

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 24, 2022**

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT AGENDA

WEDNESDAY, AUGUST 24, 2022 AT 6:00 p.m.

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

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Koko Miller JoAnn Ward Tanya O'Conner Linda Bell Charlotte Hazlewood
District Manager	Inframark, LLC	Gene Roberts
District On-Site Manager	Inframark, LLC	Yessica Alvarez
District Attorney	Burr Forman	Scott Steady
District Engineer	Stantec, Inc.	Tonja Stewart

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

The Public Hearing & Regular Meeting will begin at **6:00 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.

August 24, 2022

Parkway Center Community Development District

Dear Board Members:

The Public Hearing & Regular Meetings of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, August 24, 2022, at 6:00 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
 - A. Open Public Hearing on Final Fiscal Year 2023 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2022-03; Adopting Final Fiscal Year 2023 Budget Tab 01
 - E. Close Public Hearing on Final Fiscal Year 2023 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2022-04; Levying O&M Assessments Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. MANAGEMENT REPORTS**
 - i. District Counsel
 - ii. District Engineer
 - iii. District Manager.....Tab 03
 - i. Community Inspection Report
 - ii. Yellowstone Inspection Report
- 8. BUSINESS ITEMS**
 - A. Discussion on Resident Pine Tree Removal Request..... Tab 04
 - i. 8450 White Poplar Drive
 - ii. 8448 White Poplar Drive
 - B. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022,..... Tab 05
 - C. Consideration of Resolution 2022-05; Setting Fiscal Year 2023 Meeting Schedule..... Tab 06
 - D. Discussion on Fish for Pond #15 Proposal..... Tab 07
 - E. Discussion on Tree Relocation from Sanctuary Tab 08
 - F. General Matters of the District
- 9. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes July 27, 2022, Tab 09
 - B. Consideration of Operations and Maintenance Expenditures July 2022..... Tab 10
 - C. Review of Financial Statements Month Ending July 31, 2022, Tab 11
- 10. SUPERVISOR REQUESTS**
- 11. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 12. 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,
Gene Roberts
District Manager

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Parkway Center Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Parkway

Center Community Development District for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of **\$1,813,153.00**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$980,110.00</u>
Total Debt Service Funds	<u>\$833,043.00</u>
Total All Funds*	<u>\$1,813,153.00</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 24, 2022.

Attested By:

**Parkway Center Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

2023

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



August 24, 2022

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 24, 2022

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Parkway Center Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned **communities. The CDD also is a mechanism that provides a “solution” to the State’s needs** for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs **represent a major advancement in Florida’s** effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2008 Special Assessment Refunding Bonds
202	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018-1 Special Assessment Refunding Bonds
203	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018-2 Special Assessment Bonds (Amenity Project)

