink Crape standards and 21 Allamanda. Balance 2 Crinum on left to match right and add Bougainvillea on each entry side for color. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials' Note: Due to the volatility in today's markets, pricing is valid and guaranteed for up to Twenty-one (21) days from the date of this proposal. Approvals received after the price guarantee period will be subject to current market pricing. Please contact your Account Manager for confirmation of pricing. Thank you.</p>			
Allamanda 3g	42	14.75	619.50

### TERMS AND CONDITIONS:

**TOTAL**

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



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

## Estimate

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

Date	6/28/2021
Estimate #	72612
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Crinum Lily 7g	4	73.75	295.00
Coontie Palm 3g	4	44.25	177.00
Copper Plant 3g	30	17.55	526.50
Bougainvillea Helen 3g	10	32.45	324.50
Grape Myrtle - Tuscarora (Pink) 30g - Sun City Tree	3	265.50	796.50
Mulch - Pine Bark Bag - Dig earth	40	9.60	384.00
Debris Disposal	1	118.00	118.00

### TERMS AND CONDITIONS:

<b>TOTAL</b>	<b>\$3,241.00</b>
--------------	-------------------

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.

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OWNER / AGENT

DATE



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
9/25/2021	163082

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

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

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation modifications completed on 9-24-2021	1	69.77	69.77
Irrigation parts	2	40.00	80.00
Labor: 1 man @ \$ 40.00 per hour			
Irrigation modifications as needed for new plant material per proposal #72611.			
<div style="text-align: center;"> </div>			
<b>Total</b>			<b>\$149.77</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	10/25/2021	<b>Balance Due</b>

# Irrigation Service/Proposal Request

Property: Parkway | DATE 9/23/2021

## Location

S. Median by Round a bout Blue Beech

*Controller I, Zone 10*

Emergency?

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # 72611

## Description of Work to be performed:

New plants. Check coverage & program.

- Replaced clogged & damaged drip line
- set for everyday watering

## Materials needed :

85 - XFD0912 (0.65) 55.25

8 - TL60UP (0.69) 5.52

50 - TL6 (0.18) 9.00

Foreman: Tom

Manager

Date Completed 9/24/21

Total Man Hours 2

Inspected by

Date

## Pricing

69.77

Parts

80.00

Labor

149.77

Total



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

## Estimate

### Submitted To:

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

Date	6/28/2021
Estimate #	72611
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Proposal to incorporate color on the South median by roundabout on Blue Beech. Remove some jasmine on North side to make it uniform. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials' Note: Due to the volatility in today's markets, pricing is valid and guaranteed for up to Twenty-one (21) days from the date of this proposal. Approvals received after the price guarantee period will be subject to current market pricing. Please contact your Account Manager for confirmation of pricing. Thank you.			
Bougainvillea - 'Helen Johnson' 3g - Roberts 9/15	30	32.45	973.50
Mulch - Pine Bark Bag 6 1/2" 9/15	15	9.60	144.00

### TERMS AND CONDITIONS:

<b>TOTAL</b>	<b>\$1,117.50</b>
--------------	-------------------

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





**MHD Communications**  
**5808 Breckenridge Pkwy Ste G**  
**Tampa, FL 33610**  
**(813) 948-0202**

Date	Invoice
10/22/2021	23980
Account	
Meritus Corp.	

Bill To:
Meritus Corp. Attn: Rick Reidt 2005 Pan Am Circle Ste 120 Tampa, FL 33607

Ship To
Meritus Corp. 2005 Pan Am Circle Ste 120 Tampa, FL 33607

Terms	Due Date	PO Number	Reference
Due Upon Receipt	10/22/2021	rick.reidt@merituscorp.co	

Service Request Number	201845
Summary	New Laptop/Printer- Parkway Center CDD
Billing Method	Fixed Fee \$375.00 ,
Resolution	
Company Name	Meritus Corp.
Contact Name	Rick Reidt

Products & Other Charges	Quantity	Price	Amount
Downpayment Invoice			\$1,803.91
<b>Total Products &amp; Other Charges:</b>			<b>\$1,803.91</b>

This invoice is for the down payment on the Parkway Center CDD laptop and printer.

<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>	<b>Invoice Subtotal:</b>	\$1,803.91
	<b>Sales Tax:</b>	\$0.00
	<b>Invoice Total:</b>	<b>\$1,803.91</b>
	<b>Payments:</b>	\$0.00
	<b>Credits:</b>	\$0.00
	<b>Balance Due:</b>	<b>\$1,803.91</b>

4405-3390

RS



**NAVITAS CREDIT CORP.**  
A UNITED COMMUNITY BANK COMPANY

201 EXECUTIVE CENTER DR., SUITE 100  
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 10/04/2021

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE SUITE 300  
TAMPA FL 33607-6008

## Remittance Section

Contract Number: 40819292  
Due Date: 10/25/2021  
Amount Due: \$804.78

Amount Enclosed: \$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.  
PO BOX 935204  
ATLANTA, GA 311935204



000408192922021100400000804782

*Handwritten:* B11 4a/2 572w

Keep lower portion for your records - Please return upper portion with your payment.



**NAVITAS CREDIT CORP.**  
A UNITED COMMUNITY BANK COMPANY

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
10/25/2021	40819292	FITNESS EQUIPMENT PER SCHEDULE "A"
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

## Important Messages

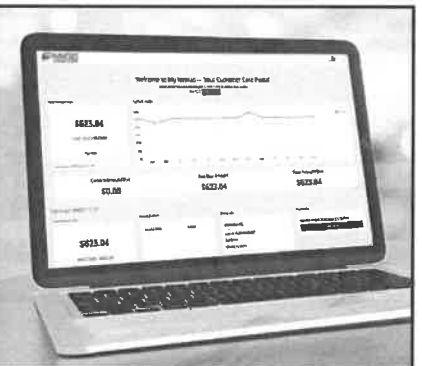
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- ➔ Download Invoices
- ➔ Access Additional Credit

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*Click the Link Above*



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Contract Payment	10/25/2021	\$766.03			\$38.75		\$804.78
SUBTOTALS:			\$766.03			\$38.75		\$804.78



**NAVITAS CREDIT CORP.**

A UNITED COMMUNITY BANK COMPANY

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## Have you moved or changed your phone number or email address?

Please log onto [my.navitascredit.com](http://my.navitascredit.com) or email [customerservice@navitascredit.com](mailto:customerservice@navitascredit.com)

## Your Opinion Matters

Navitas values your opinion; the more we listen to our customers, the better we can satisfy their equipment financing needs. Please take a few minutes to let us know how we are doing. Click the link below to get started.

<https://engage.navitascredit.com/Satisfaction-Survey>

**Thank you for your business!**

---

**IMPORTANT REMINDER:** Enclose remittance slip with your check and remit to the address shown below for payments to ensure accurate and timely processing of your payment. For prompt review and handling, please send other correspondence and notices separately to the attention of: **NAVITAS CREDIT CORP. 201 EXECUTIVE CENTER DR. SUITE 100 COLUMBIA, SC 29210**



**NAVITAS CREDIT CORP.**  
A UNITED COMMUNITY BANK COMPANY

PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
10/25/2021	40819292	FITNESS EQUIPMENT PER SCHEDULE
<b>CUSTOMER NAME</b>		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

## For Payments

**Online:** <http://my.navitascredit.com>

### By Check:

NAVITAS CREDIT CORP.  
PO BOX 935204  
ATLANTA, GA 311935204

## To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: [customerservice@navitascredit.com](mailto:customerservice@navitascredit.com)
- For correspondence other than payments:

NAVITAS CREDIT CORP.  
201 EXECUTIVE CENTER DR.  
SUITE 100  
COLUMBIA, SC 29210

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**NAVITAS  
CREDIT CORP.**

A UNITED COMMUNITY BANK COMPANY



5521 Baptist Church Rd  
Tampa, FL 33610

# Invoice

DATE	INVOICE#
6/30/2021	73766

<b>BILL TO</b>
NICHOLS LANDSCAPE ARCHITECTURE, INC. 146 WHITAKER ROAD SUITE A LUTZ, FL 33549 ATTN: CELIA NICHOLS

<b>SHIP TO</b>
PARKWAY CENTER CDD DRAW #2

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
	30 DAYS	CG	6/30/2021			

QUANTITY	ITEM CODE	DESCRIPTION	U/M	PRICE EACH	AMOUNT
		SCOPE OF WORK:  INSTALLATION OF LANDSCAPE MATERIALS AS OUTLINED BY PROPOSAL. SEE DETAILS			
1	LANDSCAPE	LANDSCAPE		98,988.85	98,988.85
1	IRR NEW CO...	IRRIGATION		9,300.00	9,300.00
1	SOD	SOD		6,365.72	6,365.72
<i>Handwritten:</i> BS 4605 5350					

THANK YOU FOR YOUR BUSINESS	<b>Total</b>	\$114,654.57
-----------------------------	--------------	--------------

<b>Payments/Credits</b>	\$0.00
-------------------------	--------

Phone #	Fax #	Web Site
(813)985-9381	(813)664-0155	www.sunriselandscape.com

<b>Balance Due</b>	\$114,654.57
--------------------	--------------

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
AquaPRO	21 110210	\$ 2,100.00			Pool Maintenance - November.
First Choice Aquatic Weed Management	64961	1,813.00			Waterway Service - 10/29/2021
LMP	163813	19,917.15			Landscape Maintenance - November.
LMP	164437	19,917.15	<b>\$ 39,834.30</b>		Landscape Maintenance - December.
<b>Monthly Contract Sub-Total</b>		<b>\$ 43,747.30</b>			

<b>Variable Contract</b>					
Navitas Credit Corp	40819292 110421	\$ 804.78			Contract Payment - 11/04/2021.
Supervisor: Charlotte Hazlewood	CH 111721	200.00			Supervisor Fee -11/17/21.
Supervisor: Jo Ann Ward	JW 111721	200.00			Supervisor Fee -11/17/21.
Supervisor: Koko Miller	KN 111721	200.00			Supervisor Fee -11/17/21.
Supervisor: Linda Bell	LB 111721	200.00			Supervisor Fee -11/17/21.
Supervisor: Tanya O`conner	TO 111721	200.00			Supervisor Fee -11/17/21.
<b>Variable Contract Sub-Total</b>		<b>\$ 1,804.78</b>			

<b>Utilities</b>					
Tampa Electric	211001800146 110421	\$ 626.83			Electric Service Thru 10/29/2021
Tampa Electric	211001800369 110421	494.07			Electric Service Thru 10/29/2021
Tampa Electric	211001800609 110421	447.50			Electric Service Thru 10/29/2021
Tampa Electric	221007991963 110421	229.52			Electric Service Thru 10/29/2021
Tampa Electric	221008055560 110421	993.32			Electric Service Thru 10/29/2021
Tampa Electric	311000070319 110321	7,980.38	<b>\$ 10,771.62</b>	\$ 3,583.33	Electric Service 9.30.2021
<b>Utilities Sub-Total</b>		<b>\$ 10,771.62</b>			

<b>Regular Services</b>					
Burr Forman	1276474	\$ 1,080.00			Professional Service - 10/31/2021.



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Cardno	322047	1,075.00			Professional Service - 10/29/2021.
Commercial Fitness Products	L211137	714.00			Delivery and Installation of Fitness Products - 11/17/2021.
Don Harrison Enterprises	2812	450.00			Routine Maintenance - 10/25/2021.
Don Harrison Enterprises	2820	2,733.20	<b>\$ 3,183.20</b>		Routine Maintenance 11/17/2021.
DoorKing Inc.	1706822	30.95			Cellular Subscription - 11/14/2021.
Fields Consulting Group	2662	600.00			Printing and Reproduction - 11/02/2021.
Grau & Associates	GA 110121	29.00			Audit Services - 9/30/2021
Grau & Associates	GA 110121 RB	58.00	<b>\$ 87.00</b>		Audit Services - 9/30/2021
LMP	163583	98.32			Landscape Maintenance - 10/19/2021.
LMP	163584	43.30			Landscape Maintenance - 10/19/2021.
LMP	164136	22.08			Landscape Maintenance - 11/10/2021.
LMP	164170	62.51			Landscape Maintenance - 11/13/2021.
LMP	164224	166.45			Landscape Maintenance - 11/16/2021.
LMP	164225	374.81	<b>\$ 767.47</b>		Landscape Maintenance - 11/16/2021.
Nancy C. Millan	A0491040000 110121	1,783.89			Stormwater Management - 11.30.2021
Nancy C. Millan	A0491040100 110121	658.68			Stormwater Management - 11.30.2021
Nancy C. Millan	A0491501480 110121	844.21			Stormwater Management -11.30.2021
Nancy C. Millan	A0491501482 110121	830.57			Stormwater Management -11.30.2021
Nancy C. Millan	A0491501484 110121	965.69			Stormwater Management -11.30.2021
Nancy C. Millan	A0491501486 110121	579.75			Stormwater Management -11.30.2021
Nancy C. Millan	A0491501488 110121	870.25			Stormwater Management -11.30.2021
Nancy C. Millan	A0491501490 110121	96.69	<b>\$ 6,629.73</b>		Stormwater Management 11.30.2021
Spearem Enterprises	5025	160.00			Labor - Pick up Drop off -11/05/2021.
Spearem Enterprises	5072	865.00	<b>\$ 1,025.00</b>		Cleaning Services - 11/28/2021
Stantec	1851096	1,187.50			Professional Service - 10/22/2021.
Tampa Bay Times	117541 102021	420.76			Advertising - 10/20/2021.

## 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		\$ 16,800.61			
Additional Services					
Additional Services Sub-Total		\$ 0.00			
TOTAL:		\$ 73,124.31			

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



**AquaPRO**  
Pool Solutions

**Jorge Lopez**

Owner

2513 DAKOTA ROCK DR.  
RUSKIN, FL 33570  
Phone: (813)482-1932  
Email: aquapro.pool.solutions@gmail.com

# INVOICE

INVOICE # 21-110210  
DATE: NOVEMBER 2, 2021

TO **PARKWAY CENTER CDD**  
7461 S. FALKENBURG DR.  
RIVERVIEW, FL 33578  
(813) 873-7300

JOB: **MONTHLY POOL MAINTENANCE**  
**OCTOBER 2021**

*Handwritten notes:* RSN 4607 J390

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	POOL MONTHLY MAINTENANCE	\$2,100.00	\$2,100.00
	• 3-Visits per Week (YEAR-ROUND)		
	• Chemicals Included		
	• Filtration Cleaning		
	• Pool Vacuuming and Skimming		
	• Water Testing and Balancing		
	• Daily Equipment Inspection		
	• Free Minor Equipment Repair		

TECHNICIAN NOTES: GENERAL CONTRACTOR IS REQUESTING A FINAL HEALTH INSPECTION FROM THE COUNTY HOWEVER PRIMARY POOLS AUTO-REFILLER IS NOT FUNCTIONING AND WATER SOURCE HAS NOT BEEN PLUMB TO THE SPA'S AUTO-REFILLER.

SUBTOTAL	\$2,100.00
SALES TAX	INCLUDED
TOTAL	\$2,100.00

Make all checks payable to **AQUAPRO POOL SOLUTIONS**  
**THANK YOU FOR YOUR BUSINESS!**

# Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

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

Date	Invoice #
10/29/2021	64961

**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	11/28/2021

Description	Amount
Monthly waterway service for the month this invoice is dated - 21 waterways	1,670.00
Monthly maintenance for clubhouse for the month this invoice is dated	143.00
<p>PSA 5390 4615</p>	

Thank you for your business.

<b>Total</b>	\$1,813.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,813.00



# First Choice Aquatic Weed Management, LLC.

## Lake & Wetland Customer Service Report

Job Name: \_\_\_\_\_

Customer Number: 426

Customer: FCA - PARKWAY CENTER CDD

Technician: Aleksey Solano

Date: 10/08/2021

Time: 12:19 PM

Customer Signature: \_\_\_\_\_

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
22			x						
21			x						
20			x						
15			x						
14			x						
13			x						
12			x						
11			x						
10			x						
9			x						
7			x						
16			x						
17			x						
5			x						
4			x						
CH			x						

### CLARITY

- ☒ < 1'  
☐ 1-2'  
☐ 2-4'  
☐ > 4'

### FLOW

- ☐ None  
☒ Slight  
☐ Visible

### METHOD

- ☒ ATV  
☐ Airboat  
☐ Backpack

- ☐ Boat  
☐ Truck

### CARP PROGRAM

- ☐ Carp observed  
☐ Barrier Inspected

### WATER LEVEL

- ☐ High  
☒ Normal  
☐ Low

### WEATHER

- ☐ Clear  
☒ Cloudy  
☐ Windy  
☐ Rainy

### FISH and WILDLIFE OBSERVATIONS

- |  |   |  |   |   |
|--|---|--|---|---|
| <input type="checkbox"/> Alligator       | <input checked="" type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules      | <input type="checkbox"/> Osprey             | <input type="checkbox"/> Woodstork        |
| <input type="checkbox"/> Anhinga         | <input checked="" type="checkbox"/> Coots   | <input type="checkbox"/> Gambusia        | <input type="checkbox"/> Otter              | <input checked="" type="checkbox"/> Ducks |
| <input checked="" type="checkbox"/> Bass | <input type="checkbox"/> Cormorant          | <input type="checkbox"/> Herons          | <input type="checkbox"/> Snakes             | <input type="checkbox"/> _____            |
| <input type="checkbox"/> Bream           | <input type="checkbox"/> Egrets             | <input checked="" type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> _____            |

### NATIVE WETLAND HABITAT MAINTENANCE

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Arrowhead | <input checked="" type="checkbox"/> Bulrush | <input type="checkbox"/> Golden Canna   |
| <input type="checkbox"/> Bacopa               | <input type="checkbox"/> Chara              | <input type="checkbox"/> Gulf Spikerush |
| <input type="checkbox"/> Blue Flag Iris       | <input type="checkbox"/> Cordgrass          | <input type="checkbox"/> Lily           |

### Beneficial Vegetation Notes:

- |  |                                |
|--|--------------------------------|
| <input type="checkbox"/> Naiad                   | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Pickerelweed |                                |
| <input type="checkbox"/> Soft Rush               | <input type="checkbox"/> _____ |





## Job Name:

Customer Number: 426

Customer: FCA - PARKWAY CENTER CDD

Technician: Jason Marks

Date: 10/19/2021

Time: 07:57 AM

Customer Signature:

## CLARITY

☐  $< 1'$   
☒  $1-2'$   
☐  $2-4'$   
☐  $> 4'$

## FLOW

☐ None  
☒ Slight  
☐ Visible

## METHOD

☒ ATV  
☐ Airboat  
☐ Backpack

☐ Boat

☐ Truck

## CARP PROGRAM

☐ Carp observed

☐ Barrier Inspected

## WATER LEVEL

☐ High  
☒ Normal  
☐ Low

## WEATHER

☐ Clear  
☒ Cloudy  
☒ Windy  
☐ Rainy

## FISH and WILDLIFE OBSERVATIONS

- ☒ Alligator
- ☒ Anhinga
- ☒ Bass
- ☒ Bream

☒ Catfish  
☐ Coots  
☒ Cormorants  
☒ Egrets

- ☒ Gallinules
- ☒ Gambusia
- ☒ Herons
- ☒ Ibis

☒ Osprey  
☐ Otter  
☐ Snakes  
☒ Turtles

☒ Woodstork  
☒ Ducks  
☐

## NATIVE WETLAND HABITAT MAINTENANCE

- ☒ Arrowhead
- ☒ Bacopa
- ☒ Blue Flag Iris

☐ Bulrush  
☐ Chara  
☒ Cordgrass

☐ Golden Canna  
☒ Gulf Spikerush  
☒ Lily

**Beneficial Vegetation Notes:**

☐ Naiad  
☒ Pickerelweed  
☒ Soft Rush



Corporate Office  
PO Box 267  
Seffner, FL 33583  
**813-757-6500**  
**813-757-6501**

# Invoice

Date	Invoice #
11/1/2021	163813

## 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 November 2021

Description	Qty	Rate	Amount
<b>MONTHLY GROUND MAINTENANCE</b>	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
Addendum #3 Parcel 7 & Parcel 9			
Parcel 7	1	495.00	495.00
Parcel 9	1	755.00	755.00
Addendum #4	1	750.00	750.00
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>NS 4604 5370</p>			

			<b>Total</b>	<b>\$19,917.15</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Net 30</b>	<b>12/1/2021</b>	<b>Balance Due</b>	<b>\$19,917.15</b>



Corporate Office  
PO Box 267  
Seffner, FL 33583  
**813-757-6500**  
**813-757-6501**

# Invoice

Date	Invoice #
12/1/2021	164437

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

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

## Services for the month December 2021

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
Addendum #3 Parcel 7 & Parcel 9			
Parcel 7	1	495.00	495.00
Parcel 9	1	755.00	755.00
Addendum #4	1	750.00	750.00
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

			<b>Total</b>	<b>\$19,917.15</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Net 30</b>	<b>12/31/2021</b>	<b>Balance Due</b>	<b>\$19,917.15</b>



**NAVITAS CREDIT CORP.**  
A UNITED COMMUNITY BANK COMPANY

201 EXECUTIVE CENTER DR., SUITE 100  
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 11/04/2021

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE SUITE 300  
TAMPA FL 33607-6008

## Remittance Section

Contract Number: 40819292  
Due Date: 11/25/2021  
Amount Due: \$804.78

Amount Enclosed: \$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.  
PO BOX 935204  
ATLANTA, GA 311935204



000408192922021110400000804781



**NAVITAS CREDIT CORP.**  
A UNITED COMMUNITY BANK COMPANY

Keep lower portion for your records - Please return upper portion with your payment.

PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
11/25/2021	40819292	FITNESS EQUIPMENT PER SCHEDULE "A"
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

### Important Messages

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- ➡ Manage Payments
- ➡ Download Invoices
- ➡ Access Additional Credit

Register Today at: <http://my.navitascredit.com>  
Click the Link Above



6404 5720 13

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Contract Payment	11/25/2021	\$766.03			\$38.75		\$804.78
SUBTOTALS:			\$766.03			\$38.75		\$804.78



**NAVITAS CREDIT CORP.**  
A UNITED COMMUNITY BANK COMPANY

**PARKWAY CENTER CDD**

MEETING DATE: November 17 2021

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200






DMS Staff Signature Brian Howell

CH 111721



**PARKWAY CENTER CDD**

**MEETING DATE: November 17 2021**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Jo Ann Ward		Accept	\$200
Tanya O'Conner		Accept	\$200
Koko Miller		Accept	\$200
Linda Bell		Accept	\$200
Charlotte Hazlewood		Accept	\$200

DMS Staff Signature Brian Howell

JW 11/17/21

**PARKWAY CENTER CDD**

**MEETING DATE: November 17 2021**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature *Brian Howell*

*Km 111721*

**PARKWAY CENTER CDD**

**MEETING DATE: November 17 2021**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature Brian Howell

LB 111721

**PARKWAY CENTER CDD**

MEETING DATE: November 17 2021

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature Brian Howell

TO 111721



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/04/2021

Account: 211001800146

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

Current month's charges:	\$626.83
Total amount due:	\$626.83
Payment Due By:	11/29/2021

### Your Account Summary

Previous Amount Due	\$627.38
Payment(s) Received Since Last Statement	-\$627.38
<b>Current Month's Charges</b>	<b>\$626.83</b>
<b>Total Amount Due</b>	<b>\$626.83</b>



## DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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

## SCAMMERS ARE CALLING

Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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



See reverse side for more information

Account: 211001800146

Current month's charges:	\$626.83
Total amount due:	\$626.83
Payment Due By:	11/29/2021

**Amount Enclosed** \$

602001020408

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

Received  
NOV 08 2021

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

6020010204082110018001460000000626835





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800146  
**Statement Date:** 11/04/2021  
**Current month's charges due** 11/29/2021



### Details of Charges – Service from 10/01/2021 to 10/29/2021

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	569 kWh @ \$0.02734/kWh	\$15.56
Fixture & Maintenance Charge	19 Fixtures	\$129.90
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	569 kWh @ \$0.04187/kWh	\$23.82
Storm Protection Charge	569 kWh @ \$0.00354/kWh	\$2.01
Florida Gross Receipt Tax		\$1.06

#### Lighting Charges

**\$626.83**

#### Total Current Month's Charges

**\$626.83**

00000053-0000548-Page 3 of 18

### Important Messages

#### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Sept. 2021 includes Natural Gas 73%, Purchased Power 13%, Coal 8% and Solar 6%.



