

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
MARCH 23, 2022**

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA**

**Wednesday, MARCH 23, 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 Vice Chairman Supervisor Supervisor Supervisor	Koko Miller JoAnn Ward Tanya O'Conner Linda Bell 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, March 23, 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
  - B. District Engineer
    - i. Discussion on Meritage Homes
  - C. District Manager ..... Tab 01
    - i. Aquatic Weed Control March Newsletter
    - ii. Community Inspection Report
    - iii. Commercial Fitness Preventive Maintenance Report dated February 28, 2022
    - iv. Yellowstone Inspection Report
- 4. BUSINESS ITEMS**
  - A. Discussion on Landscape Program..... Tab 02
  - B. Discussion on Rain Gutters Guards Proposal..... Tab 03
- 5. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Regular Meeting Minutes February 23, 2022, ..... Tab 04
  - B. Consideration of Board of Supervisors Continued Regular Meeting Minutes March 2, 2022, ..... Tab 05
  - C. Consideration of Operations and Maintenance Expenditures February 2022 ..... Tab 06
  - D. Review of Financial Statements Month Ending February 28, 2022,..... Tab 07
- 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



# Aquatic Weed Control, Inc.

Your **CLEAR** Choice Since 1992  
407-859-**2020** or 800-543-6694  
[www.aquaticweedcontrol.net](http://www.aquaticweedcontrol.net)  
Orlando—Tampa—Ft. Myers—Daytona Beach

Newsletter

**March 2022**

## How Low Can They Go?

We are in the middle of Florida's dry season and we are seeing signs of low water levels in some ponds. It's also the time of year when we have warm and cold days which confuse Mother Nature's growth patterns.

When the water levels fall below normal, that leaves exposed banks that reveal a surplus of untapped nutrients. This nutrient rich area can give new weeds a growth boost. In the dry season, your Spray Tech is doing preventive work, too.

Ponds left untreated have plants that will take advantage of drought conditions and differing temperatures to encroach onto exposed bank areas and take root. When the water levels return to normal, two things will happen:

- 1 -Some of these plants will keep growing and be hard to get under control.
- 2 -Some drown and die which causes them to release all the nutrients they were holding. This will create a bright green algae ring around the shoreline.

In order to prevent future weed growth, we treat the exposed banks now so when the water levels return the weeds will not be there to grow again. Exposed grasses like Slender Spikerush, Torpedo Grass and Eelgrass are hard to kill when water levels are normal. This is the best time to get to treat those and other unwanted vegetation that cause trouble at normal water levels.

Fish also feel the effect of a drought. The water can get too low and reduce their living space and oxygen levels. This puts stress on fish that may cause them to float near the top of the water. You may lose a few or the entire pond during the winter dry months.

There is no way to know how dry this year will be, but you can count on AWC to be there to keep your pond(s) under control now and in the future..



## Frigid Facts



When you combine the cold temperatures with high winds the plants really feel it. Water and plant surface temperatures drop fast. Customers who have planted beneficial plants to help reduce nutrients leaching into ponds or for their landscape appeal are seeing brown plants. They may look dead but they are not. The roots under the water are healthy and ready for warm weather.



In the spring they will come back and do the job they were planted to do.







# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 3/16/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	22	-3	<u>None observed</u>
INVASIVE MATERIAL (FLOATING)	20	20	0	<u>The ponds are clean</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u></u>
FOUNTAINS/AERATORS	20	20	0	<u>Good</u>
DESIRABLE PLANTS	15	15	0	<u>Good</u>

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

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



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 3/16/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Dead plant material has been replaced
SUBDIVISION MONUMENTS	30	20	-10	Warmer temperatures are helping
<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	667	-33	95%

Manager's Signature: Gene Roberts

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



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 3/16/22

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	Turf is starting to green up
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	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	4	-1	Mites on the Fakahatchee
PRUNING	10	8	-2	Some areas need trimming
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	4	-1	Turf weeds/Pruning

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	Will be replaced this week
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

#### SCORE

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

Manager's Signature: Gene Roberts



## Parkway March



New annuals are scheduled to be planted this week.



The dead palm trees have been replaced at the clubhouse.





Additional plants have been added to the planters around the pool.



The landscape at the Belmont entrance looks good.





The landscape at Harvest Glenn entrance is starting to recover from the cold damage.



The Fakahatchee grass needs to be treated for mites and trimmed.





There's lots of debris from the recent storm.



The oak tree saplings need to be removed from the jasmine bed at the Riverview entrance.





The turf along still Creek is in good condition.



Weed detailing has improved at the entrance beds.





The turf along Still Creek in the Sanctuary still has heavy broadleaf weed pressure.



Yellowstone will be removing the declining Indian Hawthorne plants from behind the Baywood sign and be replacing with sod.





The recent rains have greened up the turf in the common area on Willow Beach.



## Parkway CDD Ponds March



The ponds are in good condition; very little perimeter weeds.





















**CORPORATE OFFICE:** 5034 N. Hiatus Rd, Sunrise, FL 33351  
**FT. MYERS OFFICE:** 6221 Topaz Court, Ft. Myers, FL 33966  
**ORLANDO OFFICE:** 8600 Commodity Cir, Ste108, Orlando, FL 32819

**Ph 954-747-5128 • FAX 954-747-5131**  
**Ph 239-938-1461 • FAX 239-938-1462**  
**Ph 407-730-3189 • FAX 239-938-1462**

Facility Name Parkway Center Clubhouse Date Serviced 2-28-22  
 Address 7461 S. Falkenburg Rd City Riverview State FL Zip 33578  
 Contact Monica Alvarez - monica.alvarez@merituscorp.com Phone \_\_\_\_\_

Clean Inside Hood	<input checked="" type="checkbox"/>	Lubricate/Calibrate Lift	<input checked="" type="checkbox"/>
Clean Frame	<input checked="" type="checkbox"/>	Wheels/Feet/ Pads	<input checked="" type="checkbox"/>
Drive Belt	<input checked="" type="checkbox"/>	Electronic/Wiring	<input checked="" type="checkbox"/>
Deck	<input checked="" type="checkbox"/>	Motor	<input checked="" type="checkbox"/>
Rollers	<input checked="" type="checkbox"/>	Running Belt	<input checked="" type="checkbox"/>

**Treadmills** Technician Comments  
 Treadmills were cleaned, tested and adjusted as needed.  
 No issues found

Clean Inside Hood	<input checked="" type="checkbox"/>	Electronics/Wiring	<input checked="" type="checkbox"/>
Clean Frame	<input checked="" type="checkbox"/>	Lubricate/Calibrate/Lift	<input checked="" type="checkbox"/>
Check Tracks	<input checked="" type="checkbox"/>	Wheels/Rollers/Pads	<input checked="" type="checkbox"/>
Alternator	<input checked="" type="checkbox"/>	Check Flywheels	<input checked="" type="checkbox"/>

**Cross Trainers** Technician Comments  
 The elliptical was cleaned adjusted, and lubricated.  
 It functions properly

Clean Inside Hood	<input checked="" type="checkbox"/>	Check Springs/Cables	<input checked="" type="checkbox"/>
Clean Frame	<input checked="" type="checkbox"/>	Lubricate Chains	<input checked="" type="checkbox"/>
Check Friction Belt	<input checked="" type="checkbox"/>	Check Shocks	<input checked="" type="checkbox"/>
Grease Pivot Points	<input checked="" type="checkbox"/>	Check Handrail Pads	<input checked="" type="checkbox"/>

**Stair Climbers / Misc Cardio** Technician Comments

Check Seat	<input checked="" type="checkbox"/>	Check Kevlar Belts	<input checked="" type="checkbox"/>
Clean Frame	<input checked="" type="checkbox"/>	Clean Inside Side Panels	<input checked="" type="checkbox"/>
Check Pedals	<input checked="" type="checkbox"/>	Lubricate Chains	<input checked="" type="checkbox"/>

**Bikes** Technician Comments  
 The bike was cleaned and tested, other than needing the feet re-balanced, it works well.

Clean Frames	<input checked="" type="checkbox"/>	Tighten Loose Nuts/Bolts	<input checked="" type="checkbox"/>
Clean Guides Rods	<input checked="" type="checkbox"/>	Check Cracked Upholstery	<input checked="" type="checkbox"/>
Adjust Plates	<input checked="" type="checkbox"/>	Check Cables/Pulleys/Belts	<input checked="" type="checkbox"/>
Grease Zerk Fittings	<input checked="" type="checkbox"/>	Lubricate Guide Rods	<input checked="" type="checkbox"/>

**Strength Equipment** Technician Comments

The strength unit was cleaned, lunnicated, tested and adjusted as needed. No issues found.

Technician Comments / Recommendations: Overall, the equipment was in good working order. No further service required  
The equipment wipes dispenser on the wall is hung upside down. It should be mounted the other way so that the  
wipes do not lose moisture and dry out.

Customer hereby agrees to indemnify and hold harmless, Commercial Fitness Products, Inc., for damages or harm including personal injury arising from failure to repair or replace equipment at the recommendation of Commercial Fitness Products Further, Commercial Fitness Products Shall not be responsible to any third party or ultimate user for harm caused by continued use of equipment and/or replacement parts that are deemed unsafe by Commercial Fitness Products.

I hereby certify that the above dates and information are correct. That the work was performed as stated and that the listed parts were replaced.