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts - Tax Roll	872,085.05	896,983.68	0.00	896,983.68	24,898.63
Operations and Maintenance Assmts - Developer	0.00	40,000.00	0.00	40,000.00	40,000.00
Operations & Maintenance Assmts - Off Roll	33,024.95	0.00	33,024.95	33,024.95	0.00
TOTAL SPECIAL ASSESSMENTS	905,110.00	936,983.68	33,024.95	970,008.63	64,898.63
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	5,541.70	0.00	5,541.70	5,541.70
TOTAL MISCELLANEOUS REVENUES	0.00	5,541.70	0.00	5,541.70	5,541.70
TOTAL REVENUES	\$905,110.00	\$942,525.38	\$33,024.95	\$975,550.33	\$70,440.33
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	5,800.00	114,200.00	120,000.00	108,000.00
TOTAL LEGISLATIVE	12,000.00	5,800.00	114,200.00	120,000.00	108,000.00
FINANCIAL & ADMINISTRATIVE					
District Manager	28,840.00	12,016.65	16,823.35	28,840.00	0.00
Recording Secretary	2,771.52	1,666.65	1,104.87	2,771.52	0.00
District Engineer	5,000.00	3,432.25	7,567.75	11,000.00	6,000.00
Disclosure Report	6,000.00	3,000.00	3,000.00	6,000.00	0.00
Trustees Fees	12,500.00	4,793.75	7,706.25	12,500.00	0.00
Accounting Services	28,667.00	11,947.92	16,719.08	28,667.00	0.00
Auditing Services	9,300.00	87.00	9,213.00	9,300.00	0.00
Arbitrage Rebate Calculation	1,000.00	0.00	1,000.00	1,000.00	0.00
Postage, Phone, Faxes, Copies	750.00	1,953.11	246.89	2,200.00	1,450.00
Public Officials Insurance	3,256.00	0.00	3,256.00	3,256.00	0.00
Legal Advertising	1,000.00	420.76	579.24	1,000.00	0.00
Bank Fees	350.00	153.91	196.09	350.00	0.00
Dues, Licenses & Fees	200.00	6,804.63	(0.63)	6,804.00	6,604.00
Miscellaneous Fees	500.00	425.35	74.65	500.00	0.00
Office Supplies	200.00	0.00	100.00	100.00	(100.00)
Technology Services	3,200.00	1,446.95	1,753.05	3,200.00	0.00
ADA Website Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00
Interest Payments	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	105,034.52	48,148.93	70,839.59	118,988.52	13,954.00
LEGAL COUNSEL					
District Counsel	7,500.00	7,337.04	2,662.96	10,000.00	2,500.00
TOTAL LEGAL COUNSEL	7,500.00	7,337.04	2,662.96	10,000.00	2,500.00
ELECTRIC UTILITY SERVICES					
Street Lighting/Amenity/Monuments/Wells/Spa	90,000.00	59,953.48	60,046.52	120,000.00	30,000.00
TOTAL ELECTRIC UTILITY SERVICES	90,000.00	59,953.48	60,046.52	120,000.00	30,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collections	0.00	601.73	598.27	1,200.00	1,200.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	0.00	601.73	598.27	1,200.00	1,200.00
OTHER PHYSICAL ENVIRONMENT					
Staff Costs	60,000.00	25,000.00	25,000.00	50,000.00	(10,000.00)
Property & Casualty Insurance	20,000.00	10,363.00	9,637.00	20,000.00	0.00
Entry & Walls Maintenance	4,000.00	560.00	640.00	1,200.00	(2,800.00)
Landscape Maintenance - Contract	250,000.00	112,515.36	111,484.64	224,000.00	(26,000.00)
Landscape Maintenance - Other	15,000.00	1,012.17	3,987.83	5,000.00	(10,000.00)
Pool Service/Janitorial	20,000.00	14,760.00	13,240.00	28,000.00	8,000.00
Gate Maintenance	2,500.00	0.00	1,000.00	1,000.00	(1,500.00)
Field Manager	27,707.00	11,544.61	16,162.39	27,707.00	0.00
Irrigation Maintenance	15,000.00	6,574.36	5,425.64	12,000.00	(3,000.00)
Plant Replacement Program	25,000.00	10,008.35	9,991.65	20,000.00	(5,000.00)
Mitigation & Monitoring	9,500.00	4,950.00	4,550.00	9,500.00	0.00
Waterway Management Program - Contract	19,500.00	12,320.00	9,180.00	21,500.00	2,000.00
Waterway Management Program - Other	5,000.00	0.00	2,500.00	2,500.00	(2,500.00)
Clubhouse Security Systems	2,000.00	4,510.92	489.08	5,000.00	3,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	475,207.00	214,118.77	213,288.23	427,407.00	(47,800.00)
ROAD & STREET FACILITIES					
Street/Decorative Light Maintenance	5,000.00	6,647.00	353.00	7,000.00	2,000.00
Pavement & Signage Repairs	1,000.00	1,600.00	400.00	2,000.00	1,000.00
Holiday Lighting	15,000.00	16,050.00	0.00	16,050.00	1,050.00
TOTAL ROAD & STREET FACILITIES	21,000.00	24,297.00	753.00	25,050.00	4,050.00
PARKS & RECREATION					
Pool Service Repairs	0.00	845.00	0.00	845.00	845.00
Security Patrol	20,000.00	1,258.00	10,742.00	12,000.00	(8,000.00)
Special Events	10,000.00	160.00	2,340.00	2,500.00	(7,500.00)
Playground/Amenity	10,000.00	11,378.75	621.25	12,000.00	2,000.00
Miscellaneous Reserve/Contingency	154,368.48	89,717.84	10,282.16	100,000.00	(54,368.48)
TOTAL PARKS & RECREATION	194,368.48	103,359.59	23,985.41	127,345.00	(67,023.48)
RESERVES					
Reserves	0.00	0.00	25,559.81	25,559.81	25,559.81
TOTAL RESERVES	0.00	0.00	25,559.81	25,559.81	25,559.81
TOTAL EXPENDITURES	\$905,110.00	\$463,616.54	\$511,933.79	\$975,550.33	\$70,440.33
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$478,908.84	(\$478,908.84)	\$0.00	\$0.00