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/04/2021  
Account: 211001800369

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

Current month's charges:	\$494.07
Total amount due:	\$494.07
Payment Due By:	11/29/2021

### Your Account Summary

Previous Amount Due	\$494.67
Payment(s) Received Since Last Statement	-\$494.67
<b>Current Month's Charges</b>	<b>\$494.07</b>
<b>Total Amount Due</b>	<b>\$494.07</b>



## DOWNED IS DANGEROUS!

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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: 211001800369

Current month's charges:	\$494.07
Total amount due:	\$494.07
Payment Due By:	11/29/2021
<b>Amount Enclosed</b>	\$

602001020409

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

6020010204092110018003690000000494073



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800369  
**Statement Date:** 11/04/2021  
**Current month's charges due** 11/29/2021



### Details of Charges – Service from 10/01/2021 to 10/29/2021

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	382 kWh @ \$0.02734/kWh	\$10.44
Fixture & Maintenance Charge	15 Fixtures	\$106.78
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	382 kWh @ \$0.04187/kWh	\$15.99
Storm Protection Charge	382 kWh @ \$0.00354/kWh	\$1.35
Florida Gross Receipt Tax		\$0.71

#### Lighting Charges

**\$494.07**

#### Total Current Month's Charges

**\$494.07**

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### Important Messages

#### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Sept. 2021 includes Natural Gas 73%, Purchased Power 13%, Coal 8% and Solar 6%.



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/04/2021

Account: 211001800609

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

Current month's charges:	\$447.50
Total amount due:	\$447.50
Payment Due By:	11/29/2021

### Your Account Summary

Previous Amount Due	\$447.50
Payment(s) Received Since Last Statement	-\$447.50
Current Month's Charges	\$447.50
<b>Total Amount Due</b>	<b>\$447.50</b>



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



See reverse side for more information

Account: 211001800609

Current month's charges:	\$447.50
Total amount due:	\$447.50
Payment Due By:	11/29/2021
<b>Amount Enclosed</b>	<b>\$</b>

602001020410

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

6020010204102110018006090000000447508



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800609  
**Statement Date:** 11/04/2021  
**Current month's charges due** 11/29/2021



### Details of Charges – Service from 10/01/2021 to 10/29/2021

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	260 kWh @ \$0.02734/kWh	\$7.11
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.04187/kWh	\$10.89
Storm Protection Charge	260 kWh @ \$0.00354/kWh	\$0.92
Florida Gross Receipt Tax		\$0.49

#### Lighting Charges

**\$447.50**

#### Total Current Month's Charges

**\$447.50**

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### Important Messages

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/04/2021

Account: 221007991963

PARKWAY CENTER CDD  
7461 S FALKENBURG RD. AND S 78TH ST.  
RIVERVIEW, FL 33578



Current month's charges:	\$229.52
Total amount due:	\$229.52
Payment Due By:	11/29/2021

### Your Account Summary

Previous Amount Due	\$229.52
Payment(s) Received Since Last Statement	-\$229.52
Current Month's Charges	\$229.52
<b>Total Amount Due</b>	<b>\$229.52</b>



## DOWNED IS DANGEROUS!

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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: 221007991963

Current month's charges:	\$229.52
Total amount due:	\$229.52
Payment Due By:	11/29/2021
Amount Enclosed	\$

643976237977

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

Received  
NOV 08 2021

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

6439762379772210079919630000000229522



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221007991963  
**Statement Date:** 11/04/2021  
**Current month's charges due** 11/29/2021



### Details of Charges – Service from 10/01/2021 to 10/29/2021

Service for: 7461 S FALKENBURG RD. AND S 78TH ST., RIVERVIEW, FL 33578

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	162 kWh @ \$0.02734/kWh	\$4.43
Fixture & Maintenance Charge	6 Fixtures	\$88.26
Lighting Pole / Wire	6 Poles	\$129.18
Lighting Fuel Charge	162 kWh @ \$0.04187/kWh	\$6.78
Storm Protection Charge	162 kWh @ \$0.00354/kWh	\$0.57
Florida Gross Receipt Tax		\$0.30

#### Lighting Charges

**\$229.52**

#### Total Current Month's Charges

**\$229.52**

0000053-0000553-Page 17 of 18

### Important Messages

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/04/2021

Account: 221008055560

PARKWAY CENTER CDD  
7461 S FALKENBURG RD  
RIVERVIEW, FL 33578

Current month's charges:	\$993.32
Total amount due:	\$993.32
Payment Due By:	11/29/2021

### Your Account Summary

Previous Amount Due	\$966.91
Payment(s) Received Since Last Statement	-\$966.91
<b>Current Month's Charges</b>	<b>\$993.32</b>
<b>Total Amount Due</b>	<b>\$993.32</b>



## DOWNED IS DANGEROUS!

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**SCAMMERS  
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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: 221008055560

Current month's charges:	\$993.32
Total amount due:	\$993.32
Payment Due By:	11/29/2021

Amount Enclosed \$

643976237978

00000211 01 AV 0.42 33607 FTECO111042122500310 00000 03 01000000 013 02 14415 002



PARKWAY CENTER CDD  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

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

6439762379782210080555600000000993328



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221008055560  
**Statement Date:** 11/04/2021  
**Current month's charges due** 11/29/2021

### Details of Charges – Service from 10/01/2021 to 10/29/2021

Service for: 7461 S FALKENBURG RD, RIVERVIEW, FL 33578

**Rate Schedule: General Service Demand - Standard**

Meter Location: CLUBHOUSE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	10/29/2021	69,527		59,388		10,139 kWh	1	29 Days
1000813546	10/29/2021	24.51		0		24.51 kW	1	29 Days

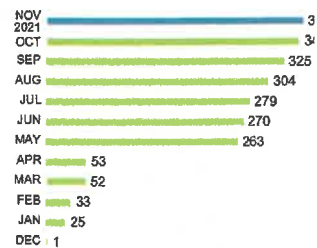
Basic Service Charge		\$30.10
Demand Charge	25 kW @ \$10.92000/kW	\$273.00
Energy Charge	10,139 kWh @ \$0.01589/kWh	\$161.11
Fuel Charge	10,139 kWh @ \$0.04255/kWh	\$431.41
Capacity Charge	25 kW @ \$0.52000/kW	\$13.00
Storm Protection Charge	25 kW @ \$0.72000/kW	\$18.00
Energy Conservation Charge	25 kW @ \$0.60000/kW	\$15.00
Environmental Cost Recovery	10,139 kWh @ \$0.00265/kWh	\$26.87
Florida Gross Receipt Tax		\$24.83
<b>Electric Service Cost</b>		<b>\$993.32</b>

### Total Current Month's Charges

**\$993.32**

#### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



#### Billing Demand

(Kilowatts)



#### Load Factor

(Percentage)



### Important Messages

#### More clean energy to you

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Statement Date: 11/03/21

Account: 311000070319

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



Current month's charges:	\$7,980.38
Total amount due:	\$7,980.38
Payment Due By:	11/17/21

## Your Account Summary

Previous Amount Due	\$8,116.83
Payment(s) Received Since Last Statement	-\$8,116.83
Credit balance after payments and credits	\$0.00
<b>Current Month's Charges</b>	<b>\$7,980.38</b>

**Total Amount Due** **\$7,980.38**

**DO NOT PAY. Your account will be drafted on 11/17/21**

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at [tecoaccount.com](http://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](http://tecoaccount.com) to view and pay your bill, manage your information and more, 24/7 from any device.

53100 4307

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$7,980.38
Total amount due:	\$7,980.38
Payment Due By:	11/17/21

**Amount Enclosed** \$

700500001889 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 11/17/21

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

Received  
NOV 18 2021

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



## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)

863-299-0800 (Polk County)

888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### 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<sup>SM</sup>** – 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** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

**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.

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

**Sun Select<sup>SM</sup>** – 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<sup>SM</sup>** – 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<sup>SM</sup>** – Surge protection for your home or business sold separately as a non-energy charge.

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

### Your payment options are:

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

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

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by 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](http://tampaelectric.com) para ver esta información en español.

## Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$80.48
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$109.20
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$241.03
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$55.41
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3717.49
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$994.65
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$693.08
PARK PLACE CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$781.81
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$69.87
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$96.55
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$115.66
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$48.59
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$108.72
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$186.19
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$393.28
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$288.37



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001738486  
**Statement Date:** 10/29/21

## Details of Charges – Service from 09/01/21 to 09/30/21

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	09/30/21	11,931		11,418		513 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						513 kWh @ \$0.06076/kWh \$31.17		
Fuel Charge						513 kWh @ \$0.04255/kWh \$21.83		
Storm Protection Charge						513 kWh @ \$0.00251/kWh \$1.29		
Florida Gross Receipt Tax						\$1.86		
<b>Electric Service Cost</b>						<b>\$74.21</b>		
State Tax						\$6.27		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$80.48</b>		
<b>Current Month's Electric Charges</b>						<b>\$80.48</b>		

Billing information continues on next page



**Account:** 211001738759  
**Statement Date:** 10/29/21

## Details of Charges – Service from 09/01/21 to 09/30/21

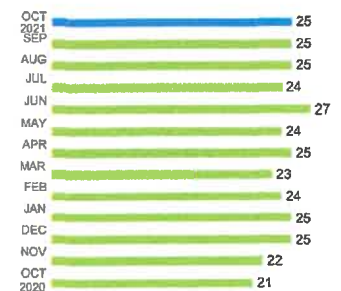
Service for: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	09/30/21	15,663		14,906		757 kWh	1	30 Days
Basic Service Charge						\$18.06		
Energy Charge						757 kWh @ \$0.06076/kWh	\$46.00	
Fuel Charge						757 kWh @ \$0.04255/kWh	\$32.21	
Storm Protection Charge						757 kWh @ \$0.00251/kWh	\$1.90	
Florida Gross Receipt Tax							\$2.52	
<b>Electric Service Cost</b>							<b>\$100.69</b>	
State Tax							\$8.51	
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$109.20</b>	
<b>Current Month's Electric Charges</b>							<b>\$109.20</b>	

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739070  
**Statement Date:** 10/29/21

## Details of Charges – Service from 09/01/21 to 09/30/21

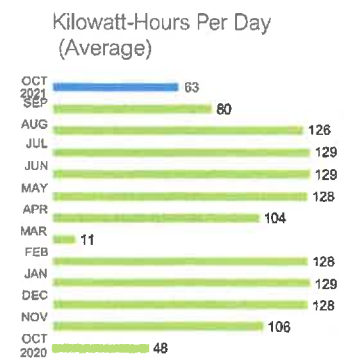
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

**Rate Schedule: General Service - Non Demand**

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	09/30/21	53,172		51,295		1,877 kWh	1	30 Days
Basic Service Charge						\$18.06		
Energy Charge						1,877 kWh @ \$0.06076/kWh	\$114.05	
Fuel Charge						1,877 kWh @ \$0.04255/kWh	\$79.87	
Storm Protection Charge						1,877 kWh @ \$0.00251/kWh	\$4.71	
Florida Gross Receipt Tax							\$5.56	
<b>Electric Service Cost</b>							<b>\$222.25</b>	
State Tax							\$18.78	
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$241.03</b>	
<b>Current Month's Electric Charges</b>							<b>\$241.03</b>	

## Tampa Electric Usage History





**Account:** 211001739302  
**Statement Date:** 10/29/21

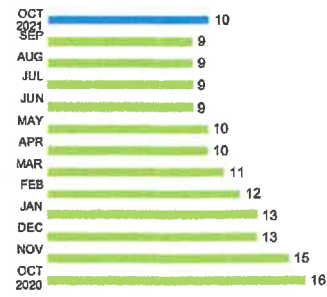


## Details of Charges – Service from 09/01/21 to 09/30/21

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	09/30/21	7,283		6,983		300 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge						300 kWh @ \$0.06076/kWh \$18.23		
Fuel Charge						300 kWh @ \$0.04255/kWh \$12.77		
Storm Protection Charge						300 kWh @ \$0.00251/kWh \$0.75		
Florida Gross Receipt Tax						\$1.28		
<b>Electric Service Cost</b>						<b>\$51.09</b>		
State Tax						\$4.32		
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$55.41</b>	
<b>Current Month's Electric Charges</b>							<b>\$55.41</b>	



## ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567  
Statement Date: 10/29/21

### Details of Charges – Service from 09/01/21 to 09/30/21

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	7601 kWh @ \$0.02734/kWh	\$207.81
Fixture & Maintenance Charge	71 Fixtures	\$1187.65
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	7601 kWh @ \$0.04187/kWh	\$318.25
Storm Protection Charge	7601 kWh @ \$0.00354/kWh	\$26.91
Florida Gross Receipt Tax		\$14.18
State Tax		\$264.37

#### Lighting Charges

**\$3,717.49**

#### Current Month's Electric Charges

**\$3,717.49**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739864  
**Statement Date:** 10/29/21



### Details of Charges – Service from 09/01/21 to 09/30/21

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	913 kWh @ \$0.02734/kWh	\$24.96
Fixture & Maintenance Charge	28 Fixtures	\$186.77
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	913 kWh @ \$0.04187/kWh	\$38.23
Storm Protection Charge	913 kWh @ \$0.00354/kWh	\$3.23
Florida Gross Receipt Tax		\$1.70
State Tax		\$70.00
<b>Lighting Charges</b>		<b>\$994.65</b>
<b>Current Month's Electric Charges</b>		<b>\$994.65</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800955  
**Statement Date:** 10/29/21

### Details of Charges – Service from 09/22/21 to 10/20/21

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	1019 kWh @ \$0.02734/kWh	\$27.86
Fixture & Maintenance Charge	31 Fixtures	\$206.24
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1019 kWh @ \$0.04187/kWh	\$42.67
Storm Protection Charge	1019 kWh @ \$0.00354/kWh	\$3.61
Florida Gross Receipt Tax		\$1.90
State Tax		\$49.03
<b>Lighting Charges</b>		<b>\$693.08</b>
<b>Current Month's Electric Charges</b>		<b>\$693.08</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022604  
**Statement Date:** 10/29/21

### Details of Charges – Service from 09/22/21 to 10/20/21

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	1092 kWh @ \$0.02734/kWh	\$29.86
Fixture & Maintenance Charge	35 Fixtures	\$236.60
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1092 kWh @ \$0.04187/kWh	\$45.72
Storm Protection Charge	1092 kWh @ \$0.00354/kWh	\$3.87
Florida Gross Receipt Tax		\$2.04
State Tax		\$55.27
<b>Lighting Charges</b>		<b>\$781.81</b>
<b>Current Month's Electric Charges</b>		<b>\$781.81</b>

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014450103  
**Statement Date:** 10/29/21

## Details of Charges – Service from 09/01/21 to 09/30/21

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
1000538189	09/30/21	14,714		14,241		473 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						473 kWh @ \$0.06076/kWh \$28.74		
Fuel Charge						473 kWh @ \$0.04255/kWh \$20.13		
Storm Protection Charge						473 kWh @ \$0.00251/kWh \$1.19		
Florida Gross Receipt Tax						\$1.75		
<b>Electric Service Cost</b>						<b>\$69.87</b>		

**Current Month's Electric Charges**

**\$69.87**

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**Account:** 211014450376  
**Statement Date:** 10/29/21

## Details of Charges – Service from 09/01/21 to 09/30/21

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
1000492499	09/30/21	12,211		11,492		719 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						719 kWh @ \$0.06076/kWh \$43.69		
Fuel Charge						719 kWh @ \$0.04255/kWh \$30.59		
Storm Protection Charge						719 kWh @ \$0.00251/kWh \$1.80		
Florida Gross Receipt Tax						\$2.41		
<b>Electric Service Cost</b>						<b>\$96.55</b>		
<b>Current Month's Electric Charges</b>						<b>\$96.55</b>		

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014450640

**Statement Date:** 10/29/21

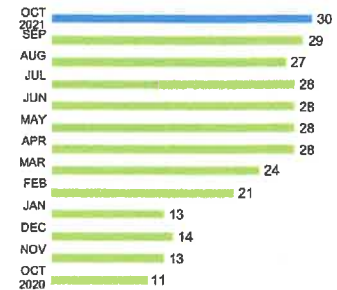
## Details of Charges – Service from 09/01/21 to 09/30/21

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
1000492524	09/30/21	8,809		7,914		895 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						895 kWh @ \$0.06076/kWh \$54.38		
Fuel Charge						895 kWh @ \$0.04255/kWh \$38.08		
Storm Protection Charge						895 kWh @ \$0.00251/kWh \$2.25		
Florida Gross Receipt Tax						\$2.89		
<b>Electric Service Cost</b>						<b>\$115.66</b>		
<b>Current Month's Electric Charges</b>						<b>\$115.66</b>		



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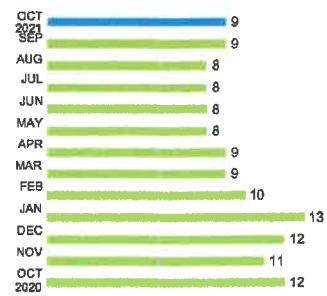
**Account:** 211014450897  
**Statement Date:** 10/29/21

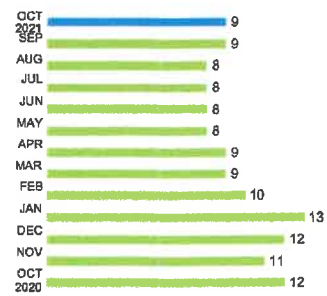
**Details of Charges – Service from 09/01/21 to 09/30/21**

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
1000536130	09/30/21	3,659		3,382		277 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						277 kWh @ \$0.06076/kWh \$16.83		
Fuel Charge						277 kWh @ \$0.04255/kWh \$11.79		
Storm Protection Charge						277 kWh @ \$0.00251/kWh \$0.70		
Florida Gross Receipt Tax						\$1.21		
<b>Electric Service Cost</b>						<b>\$48.59</b>		
<b>Current Month's Electric Charges</b>						<b>\$48.59</b>		





# ACCOUNT INVOICE

tampaelectric.com



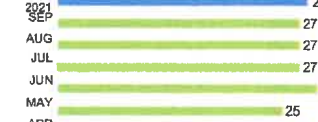
**Account:** 211014451127  
**Statement Date:** 10/29/21

## Details of Charges – Service from 09/01/21 to 09/30/21

Service for: 7330 FALKENBURG RD ENT, 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
1000323057	09/30/21	18,755		17,924		831 kWh	1	30 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b>  Kilowatt-Hours Per Day (Average)  	
Energy Charge						831 kWh @ \$0.06076/kWh \$50.49		
Fuel Charge						831 kWh @ \$0.04255/kWh \$35.36		
Storm Protection Charge						831 kWh @ \$0.00251/kWh \$2.09		
Florida Gross Receipt Tax						\$2.72		
<b>Electric Service Cost</b>						<b>\$108.72</b>		
<b>Current Month's Electric Charges</b>						<b>\$108.72</b>		





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451317  
**Statement Date:** 10/29/21

### Details of Charges – Service from 09/22/21 to 10/20/21

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	228 kWh @ \$0.02734/kWh	\$6.23
Fixture & Maintenance Charge	9 Fixtures	\$64.14
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	228 kWh @ \$0.04187/kWh	\$9.55
Storm Protection Charge	228 kWh @ \$0.00354/kWh	\$0.81
Florida Gross Receipt Tax		\$0.43
<b>Lighting Charges</b>		<b>\$186.19</b>
<b>Current Month's Electric Charges</b>		<b>\$186.19</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451523

**Statement Date:** 10/29/21

### Details of Charges – Service from 09/22/21 to 10/20/21

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	500 kWh @ \$0.02734/kWh	\$13.67
Fixture & Maintenance Charge	19 Fixtures	\$134.24
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	500 kWh @ \$0.04187/kWh	\$20.94
Storm Protection Charge	500 kWh @ \$0.00354/kWh	\$1.77
Florida Gross Receipt Tax		\$0.93

#### Lighting Charges

**\$393.28**

#### Current Month's Electric Charges

**\$393.28**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451713  
**Statement Date:** 10/29/21

### Details of Charges – Service from 09/22/21 to 10/20/21

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	252 kWh @ \$0.02734/kWh	\$6.89
Fixture & Maintenance Charge	14 Fixtures	\$106.19
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	252 kWh @ \$0.04187/kWh	\$10.55
Storm Protection Charge	252 kWh @ \$0.00354/kWh	\$0.89
Florida Gross Receipt Tax		\$0.47

**Lighting Charges** **\$288.37**

**Current Month's Electric Charges** **\$288.37**

**Total Current Month's Charges** **\$7,980.38**

### 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 TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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REMITTANCE ADDRESS  
Post Office Box 830719  
Birmingham, Alabama 35283-0719  
Main: (205) 251-3000  
<https://www.BURR.com/payment/>  
Tax ID #63-0322727

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

19 Nov 2021  
Invoice # 1276474  
Bill Atty: S. Steady  
As of 10/31/21

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

**BILL SUMMARY THROUGH OCTOBER 31, 2021**

Professional Services	\$1,080.00
<b>TOTAL DUE THIS BILL</b>	<b>\$1,080.00</b>

5/40 3/07

**WIRING/ACH INSTRUCTIONS:**

Account Name:	Burr & Forman LLP 420 North 20 <sup>th</sup> Street, Suite 3400 Birmingham, Alabama 35203
Bank Name:	Wells Fargo Bank 420 Montgomery Street San Francisco, CA 94104
Wire Routing Transit Number:	121000248
ACH Routing Transit Number:	062000080
Account Number:	2000686788359
SWIFT Code:	WFBUS6S

PLEASE EMAIL REMITTANCE ADVICE TO:  
[AccountsReceivable@burr.com](mailto:AccountsReceivable@burr.com)

Received  
NOV 24 2021

**REMITTANCE COPY**

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Guzman at [eguzman@burr.com](mailto:eguzman@burr.com) or [BFReceivables@burr.com](mailto:BFReceivables@burr.com)



# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

19 Nov 2021  
Invoice # 1276474  
Page 2

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

19 Nov 2021  
Invoice # 1276474  
Bill Atty: S. Steady  
As of 10/31/21

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
10/04/21	Call to TM lawyer to timeline documents and agree on logistics; finalize documents and transmit to Board along with a status memo; call to Brian.	SIS	2.00	300.00	\$600.00
10/07/21	Email from Brian regarding review of agreements by Board; email TM lawyer regarding logistics of settlement; briefly review agreement with Windward for C/O and close out issues.	SIS	1.00	300.00	\$300.00
10/19/21	Email to Trevor Sas to have him execute first amendment; review emails from TM with executed agreements.	SIS	0.30	300.00	\$90.00
10/27/21	Conference call with Brian and Tonja to discuss permit transfer for extension of Falkenburg Road.	SIS	0.30	300.00	\$90.00
Total Services					\$1,080.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

19 Nov 2021  
Invoice # 1276474  
Page 3

Total Services and Disbursements	<u>\$1,080.00</u>
TOTAL NOW DUE	<u>\$1,080.00</u>

## SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	<u>3.60</u>	<u>\$1,080.00</u>
TOTALS		3.60	\$1,080.00



**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 # : 322047**  
**Invoice Date : 11/10/2021**  
**Terms : 30 Days**  
**Project : R19X438000**  
**Project Manager :**

**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 Professional Services Rendered through: 10/29/2021**

## Phase: 17 - Monitoring

Bi-Annual Fee  
-October Event

**Amount**  
850.00

**Subtotal**

**850.00**

**Total This Phase**

**\$850.00**

## Phase: 58\*19 - Mitigation Maint

Monthly Fee  
-October Event

**Amount**  
225.00

**Subtotal**

**225.00**

**Total This Phase**

**\$225.00**

**Total Fee Type CPM:**

**1,075.00**

**Amount Due this Invoice**

**\$1,075.00**

## Outstanding Invoices

Number	Date	Balance
322047	11/10/2021	1,075.00
<b>Total Now Due</b>		<b>1,075.00</b>

## Aging Balances

Under 30	31 - 60	61 - 90	Over 90
1,075.00	0.00	0.00	0.00

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

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS		
10/14/21	Mit Sites/ Herb Applic		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		

SPECIES TREATED:					
algae	-	paragrass	X	<b>Additional Services:</b>	
alligator weed	X	pennywort	-	dead fish clean up	-
azola	-	primrose willow	X	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	-
bahiagrass	-	ragweed	-		
barnyard grass	-	salt bush	-		
Bermuda grass	-	sedges	-		
Brazilian pepper	-	sesbania	-		
caeserweed	X	soda apple	-		
Carolina willow	X	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	-	spike rush	-		
Chinese tallow	-	thistle	-		
climbing hempvine	X	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	X	widgit grass	-		
hydrilla	-	wild taro	-		
hydrocotyle	-				
indigo	X				

**Comments:**



# INVOICE

6221 Topaz Ct, Fort Myers, FL 33966

Office: 239-938-1461

Cell: 239-633-5719

Email: lori@commfitnessproducts.com

Fax: 239-938-1462

INVOICE # L211137

Date: Nov 17, 2021

**BILL**

**TO:** Parkway Center  
7461 Falkenberg Road South  
Riverview, FL 33578

ATN Rick Reidt  
Phone (813) 955-0050  
Email rick.reidt@Merituscorp.com

**SHIP**

**TO:** Parkway Center  
7461 Falkenberg Road South  
Riverview, FL 33578

ATN Rick Reidt  
Phone (813) 955-0050  
Email rick.reidt@Merituscorp.com

5720  
NW  
4912

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Lori Main	Will Advise	Best Way	Origin	COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	RFHU68	BodySolid Rubber Platform with Beveled Edges - 6' x ' 7' 6"	\$499.00	\$499.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$185.00	\$185.00

<b>Frame Color</b>	Standard Silver
<b>Upholstery Color</b>	Standard Black
<b>Notes</b>	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.