Technician Signature:

*Chad R...*

Date: 2/28/22

Customer Signature: No one available to sign

2/28/22 1:15 pm <sup>20</sup>



## SERVICE COMMUNICATION REPORT

Property Name:

*Parkway Center CDD*

Date:

*2-18-22*

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

**GROUND MAINTENANCE CUSTOMER SERVICE 813-886-7755**

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing ( )	Edging ( )	Pruning ( )	Hedging ( )	Turf ( )	Trees ( )	Turf	Trees
curbs ( )	beds ( )	Weeding ( )	Trees ( )	Shrubs ( )	Annuals ( )	insects ( )	insects ( )
			pruning ( )			weeds ( )	disease ( )
Weedeating ( )	Palms ( )		pruning ( )			disease ( )	
						Shrubs	Fire ants ( )
						insects ( )	Weed beds
						disease ( )	spray ( )
IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED	
Inspect ( )	Adjust ( )	Annuals ( )	Palms ( )	Trash ( )			
Repair ( )		Mulch ( )	Contractual ( )	Leaves & debris ( )			
		Billable ( )					

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

*Re-shed + Trimming*

Services provided by:

Received by:

*[Signature]*

\_\_\_\_\_



**YELLOWSTONE**  
LANDSCAPE

## SERVICE COMMUNICATION REPORT

Property Name: Paradise Center CDD

Date: 2-28-22

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

**GROUND MAINTENANCE CUSTOMER SERVICE 813-886-7755**

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing	( <input checked="" type="checkbox"/> )	Pruning	( <input checked="" type="checkbox"/> )	Turf	( )	Turf	Trees
Edging	( <input checked="" type="checkbox"/> )	Hedging	( <input checked="" type="checkbox"/> )	Trees	( )	insects	( )
curbs	( <input checked="" type="checkbox"/> )	Weeding	( <input checked="" type="checkbox"/> )	Shrubs	( )	weeds	( )
beds	( )	Trees	( )	Annuals	( )	disease	( )
			pruning ( )			Shrubs	Fire ants ( )
Weedeating	( <input checked="" type="checkbox"/> )	Palms	( )			insects	( )
			pruning ( )			disease	( )
						Weed beds	( )
						spray	( )
IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED	
Inspect	( )	Annuals	( )	Trash	( <input checked="" type="checkbox"/> )		
Adjust	( )	Palms	( )				
Repair	( )	Mulch	( )	Leaves &			
		Contractual	( )	debris	( <input checked="" type="checkbox"/> )		
		Billable	( )				

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Comment none

Services provided by:

[Signature]

Received by:

\_\_\_\_\_

**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: March 16, 2022

RE: Memo

**Amenity:**

- We have a replacement for Gia, and they are going through the background check vetting protocols currently. I will update you at the meeting but our new onsite should be starting towards the end of the month.
- Celia is doing the final closeout the week of the 14th. Sunrise is being responsive on punch list items at this time.
- Envera is working on the questions/revisions we discussed at the last meeting. They will be attending the meeting next month. I also have another company who provides a similar service. I am speaking with them and will have them attend the April meeting as well. There will be proposals from both companies in the April book.

**Other District Business:**

Counsel – will be attending the meeting to discuss the Meritage request. A letter was sent by counsel to the homeowner who was fishing in our ponds.

Yellowstone will be attending the meeting.

Meritage 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





## Proposal

**Customer:** Merit US Corp  
**Address:**  
**City and State:** Tampa FL  
**Job Contact:** Rick Reidt  
**Phone Number:** 813-672-3804  
**Cell Number:**  
**Email:**  
**Job Name:** Rain gutter gaurds  
**Job Location:** 7461 Falkenburg Rd. Riverview FL 33578  
**Date:** 3/2/2022

This proposal is based on a site visit 3/2/22

Install approximately 425 LF of rain gutter guards

We propose hereby to furnish materials and labor - complete in accordance with above specifications for the grand total of:      \$                      **5,582.25**

All work is to be completed in a professional workmanlike manner according to standard practices. Price is per plans and or specifications as stated. Price includes appropriate Florida sales tax. Only items or services listed in the specifications stated above are included in this proposal. Any deviation from the stated specifications above will be executed only upon written change orders and will be billed as an extra charge over and above this proposal. This proposal is valid for thirty days, Stonewood Development LLC reserves the right to renegotiate this proposal if not accepted within thirty days. Deposits will be required for special order and custom built items. Restocking fees will be applied to returned items. Deposits are due at signing of this contract.

Payments will be made in full at completion of project Net 5 days. All late payments are subject to an interest penalty of 1 1/2% per month (18% per annum) on all past due invoices. An additional fee will be added to total if payment is made by credit card.

The customer agrees that if this account is placed in the hands of an attorney for collection by suit or in probate or bankruptcy proceedings, the customer shall pay for all reasonable and necessary attorneys fees and court cost. Exclusive venue and jurisdiction for any cause of action arising out of or connected with this agreement, its performance or its breach shall be limited to Hillsborough County, Florida unless specified by Stonewood Development LLC.



I, \_\_\_\_\_ do accept the terms set forth in this proposal  
(print)  
this \_\_\_\_\_ day of \_\_\_\_\_ 2022 , by signing this proposal I  
hereby authorize Stonewood Development LLC to do the as specified above.  
Payments will be made as outlined above.

\_\_\_\_\_ (signature)

Thank you for your business  
Dennis Hertenstein, Certified General Contractor  
Telephone: 813-433-8288  
Web Site: [www.swdgc.com](http://www.swdgc.com)  
Email: [dennis@swdgc.com](mailto:dennis@swdgc.com)  
Mailing Address: 507 Duque Rd. Lutz, FL 33549  
CGC 1509938



# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

February 23, 2022, Minutes of the Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District was held on **Wednesday, February 23, 2021, at 6:30 p.m.** at The Parkway Center Clubhouse located at 7461 S. Falkenburg Rd., Riverview, FL 33578.

### 1. CALL TO ORDER

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, February 23, 2021, at 6:30 p.m.**

### 2. ADJOURNMENT/CONTINUATION

Mr. Howell announced that the meeting will be continued to **Wednesday, March 2, 2021, at 6:30 p.m.** at The Parkway Center Clubhouse located at 7461 S. Falkenburg Rd., Riverview, FL 33578

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

*\*The entire meeting is available on audio recording.*

*\*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

March 2, 2022, Minutes of the Continued Regular Meeting

## Minutes of the Continued Regular Meeting

The Continued Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, March 2, 2022, 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

Brian Howell called the Continued Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, March 2, 2022, 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 Hazelwood	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus	
Gia Cedres	Clubhouse Manager, Meritus	
Scott Steady	District Counsel, Burr Forman	
Tonja Stewart	District Engineer, Stantec	(via telephone conference)

Dudley Taliaferro Envera

There were four (4) residents audience members in attendance.

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

There were no audience questions or comments on agenda items.

### 3. VENDOR AND STAFF REPORTS

#### A. District Counsel

##### i. CDD/HOA Maintenance Agreement

Mr. Steady noted the CDD and HOA maintenance agreement was terminated by the HOA. The HOA rep thanked the CDD for their help over the past year and a half.

#### B. District Engineer

##### i. Discussion on Stormwater Report



Mrs. Stewart went over the stormwater report that is required by the state. He stated that it would be completed by end of this month. Mrs. Stewart noted the pond on Willow Beech does not look impacted by aerial review. Mrs. Stewart will do a complete review of all ponds and structure and have a report for the meeting on April 20, 2022.

**ii. Discussion on Meritage Homes**

Mr. Steady and Mrs. Stewart briefly went over the Meritage Homes request, and they will be attending the March 23<sup>rd</sup> meeting for discussion.

**iii. Discussion on Falkenburg Road Extension – Hillsborough**

Mrs. Stewart went over the Falkenburg extension agreement with the county and noted the CDD would be responsible for the storm system and miter end of the pipe and the county is responsible for stormwater lines under the roads. There was a brief discussion and motion to approve.

MOTION TO:	Approve Falkenburg Extension Agreement
MADE BY:	Supervisor JoAnn Ward
SECONDED BY:	Supervisor Koko Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

**4. BUSINESS ITEMS**

**A. Discussion on Vendor of Smoothies – Tropical Smoothie Café**

Mr. Howell went over that Cedric from Tropical Smoothie Café couldn't make it but emailed him with all the information and discussed with the Board. The Board to approve the smoothie vendor and to not charge any user fees for the first 60 days to the provider until they see how good of a turnout they get from the community.

MOTION TO:	Approve Smoothie Vendor
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

**B. Discussion on Landscape Update – Yellowstone**

Mr. Howell went over the Yellowstone landscape reports. It was requested to get a proposal to stock the fish in the new pond within the sanctuary.

**C. Discussion on Amenity Center Video Surveillance Proposal – Envera Systems**

Mr. Taliaferro went over the Envera proposal and services they provide. The Board asked several questions and for some revisions. Mr. Taliaferro will attend the meeting on April 20<sup>th</sup>. The Board asked Mr. Howell to get some comparison quotes.

MOTION TO:	Table and get comparison quotes
MADE BY:	Supervisor Koko Miller
SECONDED BY:	Supervisor JoAnn Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously.

**D. General Matters of the District**

There were no general matters of the district.

**5. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Regular Meeting Minutes Jan. 26, 2022**
- B. Consideration of Operations and Maintenance Expenditures January 2022**
- C. Review of Financial Statements Month Ending January 31, 2022**

The Board reviewed the Consent Agenda items. Mr. Howell to check and correct any invoices billed to the CDD from another district and to remove Tanya O'Connor phone number from the record.

MOTION TO:	Approve the Consent Agenda (A- C) with corrections.
MADE BY:	Supervisor Tanya O'Connor
SECONDED BY:	Supervisor Charlotte Hazelwood
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously.

**6. MANAGEMENT REPORTS**

**A. District Manager**

**i. Action Item List**

**ii. Community Inspection Reports**

The Board reviewed the action item list and management reports.

**7. SUPERVISOR REQUESTS**

Supervisor Miller requested for a “No Dogs Sign” along with sending the pool rules and regulations policies to the HOA.

Supervisor Bell noted that outside people are trying to gain access to the amenity center and firepit usage.

Supervisors Bell discussed about the continuation/canceling of future CDD meetings protocol and would like to get a phone call if any future CDD meetings will be continued or cancelled. Supervisor Hazelwood requested for a phone call as well.

Supervisors O’Conner noted trash on the boulevards. Also asked if Mr. Howell he can order a marquee\bulletin board for the Amenity Center.

Supervisors Hazelwood noted that the two (2) streetlight poles are still down on Still River and the potholes are growing. Mr. Howell stated he would reach out to the district engineer to submit a request.

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

Audience members commented on residents still fishing in ponds. The Board asked for District Counsel to send a letter to the owners violating the CDD policy of no fishing. Audience member also commented on the erosion issue in the Sanctuary.

**9. ADJOURNMENT**

MOTION TO:	Adjourn meeting at 8:10 p.m
MADE BY:	Supervisor Bell
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously.



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

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

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

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

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

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

**Title:**

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

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

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

**Title:**

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

*Recorded by Records Administrator*

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

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

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
AquaPRO	22 020207	\$ 2,100.00			Pool Maintenance - 2.2.2022
First Choice Aquatic Weed Management	67203	2,025.00			Waterway Service - 1.24.2022
Meritus Districts	72367	13,102.00			District Management Services - 1.25.2022.
Meritus Districts	74018	14,798.44	<b>\$ 27,900.44</b>	\$ 7,947.25	District Management Services -February 18 2022.
Solitude Lake Management	PI A00748294	456.00			Lake and Pond Management Thru 03.31.2022
Yellowstone	323218	18,450.25			Landscape Maintenance - 2.1.2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 50,931.69</b>			

<b>Variable Contract</b>					
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>			

<b>Utilities</b>					
Spectrum	095561001021522	\$ 15.05			Internet Service Thru 3.13.2022
Tampa Electric	211001800146 020722	747.32			Electric Service Thru 2.01.2022
Tampa Electric	211001800369 020722	589.99			Electric Service Thru 2.01.2022
Tampa Electric	211001800609 020722	554.66			Electric Service Thru 2.01.2022
Tampa Electric	221007991963 020722	279.89			Electric Service Thru 2.01.2022
Tampa Electric	221008055560 020722	984.24			Electric Service Thru 2.01.2022
Tampa Electric	311000070319 020422	9,744.13	<b>\$ 12,900.23</b>	\$ 3,583.33	Electric Service Thru 1.03.2022.
<b>Utilities Sub-Total</b>		<b>\$ 12,915.28</b>			

<b>Regular Services</b>					
Burr Forman	1290012	\$ 1,260.00			Professional Service Thru 12.31.2021
Cardno	327114	225.00			Professional Service Thru 01.28.2022

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Cory Copeland	CC 021822	222.00			Off Duty Patrol - 2.18.2022
Don Harrison Enterprises	2850	856.90			Routine Maintenance - 1/29/2022
Don Harrison Enterprises	2863	856.90	<b>\$ 1,713.80</b>		Routine Maintenance - 2.23.2022
First Choice Aquatic Weed Management	67206	83.00			Waterway Service - 1.25.2022
MHD Communications	24575	771.26			MHD Communications - 1.28.2022
Navitas Credit Corp	40819292 020422	919.68			Contract Payment For Fitness Equipment - 2.04.2022
Republic Services	0696 001009842	124.75			Waste Management - 2.17.2022
Spearem Enterprises	5133	175.00			Cleaning and Maintenance - 1.23.2022
Spearem Enterprises	5144	865.00			Clubhouse Cleaning - 1.24.2022
Spearem Enterprises	5164	90.00			Sign Removal - 2.11.2022
Spearem Enterprises	5184	865.00	<b>\$ 1,995.00</b>		Clubhouse Cleaning Service Thru 2.14.2022
Stantec	1886694	306.00			Professional Service - 02.09.2022
Yellowstone	328826	330.40			Landscape Maintenance - 2.14.2022
Yellowstone	328827	258.97	<b>\$ 589.37</b>		Landscape Maintenance - 2.14.2022
<b>Regular Services Sub-Total</b>		<b>\$ 8,209.86</b>			
<b>Additional Services</b>					
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>			
<b>TOTAL:</b>		<b>\$ 72,056.83</b>			

Approved (with any necessary revisions noted):

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

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

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary





**AquaPRO**  
Pool Solutions

# INVOICE

**Jorge Lopez**

Owner

INVOICE # 22-020207  
DATE: FEBRUARY 2, 2022

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

JOB: MONTHLY POOL MAINTENANCE  
JANUARY 2022

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!**

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
1/24/2022	67203

**Bill To**

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	2/23/2022

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>BSA 4/6/18 5390</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 Number: 426 Customer: FCA - PARKWAY CENTER CDD

Technician: Jason Marks

Date: 01/07/2022 Time: 08:29 AM

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

## FISH and WILDLIFE OBSERVATIONS

NATIVE WETLAND HABITAT MAINTENANCE		Beneficial Vegetation Notes:
1	1	
2	2	
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100	100	

☒ Arrowhead      ☐ Bulrush      ☐ Golden Canna      ☒ Naiad      ☐ \_\_\_\_\_ 37

☒ Bacopa      ☐ Chara      ☐ Gulf Spikerush      ☒ Pickerelweed

# Meritus Districts

A Division of Inframark, LLC

## INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**

#72367

**DATE**

1/25/2022

**BILL TO**

Parkway Center CDD  
2005 Pan Am Circle  
Ste 700  
Tampa FL 33607  
United States

**CUSTOMER ID**

C2303

**NET TERMS**

Net 30

**PO#****DUE DATE**

2/24/2022

Services provided for the Month of: January 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Personnel Services - On-Site Staff - Personnel Services	1	Ea	5,000.00	5,000.00
District Management Services - District Management	1	Ea	2,403.33	2,403.33
Accounting Services - Accounting Services	1	Ea	2,389.75	2,389.75
Field Management - Field Management	1	Ea	2,308.92	2,308.92
Recording Svcs - Recording Secretary	1	Ea	333.33	333.33
Technology Services - Technology Services	1	Ea	166.67	166.67
Dissemination Services - Dissemination Services	1	Ea	500.00	500.00
<b>Subtotal</b>				13,102.00

**Subtotal** \$13,102.00

**Tax** \$0.00

**Total Due** \$13,102.00

Voice: 813-397-5122 | Fax: 813-873-7070



**Meritus Districts**  
A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**  
#74018

**DATE**  
2/18/2022

**CUSTOMER ID**  
C2303

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
3/20/2022

**BILL TO**

Parkway Center CDD  
2005 Pan Am Circle  
Ste 700  
Tampa FL 33607  
United States

Services provided for the Month of: February 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - 157 Copies Color-November 2021 & 33 Copies Color-December 2021	190	Ea	0.50	95.00
Technology Services - Technology Services	1	Ea	166.67	166.67
Copies - 970 Copies B/W-November 2021 & 151 Copies B/W-December 2021	1121	Ea	0.15	168.15
Recording Svcs - Recording Secretary	1	Ea	333.33	333.33
Dissemination Services - Dissemination Services	1	Ea	500.00	500.00
Postage - \$1,391.81 Postage-November 2021 & \$41.48 Postage-December 2021	1	Ea	1,433.29	1,433.29
Field Management - Field Management	1	Ea	2,308.92	2,308.92
Accounting Services - Accounting Services	1	Ea	2,389.75	2,389.75
District Management Services - District Management	1	Ea	2,403.33	2,403.33
Personnel Services - On-Site Staff - Personnel Services	1	Ea	5,000.00	5,000.00
<b>Subtotal</b>				14,798.44

**Subtotal** \$14,798.44

**Tax** \$0.00

**Total Due** \$14,798.44

Remit To :

Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment. Phone: 813-397-5122 | Fax: 813-873-7070

# SOLITUDE

## LAKE MANAGEMENT

Voice: (888) 480-LAKE • Fax: (888) 358-0088

INVOICE

Invoice Number: PI-A00748294

Invoice Date: 01/31/22

PROPERTY: Parkway Center  
CDD

SOLD TO: Parkway Center CDD  
Meritus Corp.  
2005 Pan Am Circle Dr., Suite #120  
Tampa, FL 33607

Customer ID	Customer PO	Payment Terms	
5644		Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Chris Byrne			03/02/22

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR46536 10/01/21 - 03/31/22 Aerator Maintenance Services	456.00	456.00

BS\* 4/6/22  
5390

Received

FEB 04 2022

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC  
1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

Subtotal	456.00
Sales Tax	0.00
Total Invoice	456.00
Payment Received	0.00
<b>TOTAL</b>	<b>456.00</b>



## INVOICE

INVOICE #	INVOICE DATE
TMC 323213	2/1/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Parkway Center CDD

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** March 3, 2022

**Invoice Amount:** \$18,450.25

Description	Current Amount
Monthly Landscape Maintenance February 2022	\$18,450.25

**Invoice Total** **\$18,450.25**

Handwritten: TSH 4/6/24 5390

Excellence

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**





February 15, 2022  
Invoice Number: 095561001021522  
Account Number: 0050955610-01  
Security Code: 5433  
Service At: 7461 S FALKENBURG RD  
RIVERVIEW, FL 33578-8652

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

### Summary Services from 02/14/22 through 03/13/22 details on following pages

Previous Balance	237.74
Payments Received - Thank You	-237.74
Adjustments	-225.38
<b>Remaining Balance</b>	<b>-\$225.38</b>
Spectrum Business™ TV	94.96
Spectrum Business™ Internet	102.98
Spectrum Business™ Voice	19.99
Other Charges	21.00
One-Time Charges	0.00
Taxes, Fees and Charges	1.50
Current Charges	\$240.43
<b>Total Due by 03/03/22</b>	<b>\$15.05</b>

### NEWS AND INFORMATION

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page.

**Unreturned Equipment Information.** Effective on or after 04/01/2022 updated fees for Unreturned Equipment will apply. You will only see these charges on future bills if you have any equipment that you haven't returned.

- Digital Receiver decreases from \$103.00 to \$97.00.
- D3 and newer Modem models (wired or wireless) increases from \$59.00 to \$60.00.
- Wireless Router increases from \$61.00 to \$76.00.
- Multipoint Access Point decreases from \$69.00 to \$64.00.
- D3 AWG2 Modem decreases from \$78.00 to \$60.00.
- EMTA Router (4 port or above) decreases from \$74.00 to \$81.00.
- Business Set Back Box decreases from \$163.00 to \$136.00.
- Access Point increases from \$130.00 to \$166.00.
- ATA increases from \$26.00 to \$37.00.
- EPON ONU decreases from \$260.00 to \$95.00.

**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.

Received

FEB 22 2022



4145 S. Falkenburg Rd Riverview, FL 33578-8652  
7635 1610 NO RP 15 02152022 NNNNNY 01 000258 0001

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



February 15, 2022  
**PARKWAY CENTER CBD**

Invoice Number: 095561001021522  
Account Number: 0050955610-01  
Service At: 7461 S FALKENBURG RD  
RIVERVIEW, FL 33578-8652

<b>Total Due by 03/03/22</b>	<b>\$15.05</b>
Amount you are enclosing	\$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195



0001000100509556100107001505



Invoice Number: 095561001021522  
Account Number: 0050955610-01  
Security Code: 5433

Contact Us  
Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249  
7635 1810 NO RP 15 02152022 NNNNNY 01 000258 0001

Charge Details

Previous Balance		237.74
Payments Received - Thank You	02/11	-237.74
Payments received after 02/15/22 will appear on your next bill.		