<b>Subtotal</b>	\$684.00
<b>State Tax</b>	\$0.00
<b>Freight</b>	\$30.00
<b>Grand Total</b>	\$714.00

<b>Deposit</b>	\$0.00
<b>C.O.D. Due</b>	\$714.00

**For Delivery Staff**

Date:		Amount Collected:		Check No.:	
Received By: (Print Name and Sign)					



## Terms and Conditions

### Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in Confirmed Orders may be subject to fees and delay in delivery. There is a 3% processing fee on all credit card transactions. Credit Card payments must be preapproved at the sole discretion of CFP.

### Scheduled Installations

CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Partial installations require the installed product to be paid per the terms of the purchase. Additional Delivery Fees may apply.

CFP does not provide mounting or anchoring to walls, floors and ceilings for any product.

### Confidentiality

Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

### Additional Terms of Sale

Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package.

Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer.

Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a result of any claim arising out of or in connection with the goods sold hereunder that have not been caused solely by CFP's negligence.

### Technology

**Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all requirements fulfilled prior to scheduled equipment installation will result in additional Service Fees & Travel Charge.**

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication requirements.

Wellbeats - 110V electric power to both Interactive Touchscreen & TV; 1.5" conduit connecting TV to Touchscreen, with pull string,

Hardline internet connection (not WiFi) to WB Touchscreen. For TV Mounting - backing board for TV Bracket.

### Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by factory-trained & authorized Matrix Service Providers

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty: Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Grips - 90 Days

Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts, 1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame, 5 year- Parts, 2 Year - Labor

BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:

**Commercial Fitness Products, Inc.**

Fed-Ex, UPS, USPS etc.

**Commercial Fitness Products, Inc.**

**5034 N Hiatus Rd  
Sunrise, FL 33351**

**Wire Transfer Bank Information Available  
Upon Request.**

Invoice # :

L211137

Invoice Amount:

\$714.00

Payment Terms:

COD

Deposit Amount:

\$0.00

Balance:

\$714.00

Signature \_\_\_\_\_

Print Name: \_\_\_\_\_

Facility Name: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_



# SALES ORDER

6221 Topaz Ct, Fort Myers, FL 33966

Office: 239-938-1461

Cell: 239-633-5719

Email: lori@commfitnessproducts.com

Fax: 239-938-1462

SALES ORDER # L211137-O

Date: Nov 17, 2021

**BILL**

**TO:** Parkway Center  
7461 Falkenberg Road South  
Riverview, FL 33578

**SHIP**

**TO:** Parkway Center  
7461 Falkenberg Road South  
Riverview, FL 33578

ATN Rick Reidt  
Phone (813) 955-0050  
Email rick.reidt@Merituscorp.com

ATN Rick Reidt  
Phone (813) 955-0050  
Email rick.reidt@Merituscorp.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Lori Main	Will Advise	Best Way	Origin	COD	

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<b>Notes</b>	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.

<b>Subtotal</b>	\$684.00
<b>State Tax</b>	\$0.00
<b>Freight</b>	\$30.00
<b>Grand Total</b>	\$714.00

**Lead Times**

Matrix standard lead times:

Cardio - approx 5 weeks; Strength Approx 8 week; Combined approx 8 weeks

Most other product lead times - 4-6 weeks

**For Delivery Staff**

Date:		Amount Collected:		Check No.:	
Received By: (Print Name and Sign)					

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Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

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**Commercial Fitness Products, Inc.**

Fed-Ex, UPS, USPS etc.

**Commercial Fitness Products, Inc.**

**5034 N Hiatus Rd  
Sunrise, FL 33351**

**Wire Transfer Bank Information Available  
Upon Request.**

**Sales Order # :** L211137-O

**Sales Order Amount** \$714.00

**Payment Terms:** COD

**Deposit Amount:** \$0.00

**Balance:** \$714.00

Signature \_\_\_\_\_

Print Name: \_\_\_\_\_

Facility Name: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

No 2812

DATE 10/25/2021 200

200

[illegible]



No. 2820

# Don Harrison Enterprises

2510 Priscilla Ct. • Lutz, FL 33559-5679  
(813) 363-6286  
#112215

DATE 11/1/2021

[illegible]



Please remit your check together with the Payment Slip from the last page of this invoice.

# DKS Cellular Subscription

## INVOICE

INVOICE#

**1706822**

INVOICE DATE

**November 14, 2021**

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

User ID: **ParkwayCenter**

Period Starts: October 14, 2021  
Period Ends: November 13, 2021

Previous Balance: \$45.00 *Note: All \$ amounts are in US Dollars.*  
Payment Received: (\$45.00)  
New Charges: \$30.95  
**Total Amount Due: \$30.95 USD Due by December 14, 2021**

### Payments

Date	Details	Amount
11/9/2021	Check received	(\$45.00)

### Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
10/14/2021	11/13/2021		813 230 5734	9999	131	14	\$30.95

### Summary

**Total Amount Due**

This amount is due by December 14, 2021

**\$30.95 USD**

Cut along the dotted line and include with the check.  
Please also write the Invoice Number (" **1706822** ") on your check.

Invoice# 1706822  
Dated November 14, 2021  
User ID ParkwayCenter  
Period Starts: October 14, 2021  
Period Ends: November 13, 2021  
Amount Due: **\$30.95 USD**

Payment To:  
DoorKing Inc.  
IM Server Payments  
120 S. Glasgow Avenue  
Inglewood, CA 90301



# Invoice

Date	Invoice #
11/2/2021	2662

**MARKETING • DESIGN • PRINTING  
INDOOR / OUTDOOR SIGNS & MORE...**

11749 Crestridge Loop  
Trinity, FL 34655

Bill To
Meritus Parkway CDD Attn: Gene Roberts 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	COMMON AREA BETWEEN 8437 + 8505 DEER CHASE DRIVE -- "No Parking on CDD Property" (18x24) sign (TBD: 3mm maxmetal vs. .080 rounded corners); 7-ft black 3-inch round fluted post; black acorn finial top, (2) black post clamps.	2	200.00	400.00
Install (Signage)	Install and assemble the above signs with cement.	2	100.00	200.00

*Handwritten:*  
BY  
4569 12/1/21

<b>Subtotal</b>	\$600.00
<b>Sales Tax (7.0%)</b>	\$0.00
<b>Total</b>	\$600.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$600.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

Invoice Month	Request Date	Client Name	PR#	Responder	Qty	Price	Amount
October	09/30/2021	Avelar Creek CDD	X53043176V40	U.S. Bank	1	29	29
October	09/30/2021	Belmond Reserve	I5304318M054	U.S. Bank	1	29	29
October	09/30/2021	Berry Bay	X53043195S56	U.S. Bank	1	29	29
October	09/30/2021	Corkscrew Farms	M53043217X72	U.S. Bank	2	29	58
October	09/30/2021	Carlton Lakes	T5304328M027	U.S. Bank	3	29	87
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Shadows	L53043376V97	U.S. Bank	2	29	58
October	09/30/2021	Grand Oaks	X5304344A254	U.S. Bank	2	29	58
October	09/30/2021	Champions Reserve	E53043476V75	U.S. Bank	1	29	29
October	09/30/2021	La Collina	X53043517X44	U.S. Bank	1	29	29
October	09/30/2021	Longleaf	T53043576V87	U.S. Bank	2	29	58
October	09/30/2021	North Park Isle	A5304360G320	U.S. Bank	1	29	29
October	09/30/2021	Parkway Center	Z5304362I113	U.S. Bank	3	29	87
October	09/30/2021	Rivercrest	Y5304364A273	U.S. Bank	2	29	58
October	09/30/2021	Shell Point	L53043676V82	U.S. Bank	1	29	29
October	09/30/2021	Sherwood Manor CDD	Y5304370G395	U.S. Bank	1	29	29
October	09/30/2021	South Fork III	R53043717X10	U.S. Bank	3	29	87
October	09/30/2021	Spencer Creek	L53043739R56	U.S. Bank	1	29	29
October	09/30/2021	Spring Lake	R5304376P498	U.S. Bank	2	29	58
October	09/30/2021	Summit at Fern Hill	H53043817X23	U.S. Bank	2	29	58
October	09/30/2021	The Heights CDD	V53043839R14	U.S. Bank	2	29	58
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	South Creek	L53043876V22	U.S. Bank	1	29	29
October	09/30/2021	Creek Preserve	H53043958K10	U.S. Bank	2	29	58
October	09/30/2021	Parrish Plantation	Q53044058K66	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	Ventana CDD	M5304414A275	U.S. Bank	2	29	58
October	09/30/2021	Bull Frog Creek	W53054258K26	U.S. Bank	2	29	58
						<b>Total</b>	<b>1,508</b>

## Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

*Meritus*  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Date 11/1/2021

### SERVICE

### AMOUNT

Audit FYE 09/30/2021 - Confirmation.com / October

\$ 1,508.00

Current Amount Due

\$ 1,508.00

GA 110121 RB

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www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Meritus*  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Date 11/1/2021

## SERVICE

## AMOUNT

Audit FYE 09/30/2021 - Confirmation.com / October

\$ 1,508.00

Current Amount Due

\$ 1,508.00



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
10/19/2021	163583

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 10-14-2021			
Irrigation parts	1	18.32	18.32
Labor: 1 man @ \$ 40.00 per hour	2	40.00	80.00
Replaced faulty irrigation controller under warranty.			
<div style="text-align: center;"> <p>4/6/2</p> <p>5356</p> <p>M</p> </div>			
<b>Controller A - Riverview Dr. - exit side.</b>		<b>Total</b>	<b>\$98.32</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	11/18/2021	<b>Balance Due</b>

# Irrigation Service/Proposal Request

Property: <u>Parkway Center CDD</u>	DATE <u>10/14/21</u>
Location <u>Controller A (Exit side, Riverview Dr)</u>	

Emergency? \_\_\_\_\_

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:	
<u>- Batteries &amp; controller dead</u>	
<u>&amp; Replaced controller (Date <u>late Jun 20</u>) <sup>under</sup> warranty</u>	
<u>- installed new conduit &amp; batteries</u>	
Materials needed :	
<u>5 - PR40-005 (0.81)</u>	<u>4.05</u>
<u>1 - 436 005 (0.77)</u>	<u>0.77</u>
<u>6 - AABatt (2.25)</u>	<u>13.50</u>

Foreman: <u>Tom</u>	Special Tools Needed:
Manager	<u>materials 4.82 18.32</u>
Date Completed <u>10/14/21</u>	<u>Labor 80.00</u>
Total Man Hours <u>2</u>	<u>Total 84.82 98.32</u>
Inspected by	
Date	



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
10/19/2021	163584

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

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

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 10-14-2021			
Controller D			
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
Controller H			
Irrigation parts	1	9.50	9.50
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
Controller J			
Irrigation parts	1	3.80	3.80
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
		<b>Total</b>	<b>\$43.30</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		<b>Terms</b>	<b>Due Date</b>
		Net 30	11/18/2021
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$43.30</b>



Property: Parkway Center CDD

Date

10/14/21

Technician

Tom

Arrive/Depart

9:50 - 11:00

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

Clock Type/ # Rainbird ESP-Me / controller D

Battery Date	Confirm Time/Date	Battery Replaced	Y	N	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
								Pgm A 1				12:00AM			12:00AM
								Pgm B 1				4:00AM			4:00AM

Notes:

\* Remained prog D for new landscape

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
1	R	40					Straw-barked 3 centers		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
2	S	15					ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
3	R/D	145					ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
4	S	20					ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
5	S	20					ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
6	S	20					ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
7	S	20					ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
8	S	15					ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
9	S	15					ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
10	S	10					ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
11	S	10					ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
12	S	10					ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
13	B		105				ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
14	S		115				ok		

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
15									

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
16									

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
17									

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
18									

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
19									

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
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Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
21									

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
22									

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
23									

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
24									

Zone #	Type	A	B	C	D	Programs	Zone Information	Pgm D 1	Pgm D 2
Season Adjust %		100%							

Run Time	4:00	1:20	1:20	1:20	1:20	1:20	1:20	1:20	1:20
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Technician Use Only (Use Standard Invoice forms for additional charges)

Labor	Supervisor:	Technician:	Hrs	Rate	Amount
			15.00	40	10

Materials	Supervisor:	Technician:	Total Labor Charges	Unit	Extended
			\$ 10		

Materials	Supervisor:	Technician:	Total Labor Charges	Unit	Extended
			\$ 10		

Materials	Supervisor:	Technician:	Total Labor Charges	Unit	Extended
			\$ 10		

Materials	Supervisor:	Technician:	Total Labor Charges	Unit	Extended
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Materials	Supervisor:	Technician:	Total Labor Charges	Unit	Extended
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Materials	Supervisor:	Technician:	Total Labor Charges	Unit	Extended
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			\$ 10		

Materials	Supervisor:	Technician:	Total Labor Charges	Unit	Extended
			\$ 10		

Materials	Supervisor:	Technician:	Total Labor Charges	Unit	Extended
			\$ 10		

Bill To:

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



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

Clock Type/ #	Battery Date	Rain Sensor	Confirm Time/ Date	Battery Replaced	Y	N	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1										Pgm A 1				12am 1:30am			12am 1:30am
2										Pgm B 2				3:10am			3:10am
3										Pgm C 1				4:30am			4:30am
4										Pgm C 2				5:10am			5:10am
5										Pgm D 1				5:50am			5:50am
6										Pgm E 1				12:00am			12:00am
7										Pgm F 2				6:50am			6:50am
8																	
9																	
10																	
11																	
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22																	
23																	
24																	
Season Adjust %	100%	100%	100%	100%	100%	100%	100%	100%	100%								
Run Time	1:15	1:40	1:40	1:40	1:40	1:40	1:40	1:40	1:40								
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information																	
Delay 1:10 3 stores 1:25 Total 4:15																	

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

Labor

Supervisor:

Technician:

Materials

Total Labor Charges \$ 10

QTY

Unit

Extended

15 Hrs

40

10

5

1.90

9.50

Total Labor Charges \$ 10

QTY

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Total Labor Charges \$ 10

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Total Labor Charges \$ 10

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9.50



Landscape  
Maintenance  
Professionals, Inc.

Property: Parkway Center *CLD*

Date *10/14/21*  
Technician *1000*  
Arrive/Depart *2:10 - 3:45*

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

*Inter-A/C Controller*

Clock Type/ #	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date				<i>12:00pm</i>			<i>12:00pm</i>
Rain Sensor				<i>3:00pm</i>			<i>3:00pm</i>
				<i>8:00pm</i>			<i>8:00pm</i>
				<i>10:00pm</i>			<i>10:00pm</i>

Notes:

Zone #	Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)						
		A	B	C	D	Confirm Time/ Date	Battery Replaced	Time/Date Adjust	Y	Start	Sun	Mon	Tue	Wed	Thu	Fri
1	S	10				<i>1 nozzle (18'AW)</i>				Pgm A 1						
2	S	10				<i>ok</i>				2						
3	D	10				<i>ok</i>				Pgm B 1						
4	S	10				<i>ok</i>				2						
5	S	15				<i>ok</i>				Pgm C 1						
6	D	30				<i>*Alarm -&gt; ok</i>				2						
7	S	10				<i>ok</i>				Pgm D 1						
8	S	10				<i>ok</i>										
9	S	10				<i>ok</i>										
10	S	10				<i>ok</i>										
11	S	10				<i>ok</i>										
12	S	10				<i>1 nozzle (18'AW)</i>										
13	S	10				<i>ok</i>										
14	S	10				<i>ok</i>										
15	S	10				<i>*Alarm -&gt; ok</i>										
16																
17																
18																
19																
20																
21																
22																
23																
24																
Session Adjust %		<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>											
Run Time		<i>1:20</i>	<i>1:30</i>	<i>1:10</i>	<i>1:35</i>											
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information											Bill To:					

Bill To:

Total Materials \$ *3.80*  
Total Labor \$ *10.00*  
Grand Total \$ *13.80*



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
11/10/2021	164136

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 11-6-2021 Irrigation parts Labor: 1 man @ \$ 40.00 per hour  Mainline was stubbed up in homeowner's back yard above ground. Capped off line under ground.  <i>1311 4612 5390</i>	1 0.5	2.08 40.00	2.08 20.00
8314 Round Leaf - In back yard.		Total	\$22.08
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	12/10/2021	Balance Due

# Irrigation Service/Proposal Request

Property: Parkway | DATE 11/6/2021

## Location

Back yard of 8314 Round Leaf

Emergency? ☐

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_

FSR/PROPOSAL # \_\_\_\_\_

## Description of Work to be performed:

Capped off mainline below ground that is ran through homeowners back yard.

## Materials needed :

1- 2" cap @ \$2.08

1 Man @ \$40

Foreman:

Manager David M

Date Completed 11/6/2021

Total Man Hours 30 min.

Inspected by \_\_\_\_\_

Date \_\_\_\_\_

## Pricing

\$ 2.08 Parts

\$ 20.00 Labor

\$ 22.08 Total



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
11/13/2021	164170

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 11-12-2021 Controller at Silver Clover Ct. Irrigation parts Labor: 1 man @ \$ 40.00 per hour  NOTE: Found breaker for irrigation pump turned off with padlock on breaker box.  <i>53400</i> <i>4612</i>	1 0.75	32.51 40.00	32.51 30.00
		Total	\$62.51
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	12/13/2021	Balance Due





Landscape  
Maintenance  
Professionals, Inc.

Property: Parkway Center CDD

Date 11/12/21

Technician Tom

Arrive/ Depart 1120-3:10 /

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

Clock Type/ #	Hunter ACK	Silver Clover Ct	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	Y	Time/Date Adjust	Y			12:00pm			12:00pm
Rain Sensor	ok	bad	Battery Replaced	Y						

Notes:

\* Pump breaker turned off (with padlock on breaker box)

Zone #	Type	A	B	C	D	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)
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1	S	15					ok	Supervisor:
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2	R	20					ok	Technician:
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3	D	25						
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4	D	25					broken bubbler	
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5	D	25						
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6	D	10						
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7	B	10					ok	
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8	S	25					ok	
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9	S	20					broken sprinkler, straightened	
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10	R	30					ok	
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11	R	30					ok	
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12	B	10					ok	
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13	S	20					broken sprinkler	
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14	S	25					flushed / nozzle	
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15	S	25					ok	
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System Adjust %								
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Run Time								
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Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Bill To:

Total Materials \$ 32.57

Total Labor \$ 30.00

Grand Total \$ 62.57



# Invoice

**Corporate Office**  
**PO Box 267**  
**Seffner, FL 33583**

**813-757-6500**  
**813-757-6501**

Date	Invoice #
11/16/2021	164224

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

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

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 11-15-2021			
Controller 1	1	86.45	86.45
Irrigation parts	2	40.00	80.00
Labor: 1 man @ \$ 40.00 per hour			
<div style="text-align: right;"> 4612  53500  134 </div>			
<b>Total</b>			<b>\$166.45</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	12/16/2021	<b>Balance Due</b>



Landscaping  
Maintenance  
Professionals, Inc.