Adjustments

Promotional Discount	01/15	-2.00
Promotional Discount	01/15	-199.99
Promotional Discount	01/15	10.00
Promotional Discount	01/15	30.00
Promotional Discount	01/15	5.00
Promotional Discount	01/15	-16.45
Promotional Discount	01/15	-19.99
Promotional Discount	01/15	-39.99
Promotional Discount	01/15	5.00
Promotional Discount	01/15	-13.98
Promotional Discount	01/15	5.00
Promotional Discount	01/15	10.00
Promotional Discount	01/15	-7.99
Promotional Discount	01/15	75.00
Promotional Discount	01/15	-49.99
Promotional Discount	01/15	-30.00
Promotional Discount	01/15	5.00
Promotional Discount	01/15	10.00
Adjustments Total		-\$225.38
Remaining Balance		-\$225.38

Services from 02/14/22 through 03/13/22

Spectrum Business™ TV		
Spectrum Business TV Premier		74.99
DVR Service		19.99
2 DVR Service at \$10.00 each		
Bundle Discount		-15.00
Promotional Discount		-5.00

Spectrum Business™ TV Continued

Spectrum Receiver	19.98
2 Spectrum Receiver at \$9.99 each	
	\$94.96
Spectrum Business™ TV Total	\$94.96

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Business WiFi	7.99
Promotional Discount	-105.00
	\$102.98
Spectrum Business™ Internet Total	\$102.98

Spectrum Business™ Voice

Phone Number 813-570-8126	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
Promo Discount	-10.00
	\$19.99

For additional call details, please visit [SpectrumBusiness.net](https://SpectrumBusiness.net) Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total	\$19.99
--------------------------------	---------

Other Charges

Broadcast TV Surcharge	21.00
Other Charges Total	\$21.00

One-Time Charges

Promotional Discount	02/14	0.00
One-Time Charges Total		\$0.00



Continued on next page ....

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support).

Sign up for Paperless Billing.  
It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.  
**It's easy** – enroll in paperless billing visit [SpectrumBusiness.net](https://SpectrumBusiness.net).  
**It's convenient** – you can access your statement through [SpectrumBusiness.net](https://SpectrumBusiness.net).  
**It's secure** – we deliver securely to your [SpectrumBusiness.net](https://SpectrumBusiness.net) account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

Payment Options

**Pay Online** - Create or Login to pay or view your bill online at [Spectrumbusiness.net](https://Spectrumbusiness.net).  
**Pay by Mail** - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call 1-877-824-6249.





Invoice Number: PARKWAY CENTER CBD  
 Account Number: 095561001021522  
 Security Code: 0050955610-01  
 5433

**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

Or, call us at 1-877-824-6249

7635 1610 NO RP 15 02152022 NNNNNY 01 000258 0001

**Taxes, Fees and Charges**

State Communications Tax	0.73
State And Local Sales Tax	0.24
Local Communications Services Tax	0.53
<b>Taxes, Fees and Charges Total</b>	<b>\$1.50</b>

<b>Current Charges</b>	<b>\$240.43</b>
<b>Total Due by 03/03/22</b>	<b>\$15.05</b>

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Spectrum Receiver \$9.99** - Charges include \$8.99 for Receiver Rental and \$1.00 for Secure Connection.

**The following taxes, fees and surcharges are included in the price of the applicable service** - Federal USF \$0.10, Florida State CST \$0.09, Florida Local CST \$0.08, Florida CST \$0.04.

**Voice Fees and Charges** - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees).

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

**Complaint Procedures** - You have 60 days from the billing date to register a complaint if you disagree with your charges.

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC

**Authorization to Convert your Check to an Electronic Funds**

**Transfer Debit** - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call 1-855-707-7328 or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, call 1-877-276-7432 or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).







February 15, 2022

Invoice Number:  
Account Number:  
Security Code:

**PARKWAY CENTER CBD**  
095561001021522  
0050955610-01  
**5433**

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

Or, call us at 1-877-824-6249

7835 1610 NO RP 15 02152022 NNNNNY 01 000258 0001





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 211001800146

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

Current month's charges:	\$747.32
Total amount due:	\$747.32
Payment Due By:	02/28/2022

### Your Account Summary

Previous Amount Due	\$711.32
Payment(s) Received Since Last Statement	-\$711.32
<b>Current Month's Charges</b>	<b>\$747.32</b>
<b>Total Amount Due</b>	<b>\$747.32</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.



### MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at [tampaelectric.com/reliability](http://tampaelectric.com/reliability) to learn more.

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800146

Current month's charges:	\$747.32
Total amount due:	\$747.32
Payment Due By:	02/28/2022

**Amount Enclosed** \$ \_\_\_\_\_  
630396059758

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

6303960597582110018001460000000747328



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800146  
**Statement Date:** 02/07/2022  
**Current month's charges due** 02/28/2022



### Details of Charges – Service from 01/04/2022 to 02/01/2022

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	304 kWh @ \$0.03076/kWh	\$9.35
Fixture & Maintenance Charge	19 Fixtures	\$163.40
Lighting Pole / Wire	19 Poles	\$561.64
Lighting Fuel Charge	304 kWh @ \$0.03008/kWh	\$9.14
Storm Protection Charge	304 kWh @ \$0.01028/kWh	\$3.13
Clean Energy Transition Mechanism	304 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.56

#### Lighting Charges

**\$747.32**

#### Total Current Month's Charges

**\$747.32**

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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 Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 211001800369

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

Current month's charges:	\$589.99
Total amount due:	\$589.99
Payment Due By:	02/28/2022

### Your Account Summary

Previous Amount Due	\$563.14
Payment(s) Received Since Last Statement	-\$563.14
<b>Current Month's Charges</b>	<b>\$589.99</b>
<b>Total Amount Due</b>	<b>\$589.99</b>




## DOWNED IS DANGEROUS!

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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.



## MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at [tampaelectric.com/reliability](http://tampaelectric.com/reliability) to learn more.

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:	\$589.99
Total amount due:	\$589.99
Payment Due By:	02/28/2022

**Amount Enclosed** \$  
630396059759

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

6303960597592110018003690000000589999



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800369  
**Statement Date:** 02/07/2022  
**Current month's charges due** 02/28/2022



### Details of Charges – Service from 01/04/2022 to 02/01/2022

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	240 kWh @ \$0.03076/kWh	\$7.38
Fixture & Maintenance Charge	15 Fixtures	\$129.00
Lighting Pole / Wire	15 Poles	\$443.40
Lighting Fuel Charge	240 kWh @ \$0.03008/kWh	\$7.22
Storm Protection Charge	240 kWh @ \$0.01028/kWh	\$2.47
Clean Energy Transition Mechanism	240 kWh @ \$0.00033/kWh	\$0.08
Florida Gross Receipt Tax		\$0.44

#### Lighting Charges

**\$589.99**

#### Total Current Month's Charges

**\$589.99**

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### Important Messages

#### More clean energy to you

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## ACCOUNT INVOICE

tampaelectric.com



Received  
FEB 10 2022

Statement Date: 02/07/2022  
Account: 211001800609



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

Current month's charges:	\$554.66
Total amount due:	\$554.66
Payment Due By:	02/28/2022

### Your Account Summary

Previous Amount Due	\$554.66
Payment(s) Received Since Last Statement	-\$554.66
Current Month's Charges	\$554.66
<b>Total Amount Due</b>	<b>\$554.66</b>



## DOWNED IS DANGEROUS!

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## MORE RELIABILITY TO YOU.

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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: 211001800609

Current month's charges:	\$554.66
Total amount due:	\$554.66
Payment Due By:	02/28/2022

**Amount Enclosed** \$  
630396059760

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

6303960597602110018006090000000554669



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800609  
**Statement Date:** 02/07/2022  
**Current month's charges due** 02/28/2022



### Details of Charges – Service from 01/04/2022 to 02/01/2022

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 @ \$0.03076/kWh	\$8.00
Fixture & Maintenance Charge	13 Fixtures	\$151.32
Lighting Pole / Wire	13 Poles	\$384.28
Lighting Fuel Charge	260 kWh @ \$0.03008/kWh	\$7.82
Storm Protection Charge	260 kWh @ \$0.01028/kWh	\$2.67
Clean Energy Transition Mechanism	260 kWh @ \$0.00033/kWh	\$0.09
Florida Gross Receipt Tax		\$0.48

#### Lighting Charges

**\$554.66**

#### Total Current Month's Charges

**\$554.66**

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### Important Messages

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221007991963

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



Current month's charges:	\$279.89
Total amount due:	\$279.89
Payment Due By:	02/28/2022

### Your Account Summary

Previous Amount Due	\$279.89
Payment(s) Received Since Last Statement	-\$279.89
<b>Current Month's Charges</b>	<b>\$279.89</b>
<b>Total Amount Due</b>	<b>\$279.89</b>



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## MORE RELIABILITY TO YOU.

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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:	\$279.89
Total amount due:	\$279.89
Payment Due By:	02/28/2022

**Amount Enclosed** \$

609408454574

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

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

6094084545742210079919630000000279896



## ACCOUNT INVOICE

tampaelectric.com



Account: 221007991963  
Statement Date: 02/07/2022  
Current month's charges due 02/28/2022



### Details of Charges – Service from 01/04/2022 to 02/01/2022

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 @ \$0.03076/kWh	\$4.98
Fixture & Maintenance Charge	6 Fixtures	\$114.72
Lighting Pole / Wire	6 Poles	\$153.30
Lighting Fuel Charge	162 kWh @ \$0.03008/kWh	\$4.87
Storm Protection Charge	162 kWh @ \$0.01028/kWh	\$1.67
Clean Energy Transition Mechanism	162 kWh @ \$0.00033/kWh	\$0.05
Florida Gross Receipt Tax		\$0.30

#### Lighting Charges

**\$279.89**

#### Total Current Month's Charges

**\$279.89**

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### Important Messages

#### More clean energy to you

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221008055560

PARKWAY CENTER CDD  
7461 S FALKENBURG RD  
RIVERVIEW, FL 33578

Current month's charges:	\$984.24
Total amount due:	\$984.24
Payment Due By:	02/28/2022

### Your Account Summary

Previous Amount Due	\$1,138.56
Payment(s) Received Since Last Statement	-\$1,138.56
Current Month's Charges	<b>\$984.24</b>
<b>Total Amount Due</b>	<b>\$984.24</b>



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## MORE RELIABILITY TO YOU.

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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:	\$984.24
Total amount due:	\$984.24
Payment Due By:	02/28/2022

**Amount Enclosed** \$  
609408454575

00000898 01 AV 0.42 33607 FTECO102072223112810 00000 03 01000000 014 02 14692 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

Received  
FEB 10 2022

6094084545752210080555600000000984240





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221008055560  
**Statement Date:** 02/07/2022  
**Current month's charges due** 02/28/2022

### Details of Charges – Service from 01/04/2022 to 02/01/2022

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	02/01/2022	4,880		94,105		10,775 kWh	1	29 Days
1000813546	02/01/2022	30.85		0		30.85 kW	1	29 Days

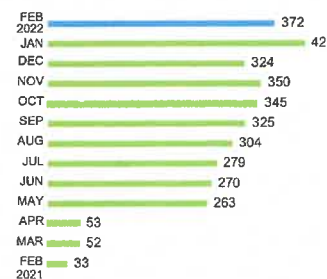
Daily Basic Service Charge	29 days @ \$1.07000	\$31.03
Billing Demand Charge	31 kW @ \$13.75000/kW	\$426.25
Energy Charge	10,775 kWh @ \$0.00730/kWh	\$78.66
Fuel Charge	10,775 kWh @ \$0.03057/kWh	\$329.39
Capacity Charge	31 kW @ \$0.09000/kW	\$2.79
Storm Protection Charge	31 kW @ \$0.59000/kW	\$18.29
Energy Conservation Charge	31 kW @ \$0.81000/kW	\$25.11
Environmental Cost Recovery	10,775 kWh @ \$0.00130/kWh	\$14.01
Clean Energy Transition Mechanism	31 kW @ \$1.10000/kW	\$34.10
Florida Gross Receipt Tax		\$24.61
<b>Electric Service Cost</b>		<b>\$984.24</b>

### Total Current Month's Charges

**\$984.24**

#### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



#### Billing Demand

(Kilowatts)



#### Load Factor

(Percentage)



### Important Messages

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Received  
FEB 10 2022

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

Statement Date: 02/04/22  
Account: 311000070319

Current month's charges:	\$9,744.13
Total amount due:	\$9,744.13
Payment Due By:	02/18/22

## Your Account Summary

Previous Amount Due	\$7,960.48
Payment(s) Received Since Last Statement	-\$7,960.48
Credit balance after payments and credits	\$0.00
<b>Current Month's Charges</b>	<b>\$9,744.13</b>
<b>Total Amount Due</b>	<b>\$9,744.13</b>

**DO NOT PAY. Your account will be drafted on 02/18/22**

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:	\$9,744.13
Total amount due:	\$9,744.13
Payment Due By:	02/18/22

**Amount Enclosed** \$

700250002029 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 02/18/22

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

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

## Contact Information

### Residential Customer Care

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

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### 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 daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

**Bright Choices™** – The associated fees and charges for leased outdoor lighting services.

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

**Clean Energy Transition Mechanism (CETM)** – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

**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.

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

**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 Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, 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.

### 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.



## Billed Individual Accounts



00000032-0000339-Page 5 of 22

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$92.92
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$125.80
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$527.19
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$79.83
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$4338.41
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$1184.23
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$835.22
PARK PLACE CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$943.00
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$113.33
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$145.97
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$141.56
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$72.85
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$130.71
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$225.47
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$436.91
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$350.73



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001738486  
**Statement Date:** 02/01/22

## Details of Charges – Service from 12/02/21 to 01/03/22

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	01/03/22	13,504		12,956		548 kWh	1	33 Days
Daily Basic Service Charge		33 days @ \$0.74000				\$24.42	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge		548 kWh @ \$0.07014/kWh				\$38.44		
Fuel Charge		548 kWh @ \$0.03057/kWh				\$16.75		
Storm Protection Charge		548 kWh @ \$0.00315/kWh				\$1.73		
Clean Energy Transition Mechanism		548 kWh @ \$0.00402/kWh				\$2.20		
Florida Gross Receipt Tax						\$2.14		
<b>Electric Service Cost</b>						<b>\$85.68</b>		
State Tax						\$7.24		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$92.92</b>		
<b>Current Month's Electric Charges</b>						<b>\$92.92</b>		

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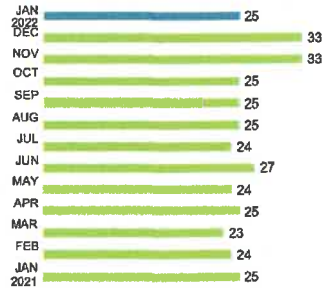
**Account:** 211001738759  
**Statement Date:** 02/01/22

## Details of Charges – Service from 12/02/21 to 01/03/22

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	01/03/22	18,517		17,695		822 kWh	1	33 Days
Daily Basic Service Charge		33 days @ \$0.74000				\$24.42	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average) 	
Energy Charge		822 kWh @ \$0.07014/kWh				\$57.66		
Fuel Charge		822 kWh @ \$0.03057/kWh				\$25.13		
Storm Protection Charge		822 kWh @ \$0.00315/kWh				\$2.59		
Clean Energy Transition Mechanism		822 kWh @ \$0.00402/kWh				\$3.30		
Florida Gross Receipt Tax						\$2.90		
<b>Electric Service Cost</b>						<b>\$116.00</b>		
State Tax						\$9.80		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$125.80</b>		
<b>Current Month's Electric Charges</b>						<b>\$125.80</b>		





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739070  
**Statement Date:** 02/01/22

## Details of Charges – Service from 12/02/21 to 01/03/22

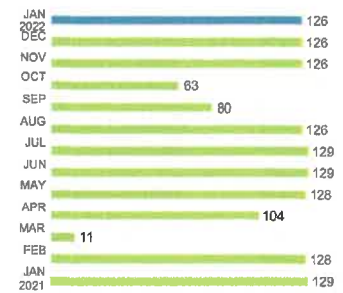
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	01/03/22	65,154		60,987		4,167 kWh	1	33 Days
Daily Basic Service Charge		33 days @ \$0.74000				\$24.42		
Energy Charge		4,167 kWh @ \$0.07014/kWh				\$292.27		
Fuel Charge		4,167 kWh @ \$0.03057/kWh				\$127.39		
Storm Protection Charge		4,167 kWh @ \$0.00315/kWh				\$13.13		
Clean Energy Transition Mechanism		4,167 kWh @ \$0.00402/kWh				\$16.75		
Florida Gross Receipt Tax						\$12.15		
<b>Electric Service Cost</b>						<b>\$486.11</b>		
State Tax						\$41.08		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$527.19</b>		
<b>Current Month's Electric Charges</b>						<b>\$527.19</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739302  
**Statement Date:** 02/01/22

## Details of Charges – Service from 12/02/21 to 01/03/22

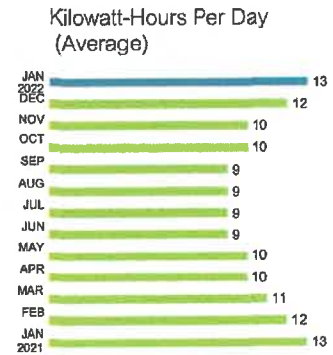
Service for: 8405 CASTLE CREEK DR SIGN, RIVERVIEW, FL 33578-0000

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

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000705281	01/03/22	8,405		7,966		439 kWh	1	33 Days
Daily Basic Service Charge		33 days @ \$0.74000				\$24.42		
Energy Charge		439 kWh @ \$0.07014/kWh				\$30.79		
Fuel Charge		439 kWh @ \$0.03057/kWh				\$13.42		
Storm Protection Charge		439 kWh @ \$0.00315/kWh				\$1.38		
Clean Energy Transition Mechanism		439 kWh @ \$0.00402/kWh				\$1.76		
Florida Gross Receipt Tax						\$1.84		
<b>Electric Service Cost</b>						<b>\$73.61</b>		
State Tax						\$6.22		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$79.83</b>		
<b>Current Month's Electric Charges</b>						<b>\$79.83</b>		

### Tampa Electric Usage History





## ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567  
Statement Date: 02/01/22

### Details of Charges – Service from 12/02/21 to 01/03/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	5922 kWh @ \$0.03076/kWh	\$182.16
Fixture & Maintenance Charge	71 Fixtures	\$1499.17
Lighting Pole / Wire	71 Poles	\$2098.76
Lighting Fuel Charge	5922 kWh @ \$0.03008/kWh	\$178.13
Storm Protection Charge	5922 kWh @ \$0.01028/kWh	\$60.88
Clean Energy Transition Mechanism	5922 kWh @ \$0.00033/kWh	\$1.95
Florida Gross Receipt Tax		\$10.85
State Tax		\$306.51
<b>Lighting Charges</b>		<b>\$4,338.41</b>
<b>Current Month's Electric Charges</b>		<b>\$4,338.41</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739864  
**Statement Date:** 02/01/22



### Details of Charges – Service from 12/02/21 to 01/03/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	448 kWh @ \$0.03076/kWh	\$13.78
Fixture & Maintenance Charge	28 Fixtures	\$240.80
Lighting Pole / Wire	28 Poles	\$827.68
Lighting Fuel Charge	448 kWh @ \$0.03008/kWh	\$13.48
Storm Protection Charge	448 kWh @ \$0.01028/kWh	\$4.61
Clean Energy Transition Mechanism	448 kWh @ \$0.00033/kWh	\$0.15
Florida Gross Receipt Tax		\$0.82
State Tax		\$82.91
<b>Lighting Charges</b>		<b>\$1,184.23</b>
<b>Current Month's Electric Charges</b>		<b>\$1,184.23</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800955  
**Statement Date:** 02/01/22

### Details of Charges – Service from 12/21/21 to 01/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	496 kWh @ \$0.03076/kWh	\$15.26
Fixture & Maintenance Charge	31 Fixtures	\$266.60
Lighting Pole / Wire	31 Poles	\$473.68
Lighting Fuel Charge	496 kWh @ \$0.03008/kWh	\$14.92
Storm Protection Charge	496 kWh @ \$0.01028/kWh	\$5.10
Clean Energy Transition Mechanism	496 kWh @ \$0.00033/kWh	\$0.16
Florida Gross Receipt Tax		\$0.91
State Tax		\$58.59

**Lighting Charges** \$835.22

**Current Month's Electric Charges** \$835.22

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022604  
**Statement Date:** 02/01/22

### Details of Charges – Service from 12/21/21 to 01/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	560 kWh @ \$0.03076/kWh	\$17.23
Fixture & Maintenance Charge	35 Fixtures	\$301.00
Lighting Pole / Wire	35 Poles	\$534.80
Lighting Fuel Charge	560 kWh @ \$0.03008/kWh	\$16.84
Storm Protection Charge	560 kWh @ \$0.01028/kWh	\$5.76
Clean Energy Transition Mechanism	560 kWh @ \$0.00033/kWh	\$0.18
Florida Gross Receipt Tax		\$1.03
State Tax		\$66.16
<b>Lighting Charges</b>		<b>\$943.00</b>
<b>Current Month's Electric Charges</b>		<b>\$943.00</b>

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014450103  
**Statement Date:** 02/01/22

## Details of Charges – Service from 12/02/21 to 01/03/22

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

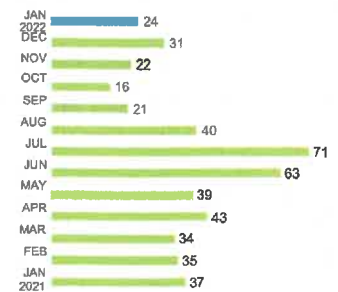
**Rate Schedule: General Service - Non Demand**