Property: Parkway Center C&D

Date

11/15/21

Technician

Arrive/ Depart

10:00 - 3:00

Page 1 of 2

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

Clock Type/ #		Confirm Time/ Date		Time/Date Adjust		Start		Technician Use Only (Use Standard Invoice forms for additional charges)						
Battery Date	ok	Time	Date	Time	Date	Pgm A	Pgm B	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Rain Sensor	ok	Time	Date	Time	Date	Pgm A	Pgm B	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Notes: * Replaced Rain Sensor Battery														
1	R	125												
2	S	110												
3	S	110												
4	S	110												
5	S	110												
6	S	110												
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20	S	110												
21	S	110												
22	S	110												
23	S	110												
24	S	110												
Total Materials \$ 88.45														
Total Labor \$ 80.00														
Grand Total \$ 168.45														
Bill To:														

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

[illegible]



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
11/16/2021	164225

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

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

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation repair completed on 11-15-2021 Irrigation parts Labor: 1 man @ \$ 40.00 per hour	1 2.75	264.81 40.00	264.81 110.00
Replaced leaking 1 1/2 inch irrigation control valve. Replaced damaged 6 inch valve box.			
<p style="text-align: center;">By U612</p> <p style="text-align: center;">5342</p>			
<b>Controller I - zone 6 - round-a-bout at Blue Beech and Still River.</b>		<b>Total</b>	<b>\$374.81</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	12/16/2021	<b>Balance Due</b>

# Irrigation Service/Proposal Request

Property: Parkway Center CDD	DATE 11/15/21
Location Round-a-Bout at Blue Beech & Still River	
(Controller I, Zone 6)	

Emergency? \_\_\_\_\_

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # \_\_\_\_\_

## Description of Work to be performed:

Mainline Break

- Valve flow control & bleeder screw broken

- Replaced valve & replaced broken 7" valve box (for ball valve) with 10" Valve Box

## Materials needed :

1- ISOPEB	219.73	2 - King Blue (12E)	2.52
1- 436 015	1.98		
1- 406 015	2.57		
1- 429 015	1.63		
1- 51100-SG	22.70		
4- PR410-015 (3.42)	13.68		

Foreman: Tom

Manager \_\_\_\_\_

Date Completed 11/15/21

Total Man Hours 275

Inspected by \_\_\_\_\_

Date \_\_\_\_\_

## Special Tools Needed:

Materials 264.81

Labor 110.00

Total 374.81





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## 2021 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

**Account No.:** A0491040000

**Account Name/Address:** PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529

**Legal Description:** ALL SEC 13 LESS E 1/2 OF NE 1/4 OF NW1/4 OF NW1/4 AND LESS E 1/2 OF SE 1/4 OF SE 1/4 AND LESS SE1/4 OF SW 1/4 OF SE 1/4 AND LESS E 1/2 OF SE 1/4 OF See Additional Legal on Tax Roll

**Property Location:**

PARKWAY CENTER CDD  
S FALKENBURG RD  
RIVERVIEW 33578

### Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	3420	3420	0	5.7309	0.00
ENVIRONMENTAL LAND	813-272-5890	3420	3420	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	3420	3420	0	4.3745	0.00
LIBRARY-SERVICE	813-273-3660	3420	3420	0	0.5583	0.00
PARK BONDS - UNINCORPORATED	813-272-5890	3420	3420	0	0.0259	0.00
SCHOOL - LOCAL	813-272-4064	3420	3420	0	2.2480	0.00
SCHOOL - STATE	813-272-4064	3420	3420	0	3.6010	0.00
PORT AUTHORITY	813-905-5132	3420	3420	0	0.0935	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	3420	3420	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	3420	3420	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	3420	3420	0	0.2535	0.00

**Total Millage: 17.9049**

**Total Ad Valorem Taxes: \$0.00**

### Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
FLORIDA GREEN FINANCE AUTHORITY	877-737-4922	1,783.89
PARKWAY CENTER CDD	813-873-7300	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00

**Total Non-Ad Valorem Assessments: \$1,783.89**

**Combined Taxes & Assessments: \$1,783.89**

↓ Detach below portion and return it with your payment. ↓

**Nancy C. Millan, Hillsborough County Tax Collector**

**2021 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

**Account No.:** A0491040000

**Tax District:** U

**Escrow:**

**Assessed Value:** 3420

**Exemptions:** GO

**ONLY PAY ONE AMOUNT**  
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Nov. 30, 2021	\$1,783.89
Dec. 31, 2021	\$1,783.89
Jan. 31, 2022	\$1,783.89
Feb. 28, 2022	\$1,783.89
Mar. 31, 2022	\$1,783.89



**SAVE A STAMP  
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WITH SMARTPHONE

ALL SEC 13 LESS E 1/2 OF NE 1/4 OF NW1/4 OF NW1/4 AND LESS E 1/2 OF SE 1/4 OF SE 1/4 AND LESS SE1/4 OF SW 1/4 OF SE 1/4 AND LESS E 1/2 OF SE 1/4 OF See Additional Legal on Tax Roll

J161853-0000475-7

**Remember to write your account number on your check.  
Make checks payable in US funds to:**

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529



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## 2021 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

**Account No.:** A0491040100

**Account Name/Address:** PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529

**Legal Description:** FR SW COR OF SECT 13 THN S 89 DE G 51 MIN 50 SEC W 1321.06 THN S 89 DEG 50 MIN 02 SEC W 1322.14 FT THN N 00 DEG 06 MIN 40 SEC E 104 2.09 FT TO POB See Additional Legal on Tax Roll

**Property Location:**

PARKWAY CENTER CDD  
RIVERVIEW 33578

### Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	40178	40178	0	5.7309	0.00
ENVIRONMENTAL LAND	813-272-5890	40178	40178	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	40178	40178	0	4.3745	0.00
LIBRARY-SERVICE	813-273-3660	40178	40178	0	0.5583	0.00
PARK BONDS - UNINCORPORATED	813-272-5890	40178	40178	0	0.0259	0.00
SCHOOL - LOCAL	813-272-4064	40178	40178	0	2.2480	0.00
SCHOOL - STATE	813-272-4064	40178	40178	0	3.6010	0.00
PORT AUTHORITY	813-905-5132	40178	40178	0	0.0935	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	40178	40178	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	40178	40178	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	40178	40178	0	0.2535	0.00

**Total Millage: 17.9049**

**Total Ad Valorem Taxes: \$0.00**

### Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
WATER / SEWER IMPACT FEE	813-272-5977 X 43143	679.05
PARKWAY CENTER CDD	813-873-7300	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00

51300  
4902

**Total Non-Ad Valorem Assessments: \$679.05**

**Combined Taxes & Assessments: \$679.05**

↓ Detach below portion and return it with your payment. ↓

**Nancy C. Millan, Hillsborough County Tax Collector**

**2021 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

**Account No.:** A0491040100

**Tax District:** U

**Escrow:**

**Assessed Value:** 40178

**Exemptions:** GO

**ONLY PAY ONE AMOUNT**  
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Nov. 30, 2021	\$651.89
Dec. 31, 2021	\$658.68
Jan. 31, 2022	\$665.47
Feb. 28, 2022	\$672.26
Mar. 31, 2022	\$679.05



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FR SW COR OF SECT 13 THN S 89 DE G 51 MIN 50 SEC W 1321.06 THN S 89 DEG 50 MIN 02 SEC W 1322.14 FT THN N 00 DEG 06 MIN 40 SEC E 104 2.09 FT TO POB See Additional Legal on Tax Roll

J161853-0000475-8

**Remember to write your account number on your check.  
Make checks payable in US funds to:**

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529



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## 2021 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

**Account No.:** A0491501482

**Account Name/Address:** PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529

**Legal Description:** PARKWAY CENTER SINGLE FAMILY PHA SE 1 TRACT B-1 LANDSCAPE

**Property Location:**

PARKWAY CENTER CDD  
RIVERVIEW 33578

### Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	100	100	0	5.7309	0.00
ENVIRONMENTAL LAND	813-272-5890	100	100	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	100	100	0	4.3745	0.00
LIBRARY-SERVICE	813-273-3660	100	100	0	0.5583	0.00
PARK BONDS - UNINCORPORATED	813-272-5890	100	100	0	0.0259	0.00
SCHOOL - LOCAL	813-272-4064	100	100	0	2.2480	0.00
SCHOOL - STATE	813-272-4064	100	100	0	3.6010	0.00
PORT AUTHORITY	813-905-5132	100	100	0	0.0935	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	100	100	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	100	100	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	100	100	0	0.2535	0.00

**Total Millage: 17.9049**

**Total Ad Valorem Taxes: \$0.00**

### Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
LIGHTING DISTRICT 868	813-635-5400	856.26
PARKWAY CENTER CDD	813-873-7300	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00

51300  
4902

**Total Non-Ad Valorem Assessments: \$856.26**

**Combined Taxes & Assessments: \$856.26**

↓ Detach below portion and return it with your payment. ↓

**Nancy C. Millan, Hillsborough County Tax Collector**

**2021 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

**Account No.:** A0491501482

**Tax District:** U

**Escrow:**

**Assessed Value:** 100

**Exemptions:** GO

**ONLY PAY ONE AMOUNT**  
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Nov. 30, 2021	\$822.01
Dec. 31, 2021	\$830.57
Jan. 31, 2022	\$839.13
Feb. 28, 2022	\$847.70
Mar. 31, 2022	\$856.26



**SAVE A STAMP  
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PARKWAY CENTER SINGLE FAMILY PHA SE 1 TRACT B-1 LANDSCAPE

**Remember to write your account number on your check.  
Make checks payable in US funds to:**

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529

J161853-0000475-2



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## 2021 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

**Account No.:** A0491501482

**Account Name/Address:** PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529

**Legal Description:** PARKWAY CENTER SINGLE FAMILY PHA SE 1 TRACT B-1 LANDSCAPE

**Property Location:**

PARKWAY CENTER CDD  
RIVERVIEW 33578

### Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	100	100	0	5.7309	0.00
ENVIRONMENTAL LAND	813-272-5890	100	100	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	100	100	0	4.3745	0.00
LIBRARY-SERVICE	813-273-3660	100	100	0	0.5583	0.00
PARK BONDS - UNINCORPORATED	813-272-5890	100	100	0	0.0259	0.00
SCHOOL - LOCAL	813-272-4064	100	100	0	2.2480	0.00
SCHOOL - STATE	813-272-4064	100	100	0	3.6010	0.00
PORT AUTHORITY	813-905-5132	100	100	0	0.0935	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	100	100	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	100	100	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	100	100	0	0.2535	0.00

**Total Millage: 17.9049**

**Total Ad Valorem Taxes: \$0.00**

### Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
LIGHTING DISTRICT 868	813-635-5400	856.26
PARKWAY CENTER CDD	813-873-7300	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00

51300  
4902

**Total Non-Ad Valorem Assessments: \$856.26**

**Combined Taxes & Assessments: \$856.26**

↓ Detach below portion and return it with your payment. ↓

**Nancy C. Millan, Hillsborough County Tax Collector**

**2021 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

**Account No.:** A0491501482

**Tax District:** U

**Escrow:**

**Assessed Value:** 100

**Exemptions:** GO

**ONLY PAY ONE AMOUNT**  
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Nov. 30, 2021	\$822.01
Dec. 31, 2021	\$830.57
Jan. 31, 2022	\$839.13
Feb. 28, 2022	\$847.70
Mar. 31, 2022	\$856.26



**SAVE A STAMP  
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SCAN QR CODE  
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PARKWAY CENTER SINGLE FAMILY PHA SE 1 TRACT B-1 LANDSCAPE

**Remember to write your account number on your check.  
Make checks payable in US funds to:**

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529

J161853-0000475-2





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## 2021 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

**Account No.:** A0491501484

**Account Name/Address:** PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529

**Legal Description:** PARKWAY CENTER SINGLE FAMILY PHA SE 1 TRACT B-2 LANDSCAPE

**Property Location:**

PARKWAY CENTER CDD  
RIVERVIEW 33578

### Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	100	100	0	5.7309	0.00
ENVIRONMENTAL LAND	813-272-5890	100	100	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	100	100	0	4.3745	0.00
LIBRARY-SERVICE	813-273-3660	100	100	0	0.5583	0.00
PARK BONDS - UNINCORPORATED	813-272-5890	100	100	0	0.0259	0.00
SCHOOL - LOCAL	813-272-4064	100	100	0	2.2480	0.00
SCHOOL - STATE	813-272-4064	100	100	0	3.6010	0.00
PORT AUTHORITY	813-905-5132	100	100	0	0.0935	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	100	100	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	100	100	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	100	100	0	0.2535	0.00

**Total Millage: 17.9049**

**Total Ad Valorem Taxes: \$0.00**

### Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
LIGHTING DISTRICT 868	813-635-5400	995.56
PARKWAY CENTER CDD	813-873-7300	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00

**Total Non-Ad Valorem Assessments: \$995.56**

**Combined Taxes & Assessments: \$995.56**

↓ Detach below portion and return it with your payment. ↓

**Nancy C. Millan, Hillsborough County Tax Collector**

**2021 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

**Account No.:** A0491501484

**Tax District:** U

**Escrow:**

**Assessed Value:** 100

**Exemptions:** GO

**ONLY PAY ONE AMOUNT**  
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Nov. 30, 2021	\$955.74
Dec. 31, 2021	\$965.69
Jan. 31, 2022	\$975.65
Feb. 28, 2022	\$985.60
Mar. 31, 2022	\$995.56



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& PAY ONLINE!**

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PARKWAY CENTER SINGLE FAMILY PHA SE 1 TRACT B-2 LANDSCAPE

J161853-0000475-3

**Remember to write your account number on your check.  
Make checks payable in US funds to:**

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529



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## 2021 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

**Account No.:** A0491501486

**Account Name/Address:** PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529

**Legal Description:** PARKWAY CENTER SINGLE FAMILY PHA SE 1 TRACT B-3  
LANDSCAPE LESS R/W

**Property Location:**

PARKWAY CENTER CDD  
9018 RIVERVIEW DR  
RIVERVIEW 33578

### Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	100	100	0	5.7309	0.00
ENVIRONMENTAL LAND	813-272-5890	100	100	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	100	100	0	4.3745	0.00
LIBRARY-SERVICE	813-273-3660	100	100	0	0.5583	0.00
PARK BONDS - UNINCORPORATED	813-272-5890	100	100	0	0.0259	0.00
SCHOOL - LOCAL	813-272-4064	100	100	0	2.2480	0.00
SCHOOL - STATE	813-272-4064	100	100	0	3.6010	0.00
PORT AUTHORITY	813-905-5132	100	100	0	0.0935	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	100	100	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	100	100	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	100	100	0	0.2535	0.00

**Total Millage: 17.9049**

**Total Ad Valorem Taxes: \$0.00**

### Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
LIGHTING DISTRICT 868	813-635-5400	597.68
PARKWAY CENTER CDD	813-873-7300	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00

**Total Non-Ad Valorem Assessments: \$597.68**

**Combined Taxes & Assessments: \$597.68**

↓ Detach below portion and return it with your payment. ↓

**Nancy C. Millan, Hillsborough County Tax Collector**

**2021 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

**Account No.:** A0491501486

**Tax District:** U

**Escrow:**

**Assessed Value:** 100

**Exemptions:** GO

**ONLY PAY ONE AMOUNT**  
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Nov. 30, 2021	\$573.77
Dec. 31, 2021	\$579.75
Jan. 31, 2022	\$585.73
Feb. 28, 2022	\$591.70
Mar. 31, 2022	\$597.68



**SAVE A STAMP  
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PARKWAY CENTER SINGLE FAMILY PHA SE 1 TRACT B-3 LANDSCAPE LESS R/W

J161853-0000475-4

Remember to write your account number on your check.  
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529





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## 2021 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

**Account No.:** A0491501488

**Account Name/Address:** PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529

**Legal Description:** PARKWAY CENTER SINGLE FAMILY PHA SE 1 TRACT B-4 LANDSCAPE

**Property Location:**

PARKWAY CENTER CDD  
RIVERVIEW 33578

### Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	100	100	0	5.7309	0.00
ENVIRONMENTAL LAND	813-272-5890	100	100	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	100	100	0	4.3745	0.00
LIBRARY-SERVICE	813-273-3660	100	100	0	0.5583	0.00
PARK BONDS - UNINCORPORATED	813-272-5890	100	100	0	0.0259	0.00
SCHOOL - LOCAL	813-272-4064	100	100	0	2.2480	0.00
SCHOOL - STATE	813-272-4064	100	100	0	3.6010	0.00
PORT AUTHORITY	813-905-5132	100	100	0	0.0935	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	100	100	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	100	100	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	100	100	0	0.2535	0.00

**Total Millage: 17.9049**

**Total Ad Valorem Taxes: \$0.00**

### Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
LIGHTING DISTRICT 868	813-635-5400	897.16
PARKWAY CENTER CDD	813-873-7300	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00

51300  
4902

**Total Non-Ad Valorem Assessments: \$897.16**

**Combined Taxes & Assessments: \$897.16**

⬇ Detach below portion and return it with your payment. ⬇

**Nancy C. Millan, Hillsborough County Tax Collector**

**2021 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

**Account No.:** A0491501488

**Tax District:** U

**Escrow:**

**Assessed Value:** 100

**Exemptions:** GO

**ONLY PAY ONE AMOUNT**  
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Nov. 30, 2021	\$861.27
Dec. 31, 2021	\$870.25
Jan. 31, 2022	\$879.22
Feb. 28, 2022	\$888.19
Mar. 31, 2022	\$897.16



**SAVE A STAMP  
& PAY ONLINE!**

SCAN QR CODE  
WITH SMARTPHONE

PARKWAY CENTER SINGLE FAMILY PHA SE 1 TRACT B-4 LANDSCAPE

J161853-0000475-5

**Remember to write your account number on your check.  
Make checks payable in US funds to:**

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529



hillstax.org



## 2021 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0491501490

Account Name/Address: PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529

Legal Description: PARKWAY CENTER SINGLE FAMILY PHA SE 1 TRACT B-5 LANDSCAPE

### Property Location:

PARKWAY CENTER CDD  
8102 STILL CREEK DR  
RIVERVIEW 33578

### Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	100	100	0	5.7309	0.00
ENVIRONMENTAL LAND	813-272-5890	100	100	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	100	100	0	4.3745	0.00
LIBRARY-SERVICE	813-273-3660	100	100	0	0.5583	0.00
PARK BONDS - UNINCORPORATED	813-272-5890	100	100	0	0.0259	0.00
SCHOOL - LOCAL	813-272-4064	100	100	0	2.2480	0.00
SCHOOL - STATE	813-272-4064	100	100	0	3.6010	0.00
PORT AUTHORITY	813-905-5132	100	100	0	0.0935	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	100	100	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	100	100	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	100	100	0	0.2535	0.00

Total Millage: 17.9049

Total Ad Valorem Taxes: \$0.00

### Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
LIGHTING DISTRICT 868	813-635-5400	99.68
PARKWAY CENTER CDD	813-873-7300	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00

51380  
4902

Total Non-Ad Valorem Assessments: \$99.68

Combined Taxes & Assessments: \$99.68

↓ Detach below portion and return it with your payment. ↓

Nancy C. Millan, Hillsborough County Tax Collector

2021 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No.: A0491501490

Tax District: U

Escrow:

Assessed Value: 100

Exemptions: GO

### ONLY PAY ONE AMOUNT

Postmarks not accepted after March 31st.

If Paid By	Amount Due
Nov. 30, 2021	\$95.69
Dec. 31, 2021	\$96.69
Jan. 31, 2022	\$97.69
Feb. 28, 2022	\$98.68
Mar. 31, 2022	\$99.68



SAVE A STAMP  
& PAY ONLINE!

SCAN QR CODE  
WITH SMARTPHONE

PARKWAY CENTER SINGLE FAMILY PHA SE 1 TRACT B-5 LANDSCAPE

J161853-0000475-6

Remember to write your account number on your check.  
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

PARKWAY CENTER CDD  
C/O DISTRICT MANAGEMENT SERVICES LLC  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529

**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Parkway CDD

Meritus

2005 Pan Am Circle, Suite

120

Tampa , FL 33607

**INVOICE # 5025****DATE 11/05/2021****DUE DATE 11/20/2021****TERMS Net 15**

NSH  
Call  
5720

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Reserved 15 chairs, 3 tables for meeting, picked up and dropped off at clubhouse, setup furniture, returned next day, loaded chairs and tables and returned to rental place.	1	160.00	160.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

**BALANCE DUE****\$160.00**

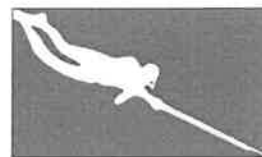
**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com



# INVOICE

**BILL TO**

Parkway CDD

Meritus

2005 Pan Am Circle, Suite

120

Tampa , FL 33607

**INVOICE # 5072****DATE 11/28/2021****DUE DATE 12/13/2021****TERMS Net 15**

*5310*  
*1244205*

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b>	1	175.00	175.00
WEEK OF 11-5-2021: CLUBHOUSE CLEAN			
<b>Labor</b>	1	175.00	175.00
WEEK OF 11-12-2021: CLUBHOUSE CLEAN			
<b>Labor</b>	1	175.00	175.00
WEEK OF 11-19-2021: CLUBHOUSE CLEAN			
<b>Labor</b>	1	175.00	175.00
WEEK OF 11-26-2021: CLUBHOUSE CLEAN			
<b>Material</b>	1	45.00	45.00
PAPER GOODS			
<b>Material</b>	2	45.00	90.00
2-4 PACKS OF SOAP REFILLS			
<b>Material</b>	1	30.00	30.00
TOILET SEAT DISPOSABLE COVERS QTY 1,000			

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

**BALANCE DUE**

**\$865.00**





## INVOICE

Page 1 of 1

Invoice Number 1851096  
Invoice Date November 4, 2021  
Purchase Order 215600346  
Customer Number 83368  
Project Number 215600346

**Bill To**

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

**Please Remit To**

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

Handwritten notes: 3103, 1300

**Project Parkway Center Community Dev District**

Project Manager

Stewart, Tonja L

For Period Ending

October 22, 2021

Current Invoice Total (USD)

1,187.50

Follow up regarding SWFWMD transfer to operation for last segment of Falkenburg Road; follow up regarding slope bank mowing and repair behind Willow Beach Drive; follow up regarding drainage connection request from Level Up

**Top Task 2022 2022 FY General Consulting**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Stewart, Tonja L	6.25	190.00	1,187.50
<b>Subtotal Professional Services</b>	<b>6.25</b>		<b>1,187.50</b>

Top Task Subtotal	2022 FY General Consulting	1,187.50
<b>Total Fees &amp; Disbursements</b>		<b>1,187.50</b>
<b>INVOICE TOTAL (USD)</b>		<b>1,187.50</b>

**Due upon receipt or in accordance with terms of the contract**

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

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

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/20/21	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
10/20/2021	Deirdre Almeida	117541
Total Amount Due		Ad Number
\$420.76		0000188561

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/20/21	10/20/21	0000188561	Times	Legals CLS	Meeting Schedule	1	2x59 L	\$418.76
10/20/21	10/20/21	0000188561	Tampabay.com	Legals CLS	Meeting Schedule	1	2x59 L	\$0.00
					AffidavitMaterial			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
10/20/21	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
10/20/2021	Deirdre Almeida	117541
Total Amount Due		Ad Number
\$420.76		0000188561

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in **Tampa Bay Times: 10/20/21** in said newspaper in the issues of **Baylink Hillsborough**

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

Signature Affiant

Sworn to and subscribed before me this **10/20/2021**

Signature of Notary Public

Personally known       X       or produced identification

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

**NOTICE OF REGULAR BOARD MEETING SCHEDULE  
FISCAL YEAR 2022  
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Parkway Center Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at Parkway Center CDD Clubhouse Located at 7461 S Falkenburg Rd Riverview, FL 33578 on the following dates at time;

October	27, 2021	6:30 p.m.
November	17, 2021	6:30 p.m.
December	15, 2021	6:30 p.m.
January	26, 2022	6:30 p.m.
February	23, 2022	6:30 p.m.
March	23, 2022	6:30 p.m.
April	27, 2022	6:30 p.m.
May	25, 2022	6:30 p.m.
June	22, 2022	6:30 p.m.
July	27, 2022	6:30 p.m.
August	24, 2022	6:30 p.m.
September	28, 2022	6:30 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

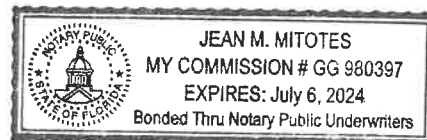
The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brain Howell  
District Manager  
Run Date: 10/20/2021

0000188561



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
AquaPRO	21 120205	\$ 2,100.00			Pool Maintenance - December
Aquatic Weed Control, Inc	66006	212.00			Waterway Service 11/30/2021
First Choice Aquatic Weed Management	66007	2,025.00			Waterway Service - December
Meritus Districts	11105	19,208.15		\$ 7,947.25	Management Service - December
<b>Monthly Contract Sub-Total</b>		<b>\$ 23,545.15</b>			

<b>Variable Contract</b>					
Supervisor: Charlotte Hazlewood	CH 1211521	\$ 200.00			Supervisor Fee - 12/15/2021
Supervisor: Jo Ann Ward	JW 121521	200.00			Supervisor Fee - 12/15/2021
Supervisor: KoKo Miller	KM 121521	200.00			Supervisor Fee - 12/15/2021
Supervisor: Linda Bell	LB 121521	200.00			Supervisor Fee - 12/15/2021
Supervisor: Tanya O`Conner	TO 121521	200.00			Supervisor Fee - 12/15/2021
<b>Variable Contract Sub-Total</b>		<b>\$ 1,000.00</b>			

<b>Utilities</b>					
DKS Cellular Subscription	1722234	\$ 30.95			Cellular Subscription - 12/14/2021
Tampa Electric	211001800369 120721	492.36			Electric Service Thru 12/01/2021
Tampa Electric	211001800609 120721	447.50			Electric Service Thru 12/01/2021
Tampa Electric	221007991963 120721	229.52			Electric Service Thru 12/01/2021
Tampa Electric	221008055560 120721	423.79	<b>\$ 1,593.17</b>	\$ 3,583.33	Electric Service Thru 12/01/2021
<b>Utilities Sub-Total</b>		<b>\$ 1,624.12</b>			

<b>Regular Services</b>					
Don Harrison Enterprises	2824	\$ 1,295.00			Routine Maintenance - 11/24/2021
Don Harrison Enterprises	2839	450.00	<b>\$ 1,745.00</b>		Routine Inspection - 12/18/2021
Egis	14661	11,585.00			Policy Renewal Thru 10/01/2022

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Egis	15037	10,363.00	<b>\$ 21,948.00</b>		Policy Renewal Thru 10/01/2022
Fields Consulting Group	2688	600.00			Installing Warning Signs - 12/08/2021
First Choice Aquatic Weed Management	65973	2,243.00			Waterway Service - 11/30/2021
Gabilee Interior	114	1,352.08			Interior Decoration - 12/16/2021
Gabilee Interior	115	625.00	<b>\$ 1,977.08</b>		Capital Outlay - 12/16/2021
LMP	164303	237.72			Irrigation Inspection Repairs - 11/19/2021
LMP	164313	65.80			Irrigation Inspection Repair - 11/20/2021
LMP	164554	106.16			Irrigation Inspection Repair - 11/30/2021
LMP	164894	2,672.25			Fall Flower Rotation - 12/20/2021
LMP	164896	582.55	<b>\$ 3,664.48</b>		Pool Area Touch up - 12/20/2021
Navitas Credit Corp	40819292 1 120421	804.78			Contract Payment - 12/04/2021
Republic Services	0696 000996314	354.70			Waste Management - 12/17/2021
Spearem Enterprises	5086	950.00			Pressure Washing And Cleaning - 12/20/2021
Spearem Enterprises	5087	160.00			Clubhouse Post-Construction - 12/20/2021
Spearem Enterprises	5088	865.00	<b>\$ 1,975.00</b>		Clubhouse Cleaning - 12/20/2021
Stantec	104242	388.00			Consulting Service - 11/19/2021
Stantec	1863580	773.00	<b>\$ 1,161.00</b>		Professional Service - 12/08/2021
Tawnya Hanlon	TH 121421	150.00			Club house Deposit Refund 12/14/2021
Vecar Garzon	VG 120621	150.00			Club house Deposit Refund - 12/06/2021
Windward	1465	4,703.00			Maintenance, Labor And Materials - 12/16/2021
Windward Building Group, Inc	WBG 102921	79,498.86			Architect/Contractor - 10/29/2021
<b>Regular Services Sub-Total</b>		<b>\$ 120,974.90</b>			
<b>Additional Services</b>					

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Additional Services Sub-Total		\$ 0.00			
<b>TOTAL:</b>		<b>\$ 147,144.17</b>			

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary





# INVOICE

**Jorge Lopez**

Owner

INVOICE # 21-120205  
DATE: DECEMBER 2, 2021

2513 DAKOTA ROCK DR.  
RUSKIN, FL 33570  
Phone: (813)482-1932  
Email: aquapro.pool.solutions@gmail.com

TO PARKWAY CENTER CDD  
7461 S. FALKENBURG DR.  
RIVERVIEW, FL 33578  
(813) 873-7300

BSA 46075390

JOB: MONTHLY POOL MAINTENANCE  
NOVEMBER 2021

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	POOL MONTHLY MAINTENANCE	\$2,100.00	\$2,100.00
	• 3-Visits per Week (YEAR-ROUND)		
	• Chemicals Included		
	• Filtration Cleaning		
	• Pool Vacuuming and Skimming		
	• Water Testing and Balancing		
	• Daily Equipment Inspection		
	• Free Minor Equipment Repair		

TECHNICIAN NOTES: POOL NOW OPEN TO THE COMMUNITY. STILL WAITING ON KEY FOBS FOR THE TEAM.

SUBTOTAL	\$2,100.00
SALES TAX	INCLUDED
TOTAL	\$2,100.00

Make all checks payable to **AQUAPRO POOL SOLUTIONS**  
**THANK YOU FOR YOUR BUSINESS!**



## Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

## Invoice

Date	Invoice #
11/30/2021	66006

**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	12/30/2021

Description	Amount
Initial monthly waterway #23 for the pond associated with Parkway Center. Completed 11/7/2021.  <i>5250 B N 4615</i>	212.00

Thank you for your business.

<b>Total</b>	\$212.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$212.00

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
12/7/2021	66007

**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	1/6/2022

Description	Amount
Monthly waterway service for the month this invoice is dated - 21 waterways	1,670.00
Monthly maintenance for clubhouse for the month this invoice is dated	143.00
Monthly waterway service #23 for the month this invoice is dated	212.00
<i>BU 461553.00</i>	

Thank you for your business.

<b>Total</b>	\$2,025.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,025.00



**Job Name:**

Customer: FCA - PARKWAY CENTER CDD

Date: 12/03/2021

Time: 01:33 PM

**Customer Signature:**

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
<input checked="" type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Carp observed	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Barrier Inspected	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

<input checked="" type="checkbox"/> Arrowhead	<input checked="" type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input checked="" type="checkbox"/> Cordgrass	<input checked="" type="checkbox"/> Lily

☐ Naiad ☐ \_\_\_\_\_

☒ Pickerelweed

☐ Soft Rush ☐ \_\_\_\_\_

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

INVOICE NO.: 11105

DATE: 12/14/2021

DUE DATE: 12/14/2021

**BILLING ADDRESS**

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services December		2,403.33
	Field Management December		2,308.92
2	Personnel Services - On-Site Staff November, December	5,000.00	10,000.00
	Recording Secretary December		333.33
	Technology Services December		166.67
	Accounting Services December		2,389.75
3	Dissemination Services October, November, December	500.00	1,500.00
	Postage October		10.60
637	Copies BW October	0.15	95.55
SUBTOTAL			19,208.15
NEW CHARGES			
TOTAL			19,208.15



**PARKWAY CENTER CDD**

MEETING DATE: December 15, 2021

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature Brian Howell 

CH 121521



**PARKWAY CENTER CDD**

MEETING DATE: December 15, 2021

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature Brian Howell



JW 121521

**PARKWAY CENTER CDD**

MEETING DATE: December 15, 2021

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature Brian Howell 

KM 121521

**PARKWAY CENTER CDD**

MEETING DATE: December 15, 2021

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature Brian Howell 

LB 121521

**PARKWAY CENTER CDD**

**MEETING DATE: December 15, 2021**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Jo Ann Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Linda Bell	✓	Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature Brian Howell



TO 121521

Please remit your check together with the Payment Slip from the last page of this invoice.

**DKS Cellular Subscription****INVOICE**

INVOICE#

**1722234**

INVOICE DATE

**December 14, 2021**

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

User ID: **ParkwayCenter**

Period Starts: November 14, 2021

Period Ends: December 13, 2021

Previous Balance: \$30.95

Payment Received: (\$30.95)

New Charges: \$30.95

**Note: All \$ amounts are in US Dollars.****Total Amount Due: \$30.95 USD Due by January 13, 2022****Payments**

Date	Details	Amount
12/13/2021	Check received	(\$30.95)

**Cell Systems**

From	To	Name	Phone	MC	Min	Transfer	Amount
11/14/2021	12/13/2021		813 230 5734	9999	223	27	\$30.95

**Summary****Total Amount Due**

This amount is due by January 13, 2022

**\$30.95 USD**

Cut along the dotted line and include with the check.

Please also write the Invoice Number (" **1722234** ") on your check.

Invoice# 1722234  
Dated December 14, 2021  
User ID ParkwayCenter  
Period Starts: November 14, 2021  
Period Ends: December 13, 2021  
Amount Due: **\$30.95 USD**

Payment To:  
DoorKing Inc.  
IM Server Payments  
120 S. Glasgow Avenue  
Inglewood, CA 90301

**Received**

DEC 20 2021



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 211001800369

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

Current month's charges:	\$492.36
Total amount due:	\$492.36
Payment Due By:	12/28/2021

### Your Account Summary

Previous Amount Due	\$494.07
Payment(s) Received Since Last Statement	-\$494.07
<b>Current Month's Charges</b>	<b>\$492.36</b>
<b>Total Amount Due</b>	<b>\$492.36</b>



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for families in need in our community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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

# One Less Worry :)

Paperless = Worry less! Free eBill signup: [tampaelectric.com/paperless](http://tampaelectric.com/paperless)



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:	\$492.36
Total amount due:	\$492.36
Payment Due By:	12/28/2021

**Amount Enclosed** \$

656321888535

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





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800369  
**Statement Date:** 12/07/2021  
**Current month's charges due** 12/28/2021



### Details of Charges – Service from 10/30/2021 to 12/01/2021

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	240 kWh @ \$0.02734/kWh	\$6.56
Fixture & Maintenance Charge	15 Fixtures	\$115.65
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	240 kWh @ \$0.04187/kWh	\$10.05
Storm Protection Charge	240 kWh @ \$0.00354/kWh	\$0.85
Florida Gross Receipt Tax		\$0.45

#### Lighting Charges

**\$492.36**

#### Total Current Month's Charges

**\$492.36**

00000116-0001192-Page 11 of 26



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 211001800609



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

Current month's charges:	\$447.50
Total amount due:	\$447.50
Payment Due By:	12/28/2021

### Your Account Summary

Previous Amount Due	\$447.50
Payment(s) Received Since Last Statement	-\$447.50
<b>Current Month's Charges</b>	<b>\$447.50</b>
<b>Total Amount Due</b>	<b>\$447.50</b>



Donate today to help pay energy bills  
for families in need in our community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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

# One Less Worry :)

Paperless = Worry less! Free eBill signup: [tampaelectric.com/paperless](http://tampaelectric.com/paperless)



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:	\$447.50
Total amount due:	\$447.50
Payment Due By:	12/28/2021
<b>Amount Enclosed</b>	<b>\$</b>

656321888536

# Received

DEC 15 2021

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



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800609  
**Statement Date:** 12/07/2021  
**Current month's charges due** 12/28/2021



### Details of Charges – Service from 10/30/2021 to 12/01/2021

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	260 kWh @ \$0.02734/kWh	\$7.11
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.04187/kWh	\$10.89
Storm Protection Charge	260 kWh @ \$0.00354/kWh	\$0.92
Florida Gross Receipt Tax		\$0.49

#### Lighting Charges

**\$447.50**

#### Total Current Month's Charges

**\$447.50**

00000118-0001189-Page 5 of 26



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221007991963

PARKWAY CENTER CDD  
7461 S FALKENBURG RD. AND S 78TH ST.  
RIVERVIEW, FL 33578



Current month's charges:	\$229.52
Total amount due:	\$229.52
Payment Due By:	12/28/2021

### Your Account Summary

Previous Amount Due	\$229.52
Payment(s) Received Since Last Statement	-\$229.52
<b>Current Month's Charges</b>	<b>\$229.52</b>
<b>Total Amount Due</b>	<b>\$229.52</b>



Donate today to help pay energy bills  
for families in need in our community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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

# One Less Worry :)

Paperless = Worry less! **Free eBill signup:** [tampaelectric.com/paperless](http://tampaelectric.com/paperless)



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: 221007991963

Current month's charges:	\$229.52
Total amount due:	\$229.52
Payment Due By:	12/28/2021

**Amount Enclosed** \$

630396024302

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

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



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221007991963  
**Statement Date:** 12/07/2021  
**Current month's charges due** 12/28/2021



### Details of Charges – Service from 10/30/2021 to 12/01/2021

Service for: 7461 S FALKENBURG RD. AND S 78TH ST., RIVERVIEW, FL 33578

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	162 kWh @ \$0.02734/kWh	\$4.43
Fixture & Maintenance Charge	6 Fixtures	\$88.26
Lighting Pole / Wire	6 Poles	\$129.18
Lighting Fuel Charge	162 kWh @ \$0.04187/kWh	\$6.78
Storm Protection Charge	162 kWh @ \$0.00354/kWh	\$0.57
Florida Gross Receipt Tax		\$0.30

#### Lighting Charges

**\$229.52**

#### Total Current Month's Charges

**\$229.52**

00000118-0001198-Page 23 of 26



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221008055560

PARKWAY CENTER CDD  
7461 S FALKENBURG RD  
RIVERVIEW, FL 33578

Current month's charges:	\$1,067.36
Total amount due:	\$423.79
Payment Due By:	12/28/2021

### Your Account Summary

Previous Amount Due	\$993.32
Payment(s) Received Since Last Statement	-\$993.32
Miscellaneous Credits	-\$643.57
Credit balance after payments and credits	-\$643.57
<b>Current Month's Charges</b>	<b>\$1,067.36</b>
<b>Total Amount Due</b>	<b>\$423.79</b>

Received  
DEC 13 2021



Donate today to help pay energy bills  
for families in need in our community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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

# One Less Worry :)

Paperless = Worry less! Free eBill signup: [tampaelectric.com/paperless](http://tampaelectric.com/paperless)



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: 221008055560

Current month's charges:	\$1,067.36
Total amount due:	\$423.79
Payment Due By:	12/28/2021
<b>Amount Enclosed</b>	<b>\$</b>

630396024303

00001778 02 AV 0.42 33607 FTECO112072122281710 00000 03 01000000 013 02 9176 004



PARKWAY CENTER CDD  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

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





**Account:** 221008055560  
**Statement Date:** 12/07/2021  
**Current month's charges due** 12/28/2021

## Details of Charges – Service from 10/30/2021 to 12/01/2021

Service for: 7461 S FALKENBURG RD, RIVERVIEW, FL 33578

**Rate Schedule: General Service Demand - Standard**

Meter Location: CLUBHOUSE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	12/01/2021	80,221		69,527		10,694 kWh	1	33 Days
1000813546	12/01/2021	27.84		0		27.84 kW	1	33 Days

Basic Service Charge		\$30.10
Demand Charge	28 kW @ \$10.92000/kW	\$305.76
Energy Charge	10,694 kWh @ \$0.01589/kWh	\$169.93
Fuel Charge	10,694 kWh @ \$0.04255/kWh	\$455.03
Capacity Charge	28 kW @ \$0.52000/kW	\$14.56
Storm Protection Charge	28 kW @ \$0.72000/kW	\$20.16
Energy Conservation Charge	28 kW @ \$0.60000/kW	\$16.80
Environmental Cost Recovery	10,694 kWh @ \$0.00265/kWh	\$28.34
Florida Gross Receipt Tax		\$26.68

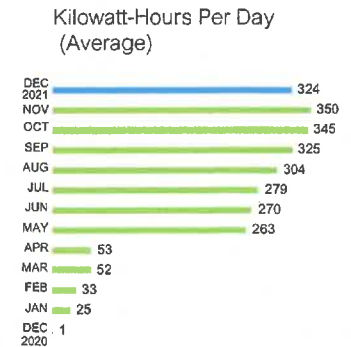
### Electric Service Cost

**\$1,067.36**

### Total Current Month's Charges

**\$1,067.36**

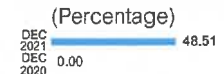
### Tampa Electric Usage History



### Billing Demand



### Load Factor



## Miscellaneous Credits

Deposit Refund - \$632.00

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

Interest for Cash Security Deposit - Electric - \$11.57

### Total Current Month's Credits

**-\$643.57**



## No. 2824

2510 Priscilla Ct. • Lutz, FL 33559-5679  
(813) 363-6286  
#112215

DATE \_\_\_\_\_

11.24.2021

Parkway Center C.D.D.

STREET

PHONE

1

873-7300

CITY

STATE

33607 ZIP

**JOB NAME/LOCATION**

## MOB PHONE

**ADDRESS**

New Club Horse

**SCHEDULED DATE/TIME**

### WORK TAKEN BY

**ORDERED BY**

Rick Licht

DESCRIPTION OF WORK	DATE	TIME	LOCATION	STATUS
1. Review project goals and objectives.	2023-10-26	10:00	Office	Completed
2. Conduct initial site inspection.	2023-10-27	09:00	Site A	In Progress
3. Meet with local stakeholders.	2023-10-28	14:00	Community Center	Pending
4. Prepare detailed report.	2023-10-29	11:00	Office	Not Started

Installed Controls with timeclock  
for Pool Water Feature Pumps.  
A5 per Attached Contract

Completed

**ASK ABOUT OUR SERVICE CONTRACTS**

**PARTS WARRANTY** - All parts as recorded are warranted as per manufacturer specifications.

**LABOR GUARANTEE** - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

**AUTHORIZATION FOR SERVICE.** The undersigned hereby warrants that he has the full right, authority to enter into this agreement and accept responsibility for any charges incurred against and payable by him or his firm, and that he is not subject to the established hourly rate and for a trip outside of the State of Florida, and is not subject to the terms and condition herein. It is agreed that venue for any cause of action arising out of this agreement shall be in Hillsborough County, Florida, and the undersigned shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1 1/2% per month on all past due balances.

**UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:**

**PREVENTIVE MAINTENANCE DISCOUNT**

1295.00

Contract Price

**TOTAL  
AMOUNT DUE**

DATE COMPLETED 11-24-2022

**TERMS: Net Due Upon Completion**

**CUSTOMER SIGNATURE**

I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

**CUSTOMER SIGNATURE**

Please purchase PDF Split-Merge on [www.verypdf.com](http://www.verypdf.com) to remove this watermark.

Don Harrison Enterprises  
2510 Priscilla Court  
Lutz, FL 33559  
(813) 363-6286

TO: Rick Reidt

Job Name: Parkway Center

Job Address: new clubhouse

Description: Timer for features in pool.

Proposal / Estimate

All labor and materials to supply and install (1) weatherproof intermatic timeclock that will control (2) 230 volt 40 amp circuits simultaneous for the water feature inside pool area. To include junction box and 2 two pole contactors as needed.

We hereby propose to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of \$ 1,295.00  
One thousand, two hundred, ninety five dollars.

Payment to be made as follows: 15 day net term billing upon completion.

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over the above estimate. All agreements contingent upon strikes, Accidents, or delays beyond our control. Owner to carry fire, Tornado, and other necessary insurance. All invoices are due and payable 30 days of date of invoice. Any delinquent accounts will be subject to a monthly service charge of 12% per month. Should we incur any cost or expense in collecting per the terms of this agreement, the undersigned agrees to pay all cost and expenses including reasonable attorney fees.

Acceptance of proposal: The above prices, Specification and conditions are satisfactory and hereby accepted. You are authorized to proceed with the work as specified. Payment will be outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorized Signature Rick L. Reidt - DM Date 11/22/2021



No. 2839

2510 Priscilla Ct. • Lutz, FL 33559-5679  
(813) 363-6286  
#112215

DATE \_\_\_\_\_

180

NAME		PARKWAY CENTER C.D.D.		STREET		PHONE		873-7300		ZIP		33607	
CITY		DOWNS PARKWAY		STATE		FL		CITY		STATE		ZIP	
JOB NAME/LOCATION		DOWNS PARKWAY		ADDRESS		DOWNS PARKWAY		DOWNS PARKWAY		DOWNS PARKWAY		DOWNS PARKWAY	
SCHEDULED DATE/TIME		12-17-2021		SCHEDULED DATE/TIME		12-17-2021		SCHEDULED DATE/TIME		12-17-2021		SCHEDULED DATE/TIME	
WORK TAKEN BY		Dan.		ORDERED BY		BRIAN HOWELL		DESCRIPTION OF WORK		ROUTINE INSPECTION FOR THE MONTH OF DECEMBER 2021.		CHECKED GOOD	
TECHNICIAN		Dan		ARRIVE		TOTAL HRS.		RATE		TOTAL LABOR		TOTAL	
MAT.		PERMITS		MISC.		TAX		LABOR		TOTAL		TOTAL	
PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.		LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.		UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:		AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a tip charge. If applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1 1/2% per month on all past due balances.		CUSTOMER SIGNATURE		I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.		CUSTOMER SIGNATURE	
DATE COMPLETED		12-17-2021		TERMS: Net Due Upon Completion		DATE COMPLETED		12-17-2021		TERMS: Net Due Upon Completion		DATE COMPLETED	
TOTAL AMOUNT DUE		450.00		TOTAL AMOUNT DUE		450.00		TOTAL AMOUNT DUE		450.00		TOTAL AMOUNT DUE	



Parkway Center Community Development District  
c/o Meritus  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

# INVOICE

<b>Customer</b>	Parkway Center Community Development District
<b>Acct #</b>	784
<b>Date</b>	09/21/2021
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 11,585.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#14661
100121719	

Thank You

Please detach and return with payment



Customer: Parkway Center Community Development District

Invoice	Effective	Transaction	Description	Amount
14661	10/01/2021	Renew policy	Policy #100121719 10/01/2021-10/01/2022 Florida Insurance Alliance  Package - Renew policy Due Date: 9/21/2021  <i>\$2673- property</i> <i>\$ 5848- gen. liab</i> <i>\$3064- pub. off.</i>	11,585.00

				<b>Total</b>
				\$ 11,585.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)233-9939	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/21/2021



# INVOICE

<b>Customer</b>	Parkway Center Community Development District
<b>Acct #</b>	784
<b>Date</b>	11/18/2021
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

Parkway Center Community Development District  
c/o Meritus  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

Payment Information	
<b>Invoice Summary</b>	\$ 10,363.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#15037
100121719	

Thank You

Please detach and return with payment



Customer: Parkway Center Community Development District

Invoice	Effective	Transaction	Description	Amount
15037	11/15/2021	Policy change	Policy #100121719 10/01/2021-10/01/2022 Florida Insurance Alliance  Package - Add Amenity Center & Pool Due Date: 11/18/2021  - <del>\$1000.00</del> property <del>\$155.48</del> gen. liab <del>\$300.00</del> pub. off	10,363.00
				<b>Total</b>
				\$ 10,363.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)233-9939	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	11/18/2021





**MARKETING • DESIGN • PRINTING  
INDOOR / OUTDOOR SIGNS & MORE...**

11749 Crestridge Loop  
Trinity, FL 34655

# Invoice

Date	Invoice #
12/8/2021	2688

Bill To
Meritus Parkway CDD Attn: Brian Howell 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"Left Turn Yield" (30x30) diamond shape reflective yellow and black sign, black on back. Includes Decorative black fluted 3-inch round post (12-ft), (1) black acron finial top, (1) black europa base, (2) black post clamps.	1	425.00	425.00
Install (Signage)	Install the above at corner of "Splendid Lane" and "Canopy Lane" (Per Johnson Engineering Map) with cement.	1	175.00	175.00

BY 4910 53914

<b>Subtotal</b>	\$600.00
<b>Sales Tax (7.0%)</b>	\$0.00
<b>Total</b>	\$600.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$600.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

# Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

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

Date	Invoice #
11/30/2021	65973

**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	12/30/2021

Description	Amount
Monthly waterway service for the month this invoice is dated - 21 waterways	1,670.00
Monthly maintenance for clubhouse for the month this invoice is dated	143.00
Quarterly waterway service for the preserve for the month this invoice is dated	430.00
<p>DN 5340 4615</p>	

Thank you for your business.