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	01/03/22	17,193		16,395		798 kWh	1	33 Days
Daily Basic Service Charge		33 days @ \$0.74000				\$24.42		
Energy Charge		798 kWh @ \$0.07014/kWh				\$55.97		
Fuel Charge		798 kWh @ \$0.03057/kWh				\$24.39		
Storm Protection Charge		798 kWh @ \$0.00315/kWh				\$2.51		
Clean Energy Transition Mechanism		798 kWh @ \$0.00402/kWh				\$3.21		
Florida Gross Receipt Tax						\$2.83		
<b>Electric Service Cost</b>						<b>\$113.33</b>		
<b>Current Month's Electric Charges</b>						<b>\$113.33</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014450376  
**Statement Date:** 02/01/22



## Details of Charges – Service from 12/02/21 to 01/03/22

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

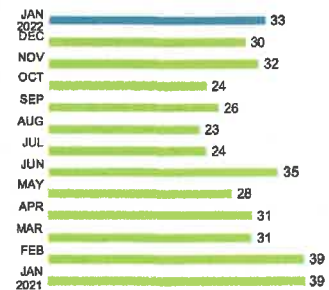
**Rate Schedule: General Service - Non Demand**

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492499	01/03/22	15,229		14,136		1,093 kWh	1	33 Days
Daily Basic Service Charge		33 days @ \$0.74000				\$24.42		
Energy Charge		1,093 kWh @ \$0.07014/kWh				\$76.66		
Fuel Charge		1,093 kWh @ \$0.03057/kWh				\$33.41		
Storm Protection Charge		1,093 kWh @ \$0.00315/kWh				\$3.44		
Clean Energy Transition Mechanism		1,093 kWh @ \$0.00402/kWh				\$4.39		
Florida Gross Receipt Tax						\$3.65		
<b>Electric Service Cost</b>						<b>\$145.97</b>		
<b>Current Month's Electric Charges</b>						<b>\$145.97</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



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**Account:** 211014450640  
**Statement Date:** 02/01/22

## Details of Charges – Service from 12/02/21 to 01/03/22

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

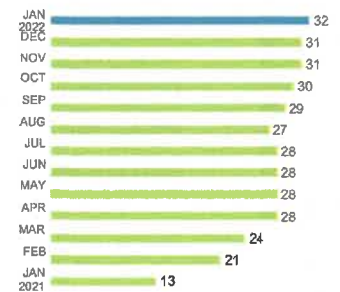
**Rate Schedule: General Service - Non Demand**

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492524	01/03/22	11,786		10,733		1,053 kWh	1	33 Days
Daily Basic Service Charge		33 days @ \$0.74000				\$24.42	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> 	
Energy Charge		1,053 kWh @ \$0.07014/kWh				\$73.86		
Fuel Charge		1,053 kWh @ \$0.03057/kWh				\$32.19		
Storm Protection Charge		1,053 kWh @ \$0.00315/kWh				\$3.32		
Clean Energy Transition Mechanism		1,053 kWh @ \$0.00402/kWh				\$4.23		
Florida Gross Receipt Tax						\$3.54		
<b>Electric Service Cost</b>						<b>\$141.56</b>		
<b>Current Month's Electric Charges</b>						<b>\$141.56</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)







# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014450897  
**Statement Date:** 02/01/22

## Details of Charges – Service from 12/02/21 to 01/03/22

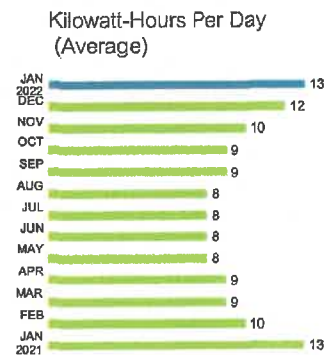
Service for: 5707 STILL RIVER DR, #A, RIVERVIEW, FL 33569-0000

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

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used
1000536130	01/03/22	4,766		4,334		432 kWh
Daily Basic Service Charge			33 days @ \$0.74000			\$24.42
Energy Charge			432 kWh @ \$0.07014/kWh			\$30.30
Fuel Charge			432 kWh @ \$0.03057/kWh			\$13.21
Storm Protection Charge			432 kWh @ \$0.00315/kWh			\$1.36
Clean Energy Transition Mechanism			432 kWh @ \$0.00402/kWh			\$1.74
Florida Gross Receipt Tax						\$1.82
<b>Electric Service Cost</b>						<b>\$72.85</b>
<b>Current Month's Electric Charges</b>						<b>\$72.85</b>

### Tampa Electric Usage History



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451127  
**Statement Date:** 02/01/22

## Details of Charges – Service from 12/02/21 to 01/03/22

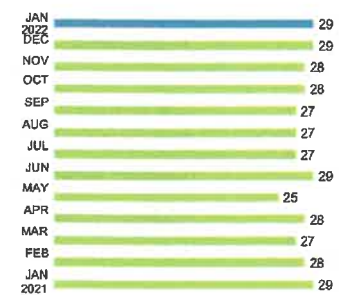
Service for: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323057	01/03/22	21,455		20,500		955 kWh	1	33 Days
Daily Basic Service Charge		33 days @ \$0.74000				\$24.42		
Energy Charge		955 kWh @ \$0.07014/kWh				\$66.98		
Fuel Charge		955 kWh @ \$0.03057/kWh				\$29.19		
Storm Protection Charge		955 kWh @ \$0.00315/kWh				\$3.01		
Clean Energy Transition Mechanism		955 kWh @ \$0.00402/kWh				\$3.84		
Florida Gross Receipt Tax						\$3.27		
<b>Electric Service Cost</b>						<b>\$130.71</b>		
<b>Current Month's Electric Charges</b>						<b>\$130.71</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451317  
**Statement Date:** 02/01/22

### Details of Charges – Service from 12/21/21 to 01/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	144 kWh @ \$0.03076/kWh	\$4.43
Fixture & Maintenance Charge	9 Fixtures	\$77.40
Lighting Pole / Wire	9 Poles	\$137.52
Lighting Fuel Charge	144 kWh @ \$0.03008/kWh	\$4.33
Storm Protection Charge	144 kWh @ \$0.01028/kWh	\$1.48
Clean Energy Transition Mechanism	144 kWh @ \$0.00033/kWh	\$0.05
Florida Gross Receipt Tax		\$0.26

#### Lighting Charges

**\$225.47**

#### Current Month's Electric Charges

**\$225.47**

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523  
Statement Date: 02/01/22

### Details of Charges – Service from 12/21/21 to 01/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	240 kWh @ \$0.03076/kWh	\$7.38
Fixture & Maintenance Charge	15 Fixtures	\$129.00
Lighting Pole / Wire	19 Poles	\$290.32
Lighting Fuel Charge	240 kWh @ \$0.03008/kWh	\$7.22
Storm Protection Charge	240 kWh @ \$0.01028/kWh	\$2.47
Clean Energy Transition Mechanism	240 kWh @ \$0.00033/kWh	\$0.08
Florida Gross Receipt Tax		\$0.44

#### Lighting Charges

**\$436.91**

#### Current Month's Electric Charges

**\$436.91**

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# ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713  
Statement Date: 02/01/22

## Details of Charges – Service from 12/21/21 to 01/21/22

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

### Rate Schedule: Lighting Service

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

Lighting Energy Charge	224 kWh @ \$0.03076/kWh	\$6.89
Fixture & Maintenance Charge	14 Fixtures	\$120.40
Lighting Pole / Wire	14 Poles	\$213.92
Lighting Fuel Charge	224 kWh @ \$0.03008/kWh	\$6.74
Storm Protection Charge	224 kWh @ \$0.01028/kWh	\$2.30
Clean Energy Transition Mechanism	224 kWh @ \$0.00033/kWh	\$0.07
Florida Gross Receipt Tax		\$0.41
<b>Lighting Charges</b>		<b>\$350.73</b>
<b>Current Month's Electric Charges</b>		<b>\$350.73</b>
<b>Total Current Month's Charges</b>		<b>\$9,744.13</b>

## 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.



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

27 Jan 2022  
Invoice # 1290012  
Bill Atty: S. Steady  
As of 12/31/21

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

**BILL SUMMARY THROUGH DECEMBER 31, 2021**

Professional Services	\$1,260.00
<b>TOTAL DUE THIS BILL</b>	<b>\$1,260.00</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: WFBUS6S

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

Received  
JAN 31 2022

**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 [BFRreceivables@burr.com](mailto:BFRreceivables@burr.com)



# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

27 Jan 2022  
Invoice # 1290012  
Page 2

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

27 Jan 2022  
Invoice # 1290012  
Bill Atty: S. Steady  
As of 12/31/21

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
12/01/21	Email with Tonja regarding drainage issues; forward TM emails to Brian.	SIS	0.30	300.00	\$90.00
12/06/21	Emails with TM.	SIS	0.20	300.00	\$60.00
12/07/21	Call with Tonja to follow-up on drainage issue with homebuilder; pull form agreement to address Board's concerns; receive documents from TM.	SIS	1.00	300.00	\$300.00
12/13/21	Call with Scott Corbin; email termination to LMP; email and call with Yellowstone; review proposal and scope.	SIS	1.00	300.00	\$300.00
12/14/21	Finalize contract with Yellowstone and email out.	SIS	1.00	300.00	\$300.00
12/16/21	Review Yellowstone's contract and email to Jon Souers.	SIS	0.30	300.00	\$90.00
12/17/21	Emails regarding sending check for T.M.; call to Tonja to discuss Status of drainage request.	SIS	0.40	300.00	\$120.00
Total Services					\$1,260.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

27 Jan 2022  
Invoice # 1290012  
Page 3

Total Services and Disbursements	<u>\$1,260.00</u>
TOTAL NOW DUE	<u>\$1,260.00</u>

## SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	<u>4.20</u>	<u>\$1,260.00</u>
TOTALS		4.20	\$1,260.00



**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 # : 327114**  
**Invoice Date : 02/14/2022**  
**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: 1/28/2022**

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

	Amount
Monthly Fee	225.00
-January Event	
<b>Subtotal</b>	<b>225.00</b>
<b>Total This Phase</b>	<b>\$225.00</b>
<b>Total Fee Type CPM:</b>	<b>225.00</b>

**Amount Due this Invoice** **\$225.00**

## Outstanding Invoices

Number	Date	Balance
327114	02/14/2022	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



## DISTRICT CHECK REQUEST FORM

**Today's Date**      2/18/22

**District Name**      Parkway CDD

**Check Amount**      \$222.00

**Payable:**      Cory Copeland

**Mailing Address**

**Check Description** Off Duty Patrol for 2/17/22 (six hours)

### Special Instructions

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

**Approved Signature**

DM	_____	GR	_____
Fund	_____		
G/L	_____		
Object Cd	_____		
CK #	_____	Date	<u>2/18/22</u>
_____			

[illegible]

[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 #
1/25/2022	67206

**Bill To**

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	2/24/2022

Description	Amount
Initial monthly waterway service for add on #25 associated with Parkway CDD @\$83/mo. Completed 1/7/2022  BSA 4618 5390	83.00

Thank you for your business.