<b>Total</b>	\$2,243.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,243.00



**Customer Signature:**

[illegible]

## CLARITY

- ☒  $< 1'$   
☐  $1-2'$   
☐  $2-4'$   
☐  $> 4'$

## FLOW

- ☐ None  
☒ Slight  
☐ Visible

## METHOD

- ☒ ATV  
☐ Airboat  
☐ Backpack

## CARP PROGRAM

- ☐ Carp observed
- ☐ Barrier Inspected

## WATER LEVEL

- ☐ High  
☒ Normal  
☐ Low

## WEATHER

- ☐ Clear  
☒ Cloudy  
☒ Windy  
☐ Rainy

## FISH and WILDLIFE OBSERVATIONS

- |                                    |   |  |   |  |
|------------------------------------|---|--|---|--|
| <input type="checkbox"/> Alligator | <input type="checkbox"/> Catfish          | <input type="checkbox"/> Gallinules        | <input type="checkbox"/> Osprey             | <input checked="" type="checkbox"/> Woodstorks |
| <input type="checkbox"/> Anhinga   | <input checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gambusia          | <input type="checkbox"/> Otter              | <input checked="" type="checkbox"/> Ducks      |
| <input type="checkbox"/> Bass      | <input type="checkbox"/> Cormorant        | <input checked="" type="checkbox"/> Herons | <input type="checkbox"/> Snakes             | <input type="checkbox"/>                       |
| <input type="checkbox"/> Bream     | <input type="checkbox"/> Egrets           | <input type="checkbox"/> Ibis              | <input checked="" type="checkbox"/> Turtles |  |

## NATIVE WETLAND HABITAT MAINTENANCE

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Arrowhead | <input checked="" type="checkbox"/> Bulrush | <input type="checkbox"/> Golden Canna    |
| <input type="checkbox"/> Bacopa               | <input type="checkbox"/> Chara              | <input type="checkbox"/> Gulf Spikerush  |
| <input type="checkbox"/> Blue Flag Iris       | <input type="checkbox"/> Cordgrass          | <input checked="" type="checkbox"/> Lily |

**Beneficial Vegetation Notes:**

- ☐ Naiad ☐
- ☒ Pickerelweed ☐
- ☐ Soft Rush ☐



## Job Name:

Customer: FCA - PARKWAY CENTER CDD

Date: 11/17/2021

Time: 08:36 AM

Customer Signature:

[illegible]

## WEATHER

- ☐  $< 1'$   
☒  $1-2'$   
☐  $2-4'$   
☐  $> 4'$

- ☒ None  
☐ Slight  
☐ Visible

- ☐ ATV
- ☐ Airboat
- ☐ Backpack

- ☒ Boat  
☐ Truck

- ☐ Carp observed
- ☐ Barrier Inspected

- ☐ High  
☒ Normal  
☐ Low

- ☒ Clear  
☐ Cloudy  
☐ Windy  
☐ Rainy

☐ Alligator  
☒ Anhinga  
☒ Bass  
☒ Bream

- ☐ Catfish  
☐ Coots  
☒ Cormorant  
☒ Egrets

- ☒ Gallinules
- ☒ Gambusia
- ☒ Herons
- ☒ Ibis

- ☒ Osprey  
☐ Otter  
☐ Snakes  
☒ Turtles

- ☐ Woodstork  
☒ Ducks  
☐

**Beneficial Vegetation Notes:**

- ☒ Arrowhead      ☐ Bulrush      ☐ Golden Canna  
☒ Bacopa      ☐ Chara      ☒ Gulf Spikerush  
☐ Blue Flag Iris      ☐ Cordgrass      ☐ Lily

- ☐ Naiad  
☒ Pickerelweed  
☐ Soft Rush

# Invoice

## Gabilee Interior

**Bill To** CDD Parkway Community Center  
c/o Meritus Communities  
2005 Pan Am Circle , Suite 300  
Tampa , FL 33607

**Invoice No.** 114  
**Date** Dec 16, 2021  
**Due Date** Dec 16, 2021  
**Terms** 0 days

Description	Quantity	Rate	Amount
* Furniture Total *payment received 5/21 (under credit). We added one sofa for seating to the children's corner and removed 2 chairs	1	\$20,732.70	\$20,732.70

\* Indicates non-taxable item

**Thank you for your business.**

### Payment instructions

**By check**  
Gabilee Interior Decoration, LLC

**Subtotal** \$20,732.70  
**FL tax (8.5%)** \$0.00  
**Total** \$20,732.70  
**Credit** - \$19,380.62  
**Paid** \$0.00

**Balance Due** **\$1,352.08**

# Invoice

## Gabilee Interior

**Bill To** CDD Parkway Community Center  
c/o Meritus Communities  
2005 Pan Am Circle , Suite 300  
Tampa , FL 33607

**Invoice No.** 115  
**Date** Dec 16, 2021  
**Due Date** Dec 16, 2021  
**Terms** 0 days

Description	Quantity	Rate	Amount
* 5 hours Design - due to longer contract	5	\$125.00	\$625.00

\* Indicates non-taxable item

### Payment instructions

**By check**  
Gabilee Interior Decoration, LLC

<b>Subtotal</b>	\$625.00
<b>FL tax (8.5%)</b>	\$0.00
<b>Total</b>	\$625.00
<b>Paid</b>	\$0.00
<b>Balance Due</b>	<b>\$625.00</b>

*AS per 12/16/21*





Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
11/19/2021	164303

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 11-18-2021			
Controller B			
Irrigation parts	1	21.04	21.04
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Controller C			
Irrigation parts	1	116.68	116.68
Labor: 1 man @ \$ 40.00 per hour	1.5	40.00	60.00
		Total	\$237.72
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	12/19/2021
		Payments/Credits	\$0.00
		Balance Due	

8/31 5340  
4/6/2

Clock Type/#	Hunter XL Hybrid / Control or IB					Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	Battery Replaced	Time/Date Adjust	N	Pgm A	1				6:00 pm			6:00 pm
Rain Sensor	OK	bad		N	Pgm B	2							
Notes: Replaced AA Batteries & Battery Pack													
					Pgm C	1				8:00 am			8:00 am
					Pgm D	2							
					Pgm D	1							
					Pgm D	2							
Programs						Technician Use Only (Use Standard Invoice forms for additional charges)							
Zone #	Type	A	B	C	D	Labor	Hrs	Rate	Amount				
1	S	125				Supervisor:							
2	S	110				Technician:							
3	S	120				Total Labor Charges \$							
4	M			115		Materials	QTY	Unit	Extended				
5						Battery Pack w/ Adapter	1	5.00	5.00				
6						AA Battery	6	2.25	13.50				
7						447-005	2	0.61	1.22				
8						05070CP	2	0.66	1.32				
9													
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19													
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21													
22													
23						Total Materials	\$	21.04					
24						Total Labor	\$	40.00					
Season Adjust %	100%					Grand Total	\$	61.04					
Run Time	1:55					Bill To:							
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information													



Landscaping  
Maintenance  
Professionals, Inc.

Property: Parkway Center CDD

Date: 11/18/21  
Technician: [Signature]  
Arrive/Depart: 7:10-10:00

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

Clock Type/ #	Confirm Time/ Date	Time/Date Adjust	Y	Y	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date					Pgm A				12:00pm			12:00pm
Rain Sensor	50	bad			Pgm B				4:00pm			4:00pm
					Pgm C				8:30pm			8:30pm
					Pgm D				10:00pm			10:00pm
									8:00pm			8:00pm

Notes:

Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D			Labor	Hrs	Rate	Amount
1	R	120				ok			1.5	40	60-
2	R/D	120				ok					
3	R/D	120				missing section of drip (capped line) plants missing					
4	R/D	120				# 516 pipes					
5	R/D	120				ok					
6	R	120				ok					
7	R/D	120				broken motor (leaking), 3/4" line break & Tee					
8	S	115				ok					
9	S	115				ok					
10	S	115				ok					
11	S	115				ok					
12	S	120				2 broken sprayheads (one below, 1 nozzle (NPE))					
13	S		115			ok					
14	S		115			ok					
15	S		110			broken sprayhead					
16	S		110			ok					
17	S		110			ok					
18	S		110			ok					
19	S		110			ok					
20	S					ok					
21	B					ok					
22						ok					
23											
24											
Season Adjust %				100%	100%	100%					
Run Time				3:40	1:20	1:25					
Total Materials											\$ 116.68
Total Labor											\$ 60.00
Grand Total											\$ 176.68

Bill To:

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

Notes: 112 107 102





# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
11/20/2021	164313

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 11-19-2021			
Controller H			
Irrigation parts	1	28.30	28.30
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
Controller K			
Irrigation parts	1	7.50	7.50
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
		Total	\$65.80
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	12/20/2021	Balance Due

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

[illegible]

### Zone Information

Technician Use Only (Use Standard Invoice forms for additional charges)							6:50am		
Labor							Hrs	Rate	Amount
Supervisor:							0.5	40-	20-
Technician:									
Total Labor Charges							\$ 20 -		
Materials							QTY	Unit	Extended
PROSIZ							1	16.90	16.90
104464N							6	1.90	11.40
							</		

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



Landscaping  
Maintenance  
Professionals, Inc.

Property: Parkway Center CAD

Date: 11/19/21  
Technician: [Signature]  
Arrive/ Depart: 2:30-3:10

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	Y	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Rain Sensor	ok	Battery Replaced			Pgm A 1				1:00am			1:00am
Notes: Replaced rain sensor battery												
Pgm B 1												
Pgm C 1												
Pgm D 1												

Zone #	Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
		A	B	C	D					Labor	Supervisor:	Rate	Amount
1	R	1:50				ok						15 min	10
2	L	1:05				ok							
3	S	1:20				ok							
4	S	1:05				ok							
5	S				1:15	ok							
6	S	1:30				ok							
7	B	1:10				ok							
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24													
Season Adjust %	ok				10%								
Run Time	12:00				1:15								
Total Materials										\$ 7.50			
Total Labor										\$ 10.00			
Grand Total										\$ 17.50			

Bill To: [Signature]

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  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
11/30/2021	164554

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

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

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 11-29-2021			
Controller G			
Irrigation parts	1	28.27	28.27
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
Controller at Grand Aspen Way & Eagle Palm Dr.			
Irrigation parts	1	17.89	17.89
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
		<b>Total</b>	<b>\$106.16</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		<b>Terms</b>	<b>Due Date</b>
		Net 30	12/30/2021
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$106.16</b>



Landscape  
Maintenance  
Professionals, Inc.

Property: Parkway Center CDD

Date	11/29/21
Technician	Tom
Arrive/ Depart	12:30 - 1:15

P.O. 267 Seffner, Florida 33583 \* (813)757-6500 Fax: (813)757-6501 \* www.lmpro.com 69411110 - 2:30 - 3:00

Clock Type/ #	Hunter Acc / Controller 6	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	Y	Y	Y	Y	Y	Y	Y	Y
Rain Sensor	Battery Replaced	Y	Y	Y	Y	Y	Y	Y	Y
	bad	Y	Y	Y	Y	Y	Y	Y	Y

Notes:	Eliminated Hunter nodes & wired decoder's back into 2nd wire system
--------	---

Zone #	Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)									
		A	B	C	D	OK	OK	OK	OK	Supervisor:	Labor	Hrs	Rate	Amount	Supervisor:	Labor	Hrs	Rate	Amount
1	S	20				OK						0.5	40	20.00					
2	D/M	05				OK													
3	S	20				OK													
4																			
5																			
6																			
7																			
8																			
9	S	20				OK													
10																			
11	S	20																	
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Total Materials	\$ 28.27
Total Labor	\$ 20.00
Grand Total	\$ 48.27
Bill To:	

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

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

Clock Type / #										Rainbird ESP-N3 / Controller F															
Battery Date		Confirm Time / Date		Time / Date Adjust		Y		N		Start		Sun		Mon		Tue		Wed		Thu		Fri		Sat	
Rain Sensor		Battery Replaced		bad		Y		N		Pgm A		Pgm B		Pgm C		Pgm D									
Notes:																									
<div> <div> <div>Zone #</div> <div>Type</div> <div>A</div> <div>B</div> <div>C</div> <div>D</div> </div> <div> <div>1</div> <div>R/S</div> <div>:20</div> <div></div> <div></div> <div></div> </div> <div> <div>2</div> <div>S</div> <div>:10</div> <div></div> <div></div> <div></div> </div> <div> <div>3</div> <div>S</div> <div>:10</div> <div></div> <div></div> <div></div> </div> <div> <div>4</div> <div>S</div> <div>:15</div> <div></div> <div></div> <div></div> </div> <div> <div>5</div> <div>R</div> <div>:45</div> <div></div> <div></div> <div></div> </div> <div> <div>6</div> <div>S</div> <div>:10</div> <div></div> <div></div> <div></div> </div> <div> <div>7</div> <div>S</div> <div>:15</div> <div></div> <div></div> <div></div> </div> <div> <div>8</div> <div>S</div> <div>:10</div> <div></div> <div></div> <div></div> </div> <div> <div>9</div> <div>S</div> <div>:10</div> <div></div> <div></div> <div></div> </div> <div> <div>10</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>11</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>12</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>13</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>14</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>15</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>16</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>17</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>18</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>19</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>20</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>21</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>22</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>23</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>24</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> </div> <div> <div>Season Adjust %</div> <div>100%</div> <div>100%</div> </div> <div> <div>Run Time</div> <div>2:15</div> <div>:10</div> </div> <div> <div> <div>Technician Use Only (Use Standard Invoice forms for additional charges)</div> <div> <div>Labor</div> <div>Supervisor:</div> <div>Technician:</div> </div> <div> <div>Materials</div> <div>Total Labor Charges \$</div> </div> <div> <div>QTY</div> <div>Unit</div> <div>Extended</div> </div> </div> <div> <div>Total Materials</div> <div>Total Labor</div> <div>Grand Total</div> </div> <div> <div>\$</div> <div>\$</div> <div>\$</div> </div> </div> <div> <div>Bill To:</div> <div> <div>27</div> <div>Please make additional notes on the reverse side of this report - Use extra report as needed for programming information</div> </div> </div>																									





Landscape  
Maintenance  
Professionals, Inc.

Property: Parkway Center CDD

Date: 11/29/21  
Technician: GMM  
Arrive/ Depart: 1:15 - 2:45 /

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

Clock Type/ #	11/29/21	Grand Aspen Way + Eagle Palm Dr	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	11/29/21	Time/Date Adjust	Y	Y						
Rain Sensor	OK	Bad	Y	Y						

Notes:

Zone #		Type	A	B	C	D	Programs		Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)				
											Labor	Hrs	Rate	Amount	
1	1	11/20								cut drip line broken max 1 ft					
2	2	11/20								6 cut drip lines buried & stopped 2 lines shortened					
3	3	11/20								ok & removed 2 sections under turf					
4	4	11/20								ok					
5	5														
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		Season Adjust %		100%											
		Run Time		1:45											
										</					

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



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
12/20/2021	164894

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 #
74555

Work Order #

PO / PA #
92888

Description	Qty	Rate	Amount
Fall flower rotation. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'			
Annuals - Seasonal - Begonia 4.5" Pot Soil Amendments CY	1,350 3	1.75 103.25	2,362.50 309.75
VLS 534 VLS 13			
Total			\$2,672.25



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
12/20/2021	164896

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 #
75157

Work Order #

PO / PA #
92898

Description	Qty	Rate	Amount
Pool area rock touch-up as per request around pump equipment. Work also includes installation of edging and rock path at the gate, on the exterior of the pump fence adjacent building structure. Remaining bedding area to be mulched to cover bare areas on the outer perimeter of both pump areas. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'			
River Rock/ White 3/4 - 1" CY	0.5	255.50	127.75
Mulch - Pine Bark Bag	27	11.40	307.80
Edging - Aluminum (Black) LF	8	10.50	84.00
Filter Fabric SF	12	5.25	63.00
By UWB 5-3-20			
Total			582.55





**NAVITAS CREDIT CORP.**  
A UNITED COMMUNITY BANK COMPANY

201 EXECUTIVE CENTER DR., SUITE 100  
COLUMBIA, SC 29210

*Return Service Requested*

Invoice Date: 12/04/2021

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIRCLE SUITE 300  
TAMPA FL 33607-6008

## Remittance Section

Contract Number: 40819292  
Due Date: 12/25/2021  
Amount Due: \$804.78

Amount Enclosed: \$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.  
PO BOX 935204  
ATLANTA, GA 311935204



000408192922021120400000804780



**NAVITAS CREDIT CORP.**  
A UNITED COMMUNITY BANK COMPANY

*Keep lower portion for your records - Please return upper portion with your payment.*

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
12/25/2021	40819292	FITNESS EQUIPMENT PER SCHEDULE "A"
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

## Important Messages



## We Make Financing Easy!

Need your year-end contract balance for tax reporting purposes?  
Getting the information you need is just a click away.

Go to **my.navitascredit.com** and  
download your year end payment history in seconds!

GET 24X7 SUPPORT AT <http://www.my.navitascredit.com>

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Contract Payment	12/25/2021	\$766.03			\$38.75		\$804.78
SUBTOTALS:			\$766.03			\$38.75		\$804.78



**NAVITAS CREDIT CORP.**  
A UNITED COMMUNITY BANK COMPANY



5210 W Linebaugh Ave  
Tampa FL 33624-503434

**Customer Service** (813) 265-0292  
RepublicServices.com/Support

### Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

**Account Number** 3-0696-0046402  
**Invoice Number** 0696-000996314  
**Invoice Date** December 17, 2021  
**Previous Balance** \$0.00  
**Payments/Adjustments** \$0.00  
**Current Invoice Charges** \$354.70

<b>Total Amount Due</b> <b>\$354.70</b>	<b>Payment Due Date</b> <b>January 06, 2022</b>
--	--

### CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
<b>Parkway Center Cdd 7461 S Falkenburg Rd CSA A217954588</b>				
<b>Riverview, FL</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
<b>Disposal:SOUTH CO - CLASS 1</b>				
Container Delivery 11/23	Rick	1.0000	\$250.00	\$250.00
Receipt Number 1206				
Delivery Discount 11/23	Rick	1.0000	-\$200.00	-\$200.00
Receipt Number 1206				
Pickup Service 11/21-12/31		1.0000	\$88.95	\$118.19
Pickup Service 01/01-01/31			\$88.95	\$88.95
Container Refresh 11/21-12/31		1.0000	\$9.00	\$11.96
Container Refresh 01/01-01/31		1.0000	\$9.00	\$9.00
Container Refresh Credit 11/21-12/31		1.0000	-\$9.00	-\$11.96
Container Refresh Credit 01/01-01/31		1.0000	-\$9.00	-\$9.00
<b>Total Fuel/Environmental Recovery Fee</b>				\$97.56
<b>CURRENT INVOICE CHARGES</b>				<b>\$354.70</b>

Received  
DEC 27 2021

Simple account access at your fingertips.

Download the Republic Services app or visit  
RepublicServices.com today.



5210 W Linebaugh Ave  
Tampa FL 33624-503434

Please Return This  
Portion With Payment

**Total Enclosed**

Address Service Requested



0005517  
N212

PARKWAY CENTER CDD  
RICK REIDIT  
2005 PAN AM CIR  
TAMPA FL 33607-2359

<b>Total Amount Due</b>	<b>\$354.70</b>
<b>Payment Due Date</b>	<b>January 06, 2022</b>
<b>Account Number</b>	<b>3-0696-0046402</b>
<b>Invoice Number</b>	<b>0696-000996314</b>



For Billing Address Changes  
Check Box and Complete Reverse

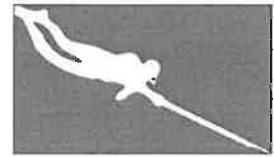
Make Checks Payable To:



REPUBLIC SERVICES #696  
PO BOX 9001099  
LOUISVILLE KY 40290-1099

30696004640200000009963140000354700000354701

**Spearem Enterprises, LLC**  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
727-364-3349  
spearem.jmb@gmail.com



## INVOICE

### BILL TO

Parkway CDD  
Meritus  
2005 Pan Am Circle, Suite  
120  
Tampa , FL 33607

INVOICE # 5086

DATE 12/20/2021

DUE DATE 12/20/2021

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b>	1	950.00	950.00

Pressure wash the following areas:  
Clubhosue exterior, walkways, pool area, pool  
furniture,, attached playground.  
Gutters will complered after christmas ligts removed.  
Cost includes labor, material, machine time

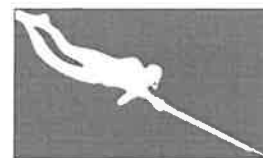
BSN  
1/9/22 04/100

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

BALANCE DUE

**\$950.00**

**Spearem Enterprises, LLC**  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
727-364-3349  
spearem.jmb@gmail.com



## INVOICE

### BILL TO

Parkway CDD  
Meritus  
2005 Pan Am Circle, Suite  
120  
Tampa , FL 33607

**INVOICE # 5087**

**DATE 12/20/2021**

**DUE DATE 12/31/2021**

**TERMS Due on receipt**

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Clubhosue post construction Clean: Remove y hand the following thru out entire clubhosue: Roofing Tar andConstruction adhesive by hand with scraper and acetone.	1	160.00	160.00

*BA*  
*4603*  
*5390*

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

**BALANCE DUE**

**\$160.00**

**Spearem Enterprises, LLC**  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
727-364-3349  
spearem.jmb@gmail.com



## INVOICE

### BILL TO

Parkway CDD  
Meritus  
2005 Pan Am Circle, Suite  
120  
Tampa , FL 33607

**INVOICE # 5088**

**DATE 12/20/2021**

**DUE DATE 12/31/2021**

**TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> WEEK OF 11-28-2021: CLUBHOUSE CLEAN	1	175.00	175.00
<b>Labor</b> WEEK OF 12-6-2021: CLUBHOUSE CLEAN	1	175.00	175.00
<b>Labor</b> WEEK OF 12-13-2021: CLUBHOUSE CLEAN	1	175.00	175.00
<b>Labor</b> WEEK OF 12-20-2021: CLUBHOUSE CLEAN	1	175.00	175.00
<b>Material</b> PAPER GOODS	1	45.00	45.00
<b>Material</b> 2-4 PACKS OF SOAP REFILLS	2	45.00	90.00
<b>Material</b> TOILET SEAT DISPOSABALE COVERS QTY 1,000	1	30.00	30.00

*DN 4905  
53w*



It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

**\$865.00**



# INVOICE

Page 1 of 2

**Invoice Number** 1855985  
**Invoice Date** November 19, 2021  
**Customer Number** 104242  
**Project Number** 215614804

## Bill To

Meritus Corp  
Accounts Payable  
2005 Pan Am Circle, Suite 300  
Tampa FL 33607  
United States

## Please Remit To

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**Project Description:** Parkway Center Amenity Site

**Stantec Project Manager:** Harwell, Lee  
**Authorization Amount:** \$151,700.00  
**Authorization Previously Billed:** \$146,489.84  
**Authorization Billed to Date:** \$146,877.84  
**Current Invoice Due:** \$388.00  
**For Period Ending:** November 12, 2021

---

**Email Invoice:** Districtinvoices@merituscorp.com  
**Copy Invoice:** eric.davidson@merituscorp.com

Please contact Debra Jones if you have any questions concerning this invoice.