<b>Total</b>	\$83.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$83.00



## Lake & Wetland Customer Service Report

Job Name:			
Customer Number:	426	Customer:	FCA - PARKWAY CENTER CDD
Technician:	Jason Marks		
Date:	01/07/2022	Time:	08:29 AM

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

[illegible]

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Carp observed	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'			<input type="checkbox"/> Barrier Inspected		<input type="checkbox"/> 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"/> Woodstork
<input checked="" type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input checked="" type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Ducks
<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

☒ Arrowhead      ☐ Bulrush      ☐ Golden Canna  
☒ Bacopa      ☐ Chara      ☐ Gulf Spikerush

**Beneficial Vegetation Notes:**

☒ Naiad ☐ \_\_\_\_\_ 83

☒ Pickerelweed



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

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

Date	Invoice
01/28/2022	24575
Account	
Meritus Corp.	

Terms	Due Date	PO Number	Reference
NET30	02/27/2022	rick.reidt@meritu scorp.co	

Service Request Number	201845
Summary	OH - New Laptop/Printer- Parkway Center CDD
Billing Method	Fixed Fee
Company Name	Meritus Corp.
Contact Name	Gia Ocasiao

*BSH*  
*490 5390*

**Total Other Charges: \$2,395.51**

**Total Adjustments: -\$1,803.91**

Make checks payable to MHD Communications	<b>Invoice Subtotal:</b>	\$591.60
	<b>Sales Tax:</b>	\$179.66
	<b>Invoice Total:</b>	<b>\$771.26</b>
	<b>Payments:</b>	\$0.00
	<b>Credits:</b>	\$0.00
	<b>Balance Due:</b>	<b>\$771.26</b>





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

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

*Return Service Requested*

Invoice Date: 02/04/2022

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

## Remittance Section

Contract Number: 40819292  
Due Date: 2/25/2022  
Amount Due: \$919.68

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



000408192922022020400000919685



**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
2/25/2022	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
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](http://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	Late Fee For 01/25/22 Payment	02/25/2022					\$114.90	\$114.90
	Contract Payment	02/25/2022	\$766.03			\$38.75		\$804.78
SUBTOTALS:			\$766.03			\$38.75	\$114.90	\$919.68



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** 0696-001009842  
**Invoice Date** February 17, 2022  
**Previous Balance** \$122.28  
**Payments/Adjustments** -\$122.28  
**Current Invoice Charges** **\$124.75**

<b>Total Amount Due</b> <b>\$124.75</b>	<b>Payment Due Date</b> <b>March 09, 2022</b>
--	--

#### PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 02/09	5611	-\$122.28

#### 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>				
Pickup Service 03/01-03/31			\$88.95	\$88.95
Container Refresh 03/01-03/31		1.0000	\$9.00	\$9.00
Container Refresh Credit 03/01-03/31		1.0000	-\$9.00	-\$9.00
<b>Total Fuel/Environmental Recovery Fee</b>				<b>\$35.80</b>
<b>CURRENT INVOICE CHARGES</b>				<b>\$124.75</b>

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



00004740  
N201

PARKWAY CENTER CDD  
RICK REIDIT  
2005 PAN AM CIR  
TAMPA FL 33607-2359

<b>Total Amount Due</b>	<b>\$124.75</b>
<b>Payment Due Date</b>	<b>March 09, 2022</b>
<b>Account Number</b>	<b>3-0696-0046402</b>
<b>Invoice Number</b>	<b>0696-001009842</b>



For Billing Address Changes:  
Check Box and Complete Reverse

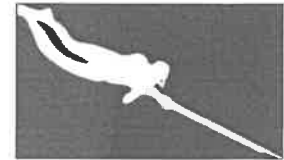
Make Checks Payable To:



REPUBLIC SERVICES #696  
PO BOX 9001099  
LOUISVILLE KY 40290-1099

30696004640200000010098420000124750000124753

**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 # 5133**

**DATE 01/23/2022**

**DUE DATE 02/07/2022**

**TERMS Net 15**

*Handwritten notes: NS, 4603, 5309*

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Removed graffiti from monument on 1-21-2022.	1	175.00	175.00

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**

**\$175.00**

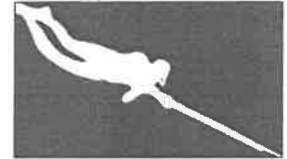
**Spearem Enterprises, LLC**

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 # 5144****DATE 01/24/2022****DUE DATE 02/08/2022****TERMS Net 15**

BSH  
4657  
8390

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> WEEK OF 12-27-2021 CLUBHOUSE CLEAN	1	175.00	175.00
<b>Labor</b> WEEK OF 1-3-2022 CLUBHOUSE CLEAN	1	175.00	175.00
<b>Labor</b> WEEK OF 1-10-2022 CLUBHOUSE CLEAN	1	175.00	175.00
<b>Labor</b> WEEK OF 1-17-2022 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 DISPOSABLE COVERS QTY 1,000	1	30.00	30.00



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**

**\$865.00**

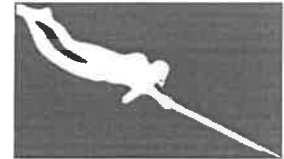
**Spearem Enterprises, LLC**

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 # 5164****DATE 02/11/2022****DUE DATE 02/26/2022****TERMS Net 15***5250**13th 4900*

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Remove "PARKWAY CENTER COMING SOON" Sign.	1	90.00	90.00

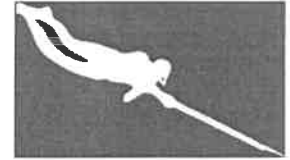
It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion 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****\$90.00**

**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 # 5184**

**DATE 02/18/2022**

**DUE DATE 03/05/2022**

**TERMS Net 15**

RS 4604/320

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> WEEK OF 1-24-2022 CLUBHOUSE CLEAN	1	175.00	175.00
<b>Labor</b> WEEK OF 1-31-2022 CLUBHOUSE CLEAN	1	175.00	175.00
<b>Labor</b> WEEK OF 2-7-2022 CLUBHOUSE CLEAN	1	175.00	175.00
<b>Labor</b> WEEK OF 2-14-2022 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

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**



<b>Invoice Number</b>	1886694
<b>Invoice Date</b>	February 9, 2022
<b>Purchase Order</b>	215600346
<b>Customer Number</b>	83368
<b>Project Number</b>	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:*  
127  
3/10/3  
5,130

**Project Parkway Center Community Dev District**

Project Manager  
Current Invoice Total (USD)

Stewart, Tonja L  
306.00

For Period Ending

**January 28, 2022**

Follow up regarding slope erosion behind fence behind lots along Willow Beach Drive

**Top Task 2022 2022 FY General Consulting**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	2.25	136.00	306.00
<b>Subtotal Professional Services</b>	<u>2.25</u>		<u>306.00</u>

Top Task Subtotal	2022 FY General Consulting	306.00
<b>Total Fees &amp; Disbursements</b>		<u>306.00</u>
<b>INVOICE TOTAL (USD)</b>		<b>306.00</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.



## INVOICE

INVOICE #	INVOICE DATE
TMC 328826	2/14/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Parkway Center CDD

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** March 16, 2022

**Invoice Amount:** \$330.40

Description	Current Amount
-------------	----------------

#180716 - Add rock to Pool area

Add 5 bags of 3/4 River Rock to small stripe inside pool area next to pool equipment fence.

River Rock \$330.40

**Invoice Total** \$330.40

BN 539  
4613

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
TMC 328827	2/14/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Parkway Center CDD

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** March 16, 2022

**Invoice Amount:** \$258.97

Description	Current Amount
-------------	----------------

#184647 - Off week Doggie Bags change out

Change Doggie Bags and Trash bag on off week visits for February.

Other \$258.97

83k 4600 5390

**Invoice Total** \$258.97

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

# Parkway Center Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2022



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 2/28/2022  
(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	697,370	0	0	0	0	0	0	697,370
Investment - Revenue 2008 (9000)	0	268,037	0	0	0	0	0	268,037
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	289,284	0	0	0	289,284
Investment - Interest 2018-2 (6001)	0	0	0	0	10	0	0	10
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	(9)	9	0	0	0
Investment - Revenue 2018-1 (7000)	0	0	523,710	0	0	0	0	523,710
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	70	0	0	0	0	0	0	70
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>	<b>705,808</b>	<b>285,330</b>	<b>714,570</b>	<b>433,991</b>	<b>19</b>	<b>7,810,423</b>	<b>9,615,000</b>	<b>19,565,140</b>
<b>Liabilities</b>								
Accounts Payable	6,505	0	0	0	0	0	0	6,505

# Parkway Center Community Development District

## Combining Balance Sheet

As of 2/28/2022  
(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	37	0	0	0	0	0	0	37
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	1,750	0	0	0	0	0	0	1,750
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>8,142</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>9,615,000</u>	<u>9,623,142</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>533,877</u>	<u>138,525</u>	<u>299,680</u>	<u>180,081</u>	<u>(123,098)</u>	<u>0</u>	<u>0</u>	<u>1,029,066</u>
Total Fund Equity & Other Credits	<u>697,666</u>	<u>285,330</u>	<u>714,570</u>	<u>433,991</u>	<u>19</u>	<u>7,810,423</u>	<u>0</u>	<u>9,941,999</u>
Total Liabilities & Fund Equity	<u>705,808</u>	<u>285,330</u>	<u>714,570</u>	<u>433,991</u>	<u>19</u>	<u>7,810,423</u>	<u>9,615,000</u>	<u>19,565,140</u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2021 Through 2/28/2022  
(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	895,083	22,998	3 %
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	4,542	4,542	0 %
Total Revenues	905,110	939,650	34,540	4 %
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	3,800	8,200	68 %
Financial & Administrative				
District Manager	28,840	9,613	19,227	67 %
Recording Secretary	2,772	1,333	1,438	52 %
District Engineer	5,000	3,072	1,928	39 %
Disclosure Report	6,000	2,500	3,500	58 %
Trustees Fees	12,500	4,794	7,706	62 %
Accounting Services	28,667	9,558	19,109	67 %
Auditing Services	9,300	87	9,213	99 %
Arbitrage Rebate Calculation	1,000	0	1,000	100 %
Postage, Phone, Faxes, Copies	750	1,906	(1,156)	(154)%
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	1,280	1,920	60 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	7,500	7,337	163	2 %
Electric Utility Services				
Street Lighting	90,000	56,855	33,145	37 %
Garbage/Solid Waste Control Services				
Garbage Collection	0	602	(602)	0 %
Other Physical Environment				
Staff Costs	60,000	20,000	40,000	67 %
Property & Casualty Insurance	20,000	10,363	9,637	48 %
Entry & Walls Maintenance	4,000	560	3,440	86 %
Landscape Maintenance - Contract	250,000	93,932	156,068	62 %
Landscape Maintenance - Other	15,000	559	14,441	96 %
Pool Service	20,000	12,660	7,340	37 %
Gate Maintenance	2,500	0	2,500	100 %
Field Manager	27,707	9,236	18,471	67 %
Irrigation Maintenance	15,000	6,574	8,426	56 %
Plant Replacement Program	25,000	6,466	18,534	74 %
Mitigation & Monitoring	9,500	3,340	6,160	65 %
Waterway Management Program - Contract	19,500	10,490	9,010	46 %
Waterway Management Program - Other	5,000	0	5,000	100 %
Clubhouse Security Systems	2,000	4,478	(2,478)	(124)%
Road & Street Facilities				
Street/Decorative Light Maintenance	5,000	6,647	(1,647)	(33)%