Phone: (239) 649-4040 E-mail: [Debra.Jones@Stantec.com](mailto:Debra.Jones@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

57200  
6404

Due upon receipt or in accordance with terms of the contract

288

**INVOICE**

Page 2 of 2

**Invoice Number**

1855985

**Project Number**

215614804

**Top Task 700 Const Admin Services****Low Task 700.707 Record Drawings****Progress Charge**

	<b>Total Invoiced</b>	<b>Previously Invoiced</b>	<b>Current Amount</b>
2,400.00 X 100.00 % Complete	2,400.00	2,112.00	288.00
<b>Progress Charge Subtotal</b>			<b>288.00</b>

**Low Task 700.707 Subtotal 288.00****Low Task 700.709 SSFM Dedication****Professional Services**

<b>Category/Employee</b>	<b>Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Harwell, Lee	0.50	200.00	100.00
	<b>0.50</b>		<b>100.00</b>
<b>Professional Services Subtotal</b>	<b>0.50</b>		<b>100.00</b>

**Low Task 700.709 Subtotal 100.00****Top Task 700 Total 388.00**

Total Fees &amp; Disbursements \$388.00

**INVOICE TOTAL (USD) \$388.00**

**INVOICE**

Page 1 of 1

Invoice Number	1863580
Invoice Date	December 8, 2021
Purchase Order	215600346
Customer Number	83368
Project Number	215600346

**Bill To**

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

**Please Remit To**

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

BY 3103 51 300

**Project Parkway Center Community Dev District**

Project Manager

Stewart, Tonja L

For Period Ending

**November 26, 2021**

Current Invoice Total (USD)

773.00

Process requisitions; follow up regarding stormwater pond slope erosion; review Meritage drainage connection request

**Top Task**                      **2022**                      **2022 FY General Consulting**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	3.00	131.00	393.00
Stewart, Tonja L	2.00	190.00	380.00
<b>Subtotal Professional Services</b>	<u>5.00</u>		<u>773.00</u>

Top Task Subtotal      2022 FY General Consulting      773.00

**Total Fees & Disbursements**      773.00

**INVOICE TOTAL (USD)**      **773.00**

**Due upon receipt or in accordance with terms of the contract**

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

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

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

**PARKWAY CENTER CDD  
DISTRICT CHECK REQUEST FORM**

**Today's Date**      December 14, 2021

**District Name**      Parkway Center CDD

**Check Amount**      150.00

**Payable to**      Tawnya Hanlon

**Mailing Address**      8726 Sandy Plains Dr, Riverview FL 33578

**Check Description**

Return the Clubhouse rental Deposit

**Special Instructions**

sum

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

\_\_\_\_\_  
**Staff Accountant**

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

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
CK #	_____
Date	_____

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

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

**CLUBHOUSE USAGE AGREEMENT  
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the “District”) is the owner of the clubhouse and related facilities (hereinafter, the “facilities”), located within the Parkway Center Community in Hillsborough County, Florida.
2. The district, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of a \$50.00, for up to two (2) hours, which will include set up and clean up. Refundable security deposit in the amount of \$150.00 for RESIDENT users.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the “Clubhouse Rules” (**see and initial**) attached. Please make checks (two, separate) payable to **PARKWAY CENTER CDD**
4. The undersigned,   Tawnya Hanlon  , (the Applicant), has applied to the district to use the Clubhouse as follows:  
  
**Applicant Address:**   8726 Sandy Plains Dr. Riverview Fl. 33578    
**Purpose:**   Children's birthday party    
**Date of Event:**   12/11/2021   **Phone:**   813-244-0490    
**Time of Event (ALL Events shall end by 11:00 p.m.):**   1 PM-5 PM    
**Number of Attendees (NOT TO EXCEED 40):**   15
5. The district has consented to the above use by the Applicant, its agents, employees and invitees.  

Type our text
6. In Consideration of the District’s permission to the Applicant, its agents, employees invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the district, its agents or employees; it being specifally understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the district, its agents or employees.
7. As further consideration for the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property,

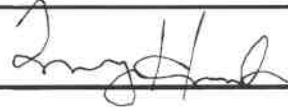


including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

**Applicant:** Tawnya Hanlon

Signature



Print name

11/29/2021

Date

**PARKWAY CENTER COMMUNITY  
DEVELOPMENT DISTRICT**

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

As: \_\_\_\_\_

Date: \_\_\_\_\_

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

---

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

**CHECK PAYMENT FORM**

*This form must be completed by **each person** issuing a check to Parkway Center CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence.***

**DATE:** 11 / 30 / 2021

**NAME OF ISSUER:** Tawnya Hanlon

**ADDRESS:** \_\_\_\_\_

8726 Sandy Plains Dr. Riverview Fl. 33578

**HOME PHONE:** ( 813 ) 244 - 0490

**CELL PHONE:** ( 813 ) 244 - 0490

**DRIVER LICENSE NUMBER:** H545 812 78 761 0  
(Attach copy of license)

**PLACE OF EMPLOYMENT:** Invo Progressus Therapy

**WORK PHONE:** (813) 360 - 1853

**AMOUNT OF CHECK:** \$ 150.00 and \$100.00

**REASON FOR CHECK:** Deposit and rental for Parkway Clubhouse usage

## PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

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

### RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 4 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$150.00; Rental Fee \$50.00 per two (2) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Parkway Center Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
  - The event provides a benefit to the community;
  - The event encourages socialization amongst the neighbors;
  - The event must be approved by the District Manager; and
  - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

### PLEASE INITIAL ON THE BLANK LINE

1. All persons using the Recreation Center do so at their own risk. TH KH KH
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. TH KH KH
3. Use of kitchen facilities is restricted to persons eighteen years of age or older. TH KH KH
4. Alcohol is permitted at the Recreation Center TH KH KH
5. Glass beverage containers are NOT permitted at the Recreation Center. TH KH KH
6. Furniture shall NOT be removed from the Recreation Center at any time. TH KH KH
7. All equipment, furnishings and property of the district shall be found in the same condition after use of the Recreation Center. TH KH KH
8. It shall be the responsibility of any resident using the Recreation Center to remove food or other items, including those items in the refrigerator. TH KH KH
9. Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. TH KH KH
10. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall (CAPACITY NOT TO EXCEED 40). TH KH KH
11. Glitter and Confetti are not allowed in Recreation Center TH KH KH
12. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the

Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. TH, KH, KH

13. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. TH, KH, KH
14. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** TH, KH, KH
15. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. TH, KH, KH
16. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER** 11 pm will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). TH, KH, KH
17. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. TH, KH, KH
18. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. TH, KH, KH
19. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. TH, KH, KH
20. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. TH, KH, KH
21. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. TH, KH, KH
22. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. TH, KH, KH
23. Call 911 in the event of an emergency. TH, KH, KH
24. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. TH, KH, KH

 Kia Hill Kelly Hanlon

**Applicant Signature**

Tawnya Hanlon, Kia Hill, Kelly Hanlon

**Applicant Printed Name**

11/29/2021

**Date**





THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

**AMSCOT**

The Money Superstore

21 PAY TO THE ORDER OF

AMSCOT CORPORATION  
P.O. BOX 25137  
TAMPA, FL 33622-5137

2219504431

Payable through BancFirst

**INTERNATIONAL MONEY ORDER**

88-480 1031 2219504431

11/30/2021

\$ 150.00

\*ONE HUNDRED FIFTY AND 00/100 DOLLARS

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

AMSCOT CORPORATION

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

1210310490012 4297 2219504431

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

**AMSCOT**

The Money Superstore

21 PAY TO THE ORDER OF

AMSCOT CORPORATION  
P.O. BOX 25137  
TAMPA, FL 33622-5137

2219504432

Payable through BancFirst

**INTERNATIONAL MONEY ORDER**

88-480 1031 2219504432

11/30/2021

\$ 100.00

\*ONE HUNDRED AND 00/100 DOLLARS

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

AMSCOT CORPORATION

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

1210310490012 4297 2219504432



**PARKWAY CENTER CDD  
DISTRICT CHECK REQUEST FORM**

**Today's Date**      December 6, 2021

**District Name**      Parkway Center CDD

**Check Amount**      150.00

**Payable to**      Vecar Garzon

**Mailing Address**      8321 ARABIAN DUNES PL, RIVERVIEW  
FL, 33578

**Check Description**

Return the Clubhouse rental Deposit

**Special Instructions**

sum

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

\_\_\_\_\_  
**Staff Accountant**

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

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
CK #	_____
Date	_____

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

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

**CLUBHOUSE USAGE AGREEMENT  
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Parkway Center Community in Hillsborough County, Florida.
2. The district, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to two (2) hours, which will include set up and clean up. Refundable security deposit in the amount of \$150.00 for RESIDENT users.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (**see and initial**) attached. Please make checks (two, separate) payable to PARKWAY CENTER CDD
4. The undersigned, VECAR GARZON, (the Applicant), has applied to the district to use the Clubhouse as follows:

**Applicant Address:** 8321 ARABIAN DUNES PL, RIVERVIEW FL, 33578

**Purpose:** BABY SHOWER

**Date of Event:** 12/04/2021 **Phone:** 813-345-7623

**Time of Event (ALL Events shall end by 11:00 p.m.):** 3PM -9PM

**Number of Attendees (NOT TO EXCEED 40):** 30

5. The district has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the district, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the district, its agents or employees.
7. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property,

including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

**Applicant:**

Signature

V. G.

Print name

VECAR GARZON

Date

11/30/2021

**PARKWAY CENTER COMMUNITY  
DEVELOPMENT DISTRICT**

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

As: \_\_\_\_\_

Date: \_\_\_\_\_

VECAR A GARZON MOLINA  
8746 KEY BISCAYNE DR APT 203  
TAMPA FL 33614-2221

110  
63-27/831 FL  
201

11/30/2021 Date

Pay to the Order of Parkway Center CDD \$ 150.00

Photo  
Safe  
Deposit  
Cards only

Bank of America

ACH R/T 063100277

For Clubhouse Deposit

10631002771 89809710368510110

Handwritten Check

AMERICA THE BEAUTIFUL

VECAR A GARZON MOLINA  
8746 KEY BISCAYNE DR APT 203  
TAMPA FL 33614-2221

109  
63-27/831 FL  
201

11/30/2021 Date

Pay to the Order of Parkway Center CDD \$ 150.00

Photo  
Safe  
Deposit  
Cards only

Bank of America

ACH R/T 063100277

For Clubhouse Rental

10631002771 89809710368510109

Handwritten Check

AMERICA THE BEAUTIFUL





650 2nd Ave South  
St. Petersburg, FL 33701  
Phone: (727) 314-8220

# Invoice

Invoice Number
1465
Invoice Date
12/16/2021

**Bill To:** Parkway CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

**Re:** Parkway Amenity  
7461 S. Falkenburg Rd  
Riverview, FL 33578

Our Job No	Customer Job No	Customer PO	Payment Terms	Due Date
20003			Net 30 Days	1/15/2022
Description				Price
Cap waterline and terminate existing water meter including traffic control, labor, and materials				4,703.00

NSH 5720  
C6404

Subtotal	\$	4,703.00
Sales Tax (if applicable)	\$	0.00
<b>Total Due</b>	<b>\$</b>	<b>4,703.00</b>

Thank you for your business!

**AIA Type Document  
Application and Certification for Payment**

**TO (OWNER):** Parkway CDD  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

**PROJECT:** Parkway Amenity  
7461 S. Falkenburg Rd  
Riverview, FL 33578

**APPLICATION NO:** 15  
**PERIOD TO:** 10/29/2021

**DISTRIBUTION**  
**TO:**  
- OWNER  
- ARCHITECT  
- CONTRACTOR

**FROM (CONTRACTOR):** Windward Building Group, Inc.  
650 2nd Ave South  
St. Petersburg, FL 33701

**VIA (ARCHITECT):** Keesee Associates  
945 S. Orange Blossom Trl  
Apopka, FL 32703

**ARCHITECT'S  
PROJECT NO:**

**CONTRACT FOR:** Amenity

**CONTRACT DATE:** 3/5/2020

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for Payment, as shown below, in connection with the Contract.  
Continuation Sheet, AIA Type Document is attached.

<b>1. ORIGINAL CONTRACT SUM</b> .....	\$ 2,539,128.90
<b>2. Net Change by Change Orders</b> .....	\$ -247,265.06
<b>3. CONTRACT SUM TO DATE (Line 1 + 2)</b> .....	\$ 2,291,863.84
<b>4. TOTAL COMPLETED AND STORED TO DATE</b> .....	\$ 2,291,863.84

**5. RETAINAGE:**

a. 0.00 % of Completed Work \$ 0.00

b. 0.00 % of Stored Material \$ 0.00

Total retainage (Line 5a + 5b) ..... \$ 0.00

**6. TOTAL EARNED LESS RETAINAGE** ..... \$ 2,291,863.84  
(Line 4 less Line 5 Total)

**7. LESS PREVIOUS CERTIFICATES FOR PAYMENT**

(Line 6 from prior Certificate) ..... \$ 2,062,677.45

**8. CURRENT PAYMENT DUE** ..... \$ 79,498.86

**9. BALANCE TO FINISH, INCLUDING RETAINAGE**  
(Line 3 less Line 6) ..... \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	113,347.61	-388,151.42
Total approved this Month	27,538.75	0.00
<b>TOTALS</b>	<b>140,886.36</b>	<b>-388,151.42</b>
NET CHANGES by Change Order		-247,265.06

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

**CONTRACTOR:** Windward Building Group, Inc.  
550 2nd Ave South St. Petersburg, FL 33701

By:  / President  
Date: 10-29-21

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED** ..... \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

**ARCHITECT:**

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

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

*57200 6404*



**AIA Type Document**  
**Application and Certification for Payment**

Page 2 of 6

<b>TO (OWNER):</b> Parkway CDD 2005 Pan Am Circle, Suite 120 Tampa, FL 33607	<b>PROJECT:</b> Parkway Amenity 7461 S. Falkenburg Rd Riverview, FL 33578	<b>APPLICATION NO:</b> 15 <b>PERIOD TO:</b> 10/29/2021
<b>FROM (CONTRACTOR):</b> Windward Building Group, Inc. 650 2nd Ave South St. Petersburg, FL 33701		
<b>VIA (ARCHITECT):</b> Keese Associates 945 S. Orange Blossom Trl Apopka, FL 32703		

**DISTRIBUTION TO:**  
 \_ OWNER  
 \_ ARCHITECT  
 \_ CONTRACTOR

**ARCHITECT'S PROJECT NO:**

**CONTRACT FOR:** Amenity

**CONTRACT DATE:** 3/5/2020

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	Field Engineering	22,000.00	22,000.00	0.00	0.00	22,000.00	100.00	0.00	0.00
2	Material Testing	11,000.00	11,000.00	0.00	0.00	11,000.00	100.00	0.00	0.00
3	Payment & Performance Bond	33,558.00	33,558.00	0.00	0.00	33,558.00	100.00	0.00	0.00
4	Builders Risk Insurance	17,354.00	17,354.00	0.00	0.00	17,354.00	100.00	0.00	0.00
5	Supervision	56,300.00	56,300.00	0.00	0.00	56,300.00	100.00	0.00	0.00
6	Field Office	5,105.00	5,105.00	0.00	0.00	5,105.00	100.00	0.00	0.00
7	Temp Utilities	5,338.00	5,338.00	0.00	0.00	5,338.00	100.00	0.00	0.00
8	Small Tools	3,631.00	3,631.00	0.00	0.00	3,631.00	100.00	0.00	0.00
9	Daily Clean Up	1,800.00	1,800.00	0.00	0.00	1,800.00	100.00	0.00	0.00
10	Dumpsters	6,510.00	6,510.00	0.00	0.00	6,510.00	100.00	0.00	0.00
11	Final Clean Up	2,880.00	2,880.00	0.00	0.00	2,880.00	100.00	0.00	0.00
12	Site Work	500,000.00	500,000.00	0.00	0.00	500,000.00	100.00	0.00	0.00
13	Fine Grading	6,270.00	6,270.00	0.00	0.00	6,270.00	100.00	0.00	0.00
14	Subdrainage	11,000.00	11,000.00	0.00	0.00	11,000.00	100.00	0.00	0.00
15	Perimeter Fencing	12,870.00	12,870.00	0.00	0.00	12,870.00	100.00	0.00	0.00
16	Soil Treatment	550.00	550.00	0.00	0.00	550.00	100.00	0.00	0.00
17	Concrete Reinforcement	11,267.00	11,267.00	0.00	0.00	11,267.00	100.00	0.00	0.00
18	Foundations/SOG	29,534.00	29,534.00	0.00	0.00	29,534.00	100.00	0.00	0.00
19	Concrete Pump	1,760.00	1,760.00	0.00	0.00	1,760.00	100.00	0.00	0.00
20	Grout/Cell Fill	13,102.00	13,102.00	0.00	0.00	13,102.00	100.00	0.00	0.00
21	Concrete Unit Masonry	53,012.00	53,012.00	0.00	0.00	53,012.00	100.00	0.00	0.00

**AIA Type Document**  
**Application and Certification for Payment**

<b>TO (OWNER):</b> Parkway CDD 2005 Pan Am Circle, Suite 120 Tampa, FL 33607		<b>PROJECT:</b> Parkway Amenity 7461 S. Falkenburg Rd Riverview, FL 33578		<b>APPLICATION NO:</b> 15	<b>DISTRIBUTION</b> <b>TO:</b> — OWNER — ARCHITECT — CONTRACTOR
<b>FROM (CONTRACTOR):</b> Windward Building Group, Inc. 650 2nd Ave South St. Petersburg, FL 33701		<b>VIA (ARCHITECT):</b> Keesee Associates 945 S. Orange Blossom Trl Apopka, FL 32703		<b>PERIOD TO:</b> 10/29/2021	
				<b>ARCHITECT'S PROJECT NO:</b>	

**CONTRACT FOR:** Amenity

**CONTRACT DATE:** 3/5/2020

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
22	Stone	5,696.00	5,696.00	0.00	0.00	5,696.00	100.00	0.00	0.00
23	Foam	10,645.00	10,645.00	0.00	0.00	10,645.00	100.00	0.00	0.00
24	Cast Stone	3,162.00	3,162.00	0.00	0.00	3,162.00	100.00	0.00	0.00
25	Steel Supports	2,771.00	2,771.00	0.00	0.00	2,771.00	100.00	0.00	0.00
26	Rough Carpentry	53,519.00	53,519.00	0.00	0.00	53,519.00	100.00	0.00	0.00
27	Roof Trusses	10,974.00	10,974.00	0.00	0.00	10,974.00	100.00	0.00	0.00
28	Exterior Finish Carpentry	79,310.00	79,310.00	0.00	0.00	79,310.00	100.00	0.00	0.00
29	Interior Finish Carpentry	11,533.00	11,533.00	0.00	0.00	11,533.00	100.00	0.00	0.00
30	Cabinets	17,710.00	17,710.00	0.00	0.00	17,710.00	100.00	0.00	0.00
31	Countertops	7,513.00	7,513.00	0.00	0.00	7,513.00	100.00	0.00	0.00
32	Joint Sealants	1,100.00	1,100.00	0.00	0.00	1,100.00	100.00	0.00	0.00
33	Waterproofing	1,100.00	1,100.00	0.00	0.00	1,100.00	100.00	0.00	0.00
34	Insulation	5,173.00	5,173.00	0.00	0.00	5,173.00	100.00	0.00	0.00
35	Roofing	54,780.00	54,780.00	0.00	0.00	54,780.00	100.00	0.00	0.00
36	Roof Spires	651.00	651.00	0.00	0.00	651.00	100.00	0.00	0.00
37	Gutters & Downspouts	4,400.00	4,400.00	0.00	0.00	4,400.00	100.00	0.00	0.00
38	Doors, Frames, Hardware	12,330.00	12,330.00	0.00	0.00	12,330.00	100.00	0.00	0.00
39	Storefront	26,345.00	26,345.00	0.00	0.00	26,345.00	100.00	0.00	0.00
40	Windows	16,674.00	16,674.00	0.00	0.00	16,674.00	100.00	0.00	0.00
41	Seal Block Openings	1,258.00	1,258.00	0.00	0.00	1,258.00	100.00	0.00	0.00
42	Mirrors	2,200.00	2,200.00	0.00	0.00	2,200.00	100.00	0.00	0.00

**AIA Type Document**  
**Application and Certification for Payment**

Page 4 of 6

<b>TO (OWNER):</b> Parkway CDD 2005 Pan Am Circle, Suite 120 Tampa, FL 33607	<b>PROJECT:</b> Parkway Amenity 7461 S. Falkenburg Rd Riverview, FL 33578	<b>APPLICATION NO:</b> 15 <b>PERIOD TO:</b> 10/29/2021	<b>DISTRIBUTION TO:</b> _ OWNER _ ARCHITECT _ CONTRACTOR
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<b>FROM (CONTRACTOR):</b> Windward Building Group, Inc. 650 2nd Ave South St. Petersburg, FL 33701	<b>VIA (ARCHITECT):</b> Keesee Associates 945 S. Orange Blossom Trl Apopka, FL 32703
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**ARCHITECT'S PROJECT NO:**

**CONTRACT FOR:** Amenity

**CONTRACT DATE:** 3/5/2020

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
43	Gypsum Board Systems	19,073.00	19,073.00	0.00	0.00	19,073.00	100.00	0.00	0.00
44	Ceramic Tile	57,943.00	57,943.00	0.00	0.00	57,943.00	100.00	0.00	0.00
45	Painting	20,826.00	20,826.00	0.00	0.00	20,826.00	100.00	0.00	0.00
46	Toilet Accessories & Partitions	18,513.00	18,513.00	0.00	0.00	18,513.00	100.00	0.00	0.00
47	Signage	220.00	220.00	0.00	0.00	220.00	100.00	0.00	0.00
48	Knox Box	827.00	827.00	0.00	0.00	827.00	100.00	0.00	0.00
49	Attic Stairs	1,212.00	1,212.00	0.00	0.00	1,212.00	100.00	0.00	0.00
50	Access Controls	28,750.00	28,750.00	0.00	0.00	28,750.00	100.00	0.00	0.00
51	Appliances	3,689.00	3,689.00	0.00	0.00	3,689.00	100.00	0.00	0.00
52	Pool Furniture Materials	48,825.00	48,825.00	0.00	0.00	48,825.00	100.00	0.00	0.00
53	Pool Furniture Labor	5,183.00	5,183.00	0.00	0.00	5,183.00	100.00	0.00	0.00
54	Site Furnishings Materials	10,850.00	10,850.00	0.00	0.00	10,850.00	100.00	0.00	0.00
55	Site Furnishings Labor	6,585.00	6,585.00	0.00	0.00	6,585.00	100.00	0.00	0.00
56	Fire Pits	12,392.00	12,392.00	0.00	0.00	12,392.00	100.00	0.00	0.00
57	Cabanas	54,693.00	54,693.00	0.00	0.00	54,693.00	100.00	0.00	0.00
58	Splash Pad Pavilions	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00	0.00	0.00
59	Pool & Spa	396,331.00	396,331.00	0.00	0.00	396,331.00	100.00	0.00	0.00
60	Splash Pad Materials	105,500.00	105,500.00	0.00	0.00	105,500.00	100.00	0.00	0.00
61	Splash Pad Mechanical	15,600.00	15,600.00	0.00	0.00	15,600.00	100.00	0.00	0.00
62	Spa Heaters	45,250.00	45,250.00	0.00	0.00	45,250.00	100.00	0.00	0.00
63	Heater Tanks	5,561.00	5,561.00	0.00	0.00	5,561.00	100.00	0.00	0.00

**AIA Type Document**  
**Application and Certification for Payment**

<b>TO (OWNER):</b> Parkway CDD 2005 Pan Am Circle, Suite 120 Tampa, FL 33607		<b>PROJECT:</b> Parkway Amenity 7461 S. Falkenburg Rd Riverview, FL 33578		<b>APPLICATION NO:</b> 15 <b>PERIOD TO:</b> 10/29/2021		<b>DISTRIBUTION TO:</b> _ OWNER _ ARCHITECT _ CONTRACTOR	
<b>FROM (CONTRACTOR):</b> Windward Building Group, Inc. 650 2nd Ave South St. Petersburg, FL 33701		<b>VIA (ARCHITECT):</b> Keesee Associates 945 S. Orange Blossom Trl Apopka, FL 32703		<b>ARCHITECT'S PROJECT NO:</b>			

**CONTRACT FOR:** Amenity

**CONTRACT DATE:** 3/5/2020

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
64	Pool Deck Pavers	81,066.00	81,066.00	0.00	0.00	81,066.00	100.00	0.00	0.00
65	Trench Drain	6,600.00	6,600.00	0.00	0.00	6,600.00	100.00	0.00	0.00
66	Pool Fencing	26,007.00	26,007.00	0.00	0.00	26,007.00	100.00	0.00	0.00
67	Dumpster	12,000.00	12,000.00	0.00	0.00	12,000.00	100.00	0.00	0.00
68	Playground	55,000.00	55,000.00	0.00	0.00	55,000.00	100.00	0.00	0.00
69	Plumbing	41,800.00	41,800.00	0.00	0.00	41,800.00	100.00	0.00	0.00
70	Pool Shower Material	2,170.00	2,170.00	0.00	0.00	2,170.00	100.00	0.00	0.00
71	HVAC	40,604.00	40,604.00	0.00	0.00	40,604.00	100.00	0.00	0.00
72	AC Slabs	1,650.00	1,650.00	0.00	0.00	1,650.00	100.00	0.00	0.00
73	Propane	5,561.00	5,561.00	0.00	0.00	5,561.00	100.00	0.00	0.00
74	Electrical	74,628.00	74,628.00	0.00	0.00	74,628.00	100.00	0.00	0.00
75	Light Fixtures	39,055.00	39,055.00	0.00	0.00	39,055.00	100.00	0.00	0.00
76	Cable & Data	8,245.00	8,245.00	0.00	0.00	8,245.00	100.00	0.00	0.00
77	Fire Alarm	9,324.00	9,324.00	0.00	0.00	9,324.00	100.00	0.00	0.00
78	Audio	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00	0.00	0.00
79	Profit & Overhead	120,910.90	120,910.90	0.00	0.00	120,910.90	100.00	0.00	0.00
80	Change Order #1	61,691.00	61,691.00	0.00	0.00	61,691.00	100.00	0.00	0.00
81	Change Order #2	48,145.61	48,145.61	0.00	0.00	48,145.61	100.00	0.00	0.00
82	Change Order #3	-61,901.83	-61,901.83	0.00	0.00	-61,901.83	100.00	0.00	0.00
83	Change Order #4	3,511.00	3,511.00	0.00	0.00	3,511.00	100.00	0.00	0.00
84	Change Order #5	-51,051.83	-51,051.83	0.00	0.00	-51,051.83	100.00	0.00	0.00

**AIA Type Document**  
**Application and Certification for Payment**

<b>TO (OWNER):</b> Parkway CDD 2005 Pan Am Circle, Suite 120 Tampa, FL 33607		<b>PROJECT:</b> Parkway Amenity 7461 S. Falkenburg Rd Riverview, FL 33578	<b>APPLICATION NO:</b> 15 <b>PERIOD TO:</b> 10/29/2021	<b>DISTRIBUTION TO:</b> _ OWNER _ ARCHITECT _ CONTRACTOR
<b>FROM (CONTRACTOR):</b> Windward Building Group, Inc. 650 2nd Ave South St. Petersburg, FL 33701	<b>VIA (ARCHITECT):</b> Keesee Associates 945 S. Orange Blossom Trl Apopka, FL 32703	<b>ARCHITECT'S PROJECT NO:</b>		

CONTRACT FOR: Amenity

CONTRACT DATE: 3/5/2020

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
85	Change Order #6	-88,247.65	-88,247.65	0.00	0.00	-88,247.65	100.00	0.00	0.00
86	Change Order #7	-100,581.89	-100,581.89	0.00	0.00	-100,581.89	100.00	0.00	0.00
87	Change Order #8	-86,368.22	-86,368.22	0.00	0.00	-86,368.22	100.00	0.00	0.00
88	Change Order #9	27,538.75	27,538.75	0.00	0.00	27,538.75	100.00	0.00	0.00
<b>REPORT TOTALS</b>		\$2,291,863.84	\$2,291,863.84	\$0.00	\$0.00	\$2,291,863.84	100.00	\$0.00	\$0.00

# Parkway Center Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2021



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 12/31/2021  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2018-1	Debt Service Fund - Series 2018-2	Capital Projects Fund - Series 2018-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
<b>Assets</b>								
Cash- Operating Acct	779,311	0	0	0	0	0	0	779,311
Investment - Revenue 2008 (9000)	0	262,729	0	0	0	0	0	262,729
Investment - Sinking 2008 (9003)	0	0	0	0	0	0	0	0
Investment - Interest 2008 (9004)	0	0	0	0	0	0	0	0
Investment - Reserve 2008 (9005)	0	17,293	0	0	0	0	0	17,293
Investment - Redemption 2008 (9006)	0	0	0	0	0	0	0	0
Investment - Revenue 2018-2 (6000)	0	0	0	280,402	0	0	0	280,402
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 - Prepayment 2018-2 (6004)	0	0	0	0	0	0	0	0
Investment - Construction 2018-2 (6005)	0	0	0	1	9	0	0	9
Investment - Revenue 2018-1 (7000)	0	0	511,990	0	0	0	0	511,990
Investment - Interest 2018-1 (7001)	0	0	0	0	0	0	0	0
Investment - Principal 2018-1 (7002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018-1 (7003)	0	0	190,859	0	0	0	0	190,859
Prepayment Receivable	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Prepaid Expense	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,988	0	0	0	0	0	0	1,988
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	8,368	0	0	0	0	0	0	8,368
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	4,189,295	0	4,189,295
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	8,806,600	8,806,600
Other	0	0	0	0	0	0	0	0
<b>Total Assets</b>	<u>789,667</u>	<u>280,022</u>	<u>702,849</u>	<u>425,119</u>	<u>9</u>	<u>7,810,423</u>	<u>9,615,000</u>	<u>19,623,089</u>
<b>Liabilities</b>								
Accounts Payable	2,682	0	0	0	0	0	0	2,682

# Parkway Center Community Development District

## Combining Balance Sheet

As of 12/31/2021  
(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
Accounts Payable Other	12	0	0	0	0	0	0	12
Retainage Payable	0	0	0	0	0	0	0	0
Due To Debt Service Fund	(150)	0	0	0	0	0	0	(150)
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
Deposits	850	0	0	0	0	0	0	850
Other Current Liabilities	0	0	0	0	0	0	0	0
Refunding Bonds - 2008	0	0	0	0	0	0	1,320,000	1,320,000
Refunding Bonds - 2018-1	0	0	0	0	0	0	3,785,000	3,785,000
Refunding Bonds - 2018-2	0	0	0	0	0	0	4,510,000	4,510,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>3,394</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>9,615,000</u>	<u>9,618,394</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	146,805	414,890	253,910	123,117	0	0	938,721
Fund Balance-Unreserved	163,789	0	0	0	0	0	0	163,789
Investment In General Fixed Assets	0	0	0	0	0	7,810,423	0	7,810,423
Other	<u>622,484</u>	<u>133,217</u>	<u>287,959</u>	<u>171,209</u>	<u>(123,108)</u>	<u>0</u>	<u>0</u>	<u>1,091,762</u>
Total Fund Equity & Other Credits	<u>786,273</u>	<u>280,022</u>	<u>702,849</u>	<u>425,119</u>	<u>9</u>	<u>7,810,423</u>	<u>0</u>	<u>10,004,695</u>
Total Liabilities & Fund Equity	<u>789,667</u>	<u>280,022</u>	<u>702,849</u>	<u>425,119</u>	<u>9</u>	<u>7,810,423</u>	<u>9,615,000</u>	<u>19,623,089</u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	872,085	867,286	(4,799)	(1)%
O&M Assmts - Developer	0	40,000	40,000	0 %
O&M Assmts - Off Roll	33,025	0	(33,025)	(100)%
Contributions & Donations From Private Sources				
Miscellaneous	0	25	25	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	1,575	1,575	0 %
Total Revenues	905,110	908,886	3,776	0 %
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	3,000	9,000	75 %
Financial & Administrative				
District Manager	28,840	4,807	24,033	83 %
Recording Secretary	2,772	667	2,105	76 %
District Engineer	5,000	1,961	3,040	61 %
Disclosure Report	6,000	1,500	4,500	75 %
Trustees Fees	12,500	2,876	9,624	77 %
Accounting Services	28,667	4,779	23,888	83 %
Auditing Services	9,300	87	9,213	99 %
Arbitrage Rebate Calculation	1,000	0	1,000	100 %
Postage, Phone, Faxes, Copies	750	209	541	72 %
Public Officials Insurance	3,256	0	3,256	100 %
Legal Advertising	1,000	421	579	58 %
Bank Fees	350	154	196	56 %
Dues, Licenses & Fees	200	6,805	(6,605)	(3,302)%
Miscellaneous Fees	500	425	75	15 %
Office Supplies	200	0	200	100 %
Technology Services	3,200	786	2,414	75 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,500	5,431	2,069	28 %
Electric Utility Services				
Street Lighting	90,000	32,721	57,279	64 %
Garbage/Solid Waste Control Services				
Garbage Collection	0	355	(355)	0 %
Other Physical Environment				
Staff Costs	60,000	10,000	50,000	83 %
Property & Casualty Insurance	20,000	10,363	9,637	48 %
Entry & Walls Maintenance	4,000	160	3,840	96 %
Landscape Maintenance - Contract	250,000	60,051	189,949	76 %
Landscape Maintenance - Other	15,000	425	14,575	97 %
Pond Maintenance	0	2,100	(2,100)	0 %
Pool Service	20,000	5,495	14,505	73 %
Gate Maintenance	2,500	0	2,500	100 %
Field Manager	27,707	4,618	23,089	83 %
Irrigation Maintenance	15,000	6,574	8,426	56 %
Plant Replacement Program	25,000	3,705	21,295	85 %
Mitigation & Monitoring	9,500	1,300	8,200	86 %
Waterway Management Program - Contract	19,500	6,293	13,207	68 %
Waterway Management Program - Other	5,000	0	5,000	100 %
Clubhouse Security Systems	2,000	3,641	(1,641)	(82)%
Road & Street Facilities				

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Street/Decorative Light Maintenance	5,000	4,843	157	3 %
Pavement & Signage Repairs	1,000	1,200	(200)	(20)%
Holiday Lighting	15,000	8,175	6,825	46 %
Parks & Recreation				
Security Patrol	20,000	0	20,000	100 %
Special Events	10,000	160	9,840	98 %
Playground/Amenity	10,000	2,324	7,676	77 %
Miscellaneous Reserve/Contingency	154,368	87,993	66,375	44 %
Total Expenditures	905,110	286,402	618,708	68 %
Excess of Revenue Over(Under) Expenditures	0	622,484	622,484	0 %
Fund Balance, Beginning of Period	0	163,789	163,789	0 %
Fund Balance, End of Period	0	786,273	786,273	0 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2021 Through 12/31/2021

(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	167,382	165,676	(1,706)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>167,382</u>	<u>165,679</u>	<u>(1,703)</u>	<u>(1)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	62,383	32,462	29,922	48 %
Principal Payments	<u>105,000</u>	<u>0</u>	<u>105,000</u>	<u>100 %</u>
Total Expenditures	<u>167,383</u>	<u>32,462</u>	<u>134,922</u>	<u>81 %</u>
Excess of Revenues Over(Under) Expenditures	<u>(1)</u>	<u>133,217</u>	<u>133,218</u>	<u>(13,321,824)%</u>
Fund Balance, Beginning of Period	0	146,805	146,805	0 %
Fund Balance, End of Period	<u><u>(1)</u></u>	<u><u>280,022</u></u>	<u><u>280,023</u></u>	<u><u>(28,002,318)%</u></u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

202 - Debt Service Fund - Series 2018-1

From 10/1/2021 Through 12/31/2021

(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	381,719	365,826	(15,893)	(4)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
Total Revenues	<u>381,719</u>	<u>365,831</u>	<u>(15,888)</u>	<u>(4)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	151,719	77,872	73,847	49 %
Principal Payments	<u>230,000</u>	<u>0</u>	<u>230,000</u>	<u>100 %</u>
Total Expenditures	<u>381,719</u>	<u>77,872</u>	<u>303,847</u>	<u>80 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>287,959</u>	<u>287,959</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	414,890	414,890	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>702,849</u></u>	<u><u>702,849</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 10/1/2021 Through 12/31/2021

(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	287,495	277,229	(10,266)	(4)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Total Revenues	<u>287,495</u>	<u>277,232</u>	<u>(10,263)</u>	<u>(4)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	197,495	101,023	96,473	49 %
Principal Payments	<u>90,000</u>	<u>5,000</u>	<u>85,000</u>	<u>94 %</u>
Total Expenditures	<u>287,495</u>	<u>106,023</u>	<u>181,473</u>	<u>63 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>171,209</u>	<u>171,209</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	253,910	253,910	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>425,119</u></u>	<u><u>425,119</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 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	123,108	(123,108)	0 %
Total Expenditures	0	123,108	(123,108)	0 %
Excess of Revenues Over(Under) Expenditures	0	(123,108)	(123,108)	0 %
Fund Balance, Beginning of Period	0	123,117	123,117	0 %
Fund Balance, End of Period	0	9	9	0 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2021 Through 12/31/2021

(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>7,810,423</u>	<u>7,810,423</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>7,810,423</u>	<u>7,810,423</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>7,810,423</u></u>	<u><u>7,687,314</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Bank Balance	1,472,638.41
Less Outstanding Checks/Vouchers	693,327.50
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	779,310.91
Balance Per Books	<u>779,310.91</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: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

**Outstanding Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
5581	11/17/2021	Series 2008 FY22 Tax Dist ID 550	6,872.56	Parkway Center CDD
5583	11/17/2021	Series 2018-2 Amenity FY22 Tax Dist ID 550	11,499.90	Parkway Center CDD
5584	11/17/2021	Series 2018 -1 FY22 Tax Dist ID 550	15,175.16	Parkway Center CDD
5587	11/29/2021	Series 2018-2 Amenity FY22 Tax Dist ID 551	23,256.62	Parkway Center CDD
5588	11/29/2021	Series 2018-1 FY22 Tax Dist ID 551	30,689.21	Parkway Center CDD
5589	11/29/2021	Series 2008 FY22 Tax Dist ID 551	13,898.60	Parkway Center CDD
5582	12/1/2021	Series 2018-2 Amenity FY22 Tax Dist ID 553	199,976.69	Parkway Center CDD
5585	12/1/2021	Series 2018-1 FY22 Tax Dist ID 553	263,887.31	Parkway Center CDD
5586	12/1/2021	Series 2008 FY22 Tax Dist ID 553	119,509.87	Parkway Center CDD
5565	12/16/2021	System Generated Check/Voucher	150.00	Tawnya Hanlon
5573	12/22/2021	System Generated Check/Voucher	1,977.08	Gabilee Interior
5575	12/22/2021	System Generated Check/Voucher	3,254.80	Landscape Maintenance Professionals, Inc
5576	12/22/2021	System Generated Check/Voucher	200.00	Linda W. Bell
5577	12/22/2021	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
5590	12/29/2021	System Generated Check/Voucher	450.00	Don Harrison Enterprises LLC
5591	12/29/2021	System Generated Check/Voucher	354.70	Republic Services #696
5592	12/29/2021	System Generated Check/Voucher	1,975.00	Spearem Enterprises LLC
Outstanding Checks/Vouchers			693,327.50	

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

**Detail**

**Cash Account: 10100 Cash- Operating Acct**

**Reconciliation ID: 12.31.2021**

**Reconciliation Date: 12/31/2021**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5528	10/27/2021	Series 2008 FY21 Tax Dist ID Excess Fees	1,442.89	Parkway Center CDD
5529	10/27/2021	Series 2018-1 FY21 Tax Dist ID Excess Fees	3,186.03	Parkway Center CDD
5532	10/27/2021	Series 2018-2 Amenity FY21 Tax Dist ID Excess Fees	2,415.75	Parkway Center CDD
5530	11/4/2021	Series 2018-1 FY22 Tax Dist ID 548	2,884.58	Parkway Center CDD
5531	11/4/2021	Series 2018-2 Amenity FY2 Tax Dist ID 548	2,185.96	Parkway Center CDD
5533	11/4/2021	Series 2008 FY22 Tax Dist ID 548	1,306.37	Parkway Center CDD
5535	12/2/2021	System Generated Check/Voucher	1,080.00	Burr & Forman LLP
5536	12/2/2021	System Generated Check/Voucher	1,075.00	Cardno, Inc.
5537	12/2/2021	System Generated Check/Voucher	200.00	Charlotte Hazlewood
5538	12/2/2021	System Generated Check/Voucher	714.00	Commercial Fitness Products
5539	12/2/2021	System Generated Check/Voucher	2,733.20	Don Harrison Enterprises LLC
5540	12/2/2021	System Generated Check/Voucher	30.95	DoorKing Inc.
5541	12/2/2021	System Generated Check/Voucher	21,948.00	Egis Insurance Advisors, LLC
5542	12/2/2021	System Generated Check/Voucher	200.00	Koko L. Miller
5543	12/2/2021	System Generated Check/Voucher	20,543.00	Landscape Maintenance Professionals, Inc
5544	12/2/2021	System Generated Check/Voucher	200.00	Linda W. Bell
5545	12/2/2021	System Generated Check/Voucher	6,629.63	Nancy Millan, Tax Collector
5546	12/2/2021	System Generated Check/Voucher	865.00	Spearem Enterprises LLC
5547	12/2/2021	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
5548	12/2/2021	System Generated Check/Voucher	200.00	Jo Ann Ward
CD178	12/3/2021	ACH Verizon Wireless Payments -12.03.2021	190.80	
5557	12/7/2021	Series 2008 FY22 Tax Dist ID 555	15,888.70	Parkway Center CDD
5558	12/7/2021	Series 2018-2 Amenity FY22 Tax Dist ID 555	26,586.67	Parkway Center CDD
5559	12/7/2021	Series 2018-1 FY22 Tax Dist ID 555	35,083.51	Parkway Center CDD
5549	12/9/2021	System Generated Check/Voucher	2,100.00	AquaPRO Pool Solutions
5550	12/9/2021	System Generated Check/Voucher	1,295.00	Don Harrison Enterprises LLC



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

**Detail**

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
5551	12/9/2021	System Generated Check/Voucher	2,243.00	First Choice Aquatic Weed Management, LLC.
5552	12/9/2021	System Generated Check/Voucher	303.52	Landscape Maintenance Professionals, Inc
5553	12/9/2021	System Generated Check/Voucher	804.78	Navitas Credit Corp
5554	12/9/2021	System Generated Check/Voucher	388.00	Stantec Consulting Services Inc. (SCSI)
5555	12/9/2021	System Generated Check/Voucher	150.00	Vecar Garzon
5556	12/9/2021	System Generated Check/Voucher	79,498.86	Windward Building Group
29602024016	12/13/2021	Paid online by ACH - spa and pool permit	425.35	State of Florida Department of Health
5567	12/13/2021	Series 2008 FY22 Tax Dist ID 557	6,757.29	Parkway Center CDD
5568	12/13/2021	Series 2018-1 FY22 Tax Dist ID 557	14,920.63	Parkway Center CDD
5569	12/13/2021	Series 2018-2 Amenity FY22 Tax Dist ID 557	11,307.02	Parkway Center CDD
CD177	12/13/2021	Client Analysis Srvc Chrg	54.37	
5560	12/16/2021	System Generated Check/Voucher	600.00	Fields Consulting Group, LLC
5561	12/16/2021	System Generated Check/Voucher	2,237.00	First Choice Aquatic Weed Management, LLC.
5562	12/16/2021	System Generated Check/Voucher	0.00	Grau & Associates
5563	12/16/2021	System Generated Check/Voucher	106.16	Landscape Maintenance Professionals, Inc
5564	12/16/2021	System Generated Check/Voucher	773.00	Stantec Consulting Services Inc. (SCSI)
5566	12/16/2021	System Generated Check/Voucher	423.79	TECO
5570	12/22/2021	System Generated Check/Voucher	19,208.15	Meritus Districts
5571	12/22/2021	System Generated Check/Voucher	200.00	Charlotte Hazlewood
5572	12/22/2021	System Generated Check/Voucher	30.95	DoorKing Inc.
5574	12/22/2021	System Generated Check/Voucher	200.00	Koko L. Miller
5578	12/22/2021	System Generated Check/Voucher	1,793.04	TECO
5579	12/22/2021	System Generated Check/Voucher	200.00	Jo Ann Ward
5580	12/22/2021	System Generated Check/Voucher	4,703.00	Windward Building Group
311000070319 120621	12/27/2021	paid by ACH service 10/01/21 - 10/29/21	8,206.60	TECO
Cleared Checks/Vouchers			306,719.55	

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

**Detail**

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

**Cleared Deposits**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR535	11/24/2021	Tax distribution 11.24.21	0.00	
109	11/30/2021	Club house rentals	150.00	
110	11/30/2021	Club house Deposit-Vecar	150.00	
2219504431	11/30/2021	Club house Deposit 11.30.2021 - Tawnya	150.00	
2219504432	11/30/2021	Club house Rental 11.30.2021 - Tawnya	100.00	
CR531-1	12/1/2021	Tax Distribution - 11.04.2021	0.00	
CR531-2	12/1/2021	Tax Distribution - 12.1.021	1,209,100.11	
CR541	12/4/2021	PWC Pool Fob 12.4.2021 CHK 1209	25.00	
CR531	12/7/2021	Tax Distribution - 12.7.21	160,748.47	
690	12/10/2021	Club house rental - 690	150.00	
692	12/10/2021	Club house Deposit-Tara	100.00	
CR537	12/10/2021	Club house rentals- Talena Jones	75.00	
CR539	12/10/2021	PWC Pool Fob 12.10.2021 CHK 196	25.00	
CR538	12/13/2021	Tax Distribution 12.13.2021	68,364.54	
CHK# 146	12/15/2021	Club house Rentals 12.15.2021 Nishit Patel	50.00	
CHK# 147	12/15/2021	Club house Deposit 12.15.2021 Nishit Patel	150.00	
CR51	12/16/2021	Settlement CHK - 12.16.2021 - Taylor Morrison	40,000.00	
1203	12/20/2021	PWC Pool Fob 12.20.2021 CHK 1203	25.00	
1206	12/21/2021	Clubhouse Deposit - Dalene M Orban	150.00	
1207	12/21/2021	Clubhouse Rental - Dalene M Orban	75.00	
1787	12/21/2021	Club house Rental 12.21.2021 Norris_ Sandra Harris	250.00	
1787-1	12/21/2021	Club house Deposit - Norris_Sandra harris	150.00	
1788	12/21/2021	Clubhouse Rental Norris D Harris	200.00	
1788-1	12/21/2021	Clubhouse Deposit Norris D Harris	150.00	
CHK# 5902	12/27/2021	Club house Deposit 12.27.2021	150.00	
CHK# 5903	12/27/2021	Club house Rental 12.27.2021	100.00	
Cleared Deposits			1,480,588.12	