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2021 Through 2/28/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Pavement & Signage Repairs	1,000	1,200	(200)	(20)%
Holiday Lighting	15,000	16,050	(1,050)	(7)%
Parks & Recreation				
Security Patrol	20,000	222	19,778	99 %
Special Events	10,000	160	9,840	98 %
Playground/Amenity	10,000	2,576	7,424	74 %
Miscellaneous Reserve/Contingency	154,368	89,718	64,651	42 %
Total Expenditures	905,110	405,773	499,337	55 %
Excess of Revenue Over(Under) Expenditures	0	533,877	533,877	0 %
Fund Balance, Beginning of Period	0	163,789	163,789	0 %
Fund Balance, End of Period	0	697,666	697,666	0 %



# Parkway Center Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2021 Through 2/28/2022

(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	170,983	3,601	2 %
Interest Earnings				
Interest Earnings	0	4	4	0 %
Total Revenues	<u>167,382</u>	<u>170,987</u>	<u>3,605</u>	<u>2 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	62,383	32,462	29,922	48 %
Principal Payments	105,000	0	105,000	100 %
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>138,525</u>	<u>138,526</u>	<u>(13,852,626)%</u>
Fund Balance, Beginning of Period	0	146,805	146,805	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>285,330</u>	<u>285,331</u>	<u>(28,533,120)%</u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

202 - Debt Service Fund - Series 2018-1

From 10/1/2021 Through 2/28/2022

(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	377,544	(4,175)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>8</u>	<u>8</u>	<u>0 %</u>
Total Revenues	<u>381,719</u>	<u>377,552</u>	<u>(4,167)</u>	<u>(1)%</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>299,680</u>	<u>299,680</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>714,570</u></u>	<u><u>714,570</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 2/28/2022

(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	286,108	(1,387)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
Total Revenues	<u>287,495</u>	<u>286,113</u>	<u>(1,382)</u>	<u>(0)%</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>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(10)</u>	<u>(10)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(10)</u>	<u>(10)</u>	<u>0 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>180,081</u>	<u>180,081</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>433,991</u></u>	<u><u>433,991</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 2/28/2022

(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 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	10	10	0 %
Total Other Financing Sources	0	10	10	0 %
Excess of Revenues Over(Under) Expenditures	0	(123,098)	(123,098)	0 %
Fund Balance, Beginning of Period	0	123,117	123,117	0 %
Fund Balance, End of Period	0	19	19	0 %



# Parkway Center Community Development District

## Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2021 Through 2/28/2022

(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: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Bank Balance	1,327,497.38
Less Outstanding Checks/Vouchers	630,677.69
Plus Deposits in Transit	550.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	697,369.69
Balance Per Books	<u>697,369.69</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: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5628	11/29/2021	Series 2018-1 FY22 Tax Dist ID 551	30,689.21	Parkway Center CDD
5629	12/1/2021	Series 2018-1 FY22 Tax Dist ID 553	263,887.31	Parkway Center CDD
5630	12/1/2021	Series 2018-2 Amenity FY22 Tax Dist ID 553	199,976.69	Parkway Center CDD
5631	12/1/2021	Series 2008 FY22 Tax Dist ID 553	119,509.87	Parkway Center CDD
5637	2/24/2022	System Generated Check/Voucher	15.05	Charter Communications
5638	2/24/2022	System Generated Check/Voucher	222.00	Cory Copeland
5639	2/24/2022	System Generated Check/Voucher	14,798.44	Meritus Districts
5640	2/24/2022	System Generated Check/Voucher	124.75	Republic Services #696
5641	2/24/2022	System Generated Check/Voucher	865.00	Spearem Enterprises LLC
5642	2/24/2022	System Generated Check/Voucher	589.37	Yellowstone Landscape
Outstanding Checks/Vouchers			630,677.69	

Parkway Center Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CHK#1151	1/20/2022	Club house rental	125.00	
CHK# 009-010	2/14/2022	Clubhouse rental-Deposit. 2.14.2022	250.00	
CHK#10712	2/20/2022	Clubhouse Rental	100.00	
CHK#128	2/22/2022	Clubhouse Rental	<u>75.00</u>	
Outstanding Deposits			550.00	
			<u><u>          </u></u>	



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

**Detail**

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
5573	12/22/2021	System Generated Check/Voucher	1,977.08	Gabilee Interior
5619	1/4/2022	Series 2008 FY22 Tax Dist ID 558	3,619.01	Parkway Center CDD
5620	1/4/2022	Series 2018-2 Amenity FY22 Tax Dist ID 558	6,055.72	Parkway Center CDD
5621	1/4/2022	Series 2018-1 FY22 Tax Dist ID 558	7,991.07	Parkway Center CDD
5599	1/20/2022	System Generated Check/Voucher	1,385.00	Cardno, Inc.
5603	2/3/2022	System Generated Check/Voucher	237.74	Charter Communications
5604	2/3/2022	System Generated Check/Voucher	32.95	DoorKing Inc.
5605	2/3/2022	System Generated Check/Voucher	2,108.00	First Choice Aquatic Weed Management, LLC.
5606	2/3/2022	System Generated Check/Voucher	7,875.00	Illuminations Holiday Lighting, LLC
5607	2/3/2022	System Generated Check/Voucher	200.00	Koko L. Miller
5608	2/3/2022	System Generated Check/Voucher	200.00	Linda W. Bell
5609	2/3/2022	System Generated Check/Voucher	13,102.00	Meritus Districts
5610	2/3/2022	System Generated Check/Voucher	771.26	MHD Communications
5611	2/3/2022	System Generated Check/Voucher	122.28	Republic Services #696
5612	2/3/2022	System Generated Check/Voucher	300.00	Sandra McFarlane
5613	2/3/2022	System Generated Check/Voucher	1,265.00	Spearem Enterprises LLC
5614	2/3/2022	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
5615	2/3/2022	System Generated Check/Voucher	200.00	Jo Ann Ward

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

**Detail**

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
5616	2/3/2022	System Generated Check/Voucher	18,450.25	Yellowstone Landscape
5617	2/4/2022	Series 2018-1 FY22 Tax Dist ID 563	3,726.32	Parkway Center CDD
5618	2/4/2022	Series 2018-2 Amenity FY22 Tax Dist ID 563	2,823.85	Parkway Center CDD
5622	2/4/2022	Series 2008 FY22 Tax Dist ID 563	1,687.58	Parkway Center CDD
5623	2/10/2022	System Generated Check/Voucher	2,100.00	AquaPRO Pool Solutions
5624	2/10/2022	System Generated Check/Voucher	1,260.00	Burr & Forman LLP
5625	2/10/2022	System Generated Check/Voucher	919.68	Navitas Credit Corp
5626	2/10/2022	System Generated Check/Voucher	456.00	Solitude Lake Management, LLC
5627	2/10/2022	System Generated Check/Voucher	18,450.25	Yellowstone Landscape
5632	2/17/2022	System Generated Check/Voucher	225.00	Cardno, Inc.
5633	2/17/2022	System Generated Check/Voucher	856.90	Don Harrison Enterprises LLC
5634	2/17/2022	System Generated Check/Voucher	90.00	Spearem Enterprises LLC
5635	2/17/2022	System Generated Check/Voucher	306.00	Stantec Consulting Services Inc. (SCSI)
5636	2/17/2022	System Generated Check/Voucher	3,156.10	TECO
311000070319 020422	2/23/2022	paid by ACH service 12/21/21 - 01/21/22	9,744.13	TECO
Cleared Checks/Vouchers			111,894.17	

Parkway Center Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
304	1/10/2022	Club house Deposit 1.10.2022 Danielle Janai	150.00	
306	1/10/2022	Club house Rentals 1.10.2022 Danielle Janai	100.00	
19-353600004	1/12/2022	Pool Key	25.00	
CHK#29716	1/18/2022	Pool Fob	25.00	
CR62	1/18/2022	Reimburse for Mowing & Pond Maintenance	4,485.00	
9547006664	1/19/2022	PWC Pool Fob 1.20.2022	25.00	
CR71	1/19/2022	Tax distribution Adjustment - 1.19.2022	0.00	
561	1/27/2022	Clubhouse Deposit 1.27.2022	150.00	
562	1/27/2022	Clubhouse Rental 1.27.2022	125.00	
CHK#1097	1/31/2022	2 Pool Fob	50.00	
CHK#861	1/31/2022	Deposit	150.00	
CHK#862	1/31/2022	Rental	100.00	
CHK#1369	2/1/2022	Clubhouse Deposit	150.00	
CHK#1370	2/1/2022	Clubhouse Rental	100.00	
CHK#1384	2/3/2022	Clubhouse Deposit	150.00	
CHK#1385	2/3/2022	Clubhouse Rental	100.00	
cr67	2/4/2022	Tax Distribution 2.4.2022	17,073.55	
CR73	2/8/2022	Club house Rental 2.8.2022	125.00	
CR73-1	2/8/2022	Club house Deposit 2.8.2022	150.00	
CR76	2/10/2022	Pool Membership 2.10.2022	1,541.70	
CHK#179	2/15/2022	Deposit	150.00	
CHK#180	2/15/2022	Rental	125.00	
CHK#379	2/15/2022	Clubhouse Rental	100.00	
CHK#345	2/16/2022	Extra Key	25.00	
CHK#343	2/21/2022	Clubhouse Rental	0.00	
Cleared Deposits			25,175.25	