FISCAL YEAR 2022 BUDGET ANALYSIS

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	872,085.05	896,983.68	24,898.63	970,110.00	98,024.95
Operations and Maintenance Assmts - Developer	0.00	40,000.00	40,000.00	0.00	0.00
Operations & Maintenance Assmts-Off Roll	33,024.95	33,024.95	0.00	0.00	(33,024.95)
TOTAL SPECIAL ASSESSMENTS	905,110.00	970,008.63	64,898.63	970,110.00	65,000.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	5,541.70	5,541.70	10,000.00	10,000.00
TOTAL MISCELLANEOUS REVENUES	0.00	5,541.70	5,541.70	10,000.00	10,000.00
TOTAL REVENUES	\$905,110.00	\$975,550.33	\$70,440.33	\$980,110.00	\$75,000.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	120,000.00	108,000.00	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	120,000.00	108,000.00	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	28,840.00	28,840.00	0.00	28,840.00	0.00
Recording Secretary	2,771.52	2,771.52	0.00	2,771.52	0.00
District Engineer	5,000.00	11,000.00	6,000.00	7,500.00	2,500.00
Disclosure Report	6,000.00	6,000.00	0.00	6,000.00	0.00
Trustees Fees	12,500.00	12,500.00	0.00	12,500.00	0.00
Accounting Services	28,667.00	28,667.00	0.00	28,667.00	0.00
Auditing Services	9,300.00	9,300.00	0.00	9,500.00	200.00
Arbitrage Rebate Calculation	1,000.00	1,000.00	0.00	1,000.00	0.00
Postage, Phone, Faxes, Copies	750.00	2,200.00	1,450.00	750.00	0.00
Public Officials Insurance	3,256.00	3,256.00	0.00	3,677.00	421.00
Legal Advertising	1,000.00	1,000.00	0.00	1,000.00	0.00
Bank Fees	350.00	350.00	0.00	350.00	0.00
Dues, Licenses & Fees	200.00	6,804.00	6,604.00	200.00	0.00
Miscellaneous Fees	500.00	500.00	0.00	500.00	0.00
Office Supplies	200.00	100.00	(100.00)	200.00	0.00
Technology Services	3,200.00	3,200.00	0.00	3,200.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
Interest Payments	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	105,034.52	118,988.52	13,954.00	108,155.52	3,121.00
LEGAL COUNSEL					
District Counsel	7,500.00	10,000.00	2,500.00	7,500.00	0.00
TOTAL LEGAL COUNSEL	7,500.00	10,000.00	2,500.00	7,500.00	0.00
ELECTRIC UTILITY SERVICES					
Street Lighting/Amenity/Monuments/Wells/Spa	90,000.00	120,000.00	30,000.00	120,000.00	30,000.00
TOTAL ELECTRIC UTILITY SERVICES	90,000.00	120,000.00	30,000.00	120,000.00	30,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collections	0.00	1,200.00	1,200.00	1200.00	1,200.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	0.00	1,200.00	1,200.00	1200.00	1,200.00
OTHER PHYSICAL ENVIRONMENT					
Staff Costs	60,000.00	50,000.00	(10,000.00)	50,000.00	(10,000.00)
Property & Casualty Insurance	20,000.00	20,000.00	0.00	24,000.00	4,000.00
Entry & Walls Maintenance	4,000.00	1,200.00	(2,800.00)	2,500.00	(1,500.00)
Landscape Maintenance - Contract	250,000.00	224,000.00	(26,000.00)	245,000.00	(5,000.00)
Landscape Maintenance - Other	15,000.00	5,000.00	(10,000.00)	10,000.00	(5,000.00)
Pool Service/Janitorial	20,000.00	28,000.00	8,000.00	28,000.00	8,000.00
Gate Maintenance	2,500.00	1,000.00	(1,500.00)	1,500.00	(1,000.00)
Field Manager	27,707.00	27,707.00	0.00	27,707.00	0.00
Irrigation Maintenance	15,000.00	12,000.00	(3,000.00)	12,000.00	(3,000.00)
Plant Replacement Program	25,000.00	20,000.00	(5,000.00)	20,000.00	(5,000.00)
Mitigation & Monitoring	9,500.00	9,500.00	0.00	9,500.00	0.00
Waterway Management Program - Contract	19,500.00	21,500.00	2,000.00	21,500.00	2,000.00
Waterway Management Program - Other	5,000.00	2,500.00	(2,500.00)	77,500.00	72,500.00
Clubhouse Security Systems	2,000.00	5,000.00	3,000.00	3,000.00	1,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	475,207.00	427,407.00	(47,800.00)	532,207.00	57,000.00
ROAD & STREET FACILITIES					
Street/Decorative Light Maintenance	5,000.00	7,000.00	2,000.00	5,000.00	0.00
Pavement & Signage Repairs	1,000.00	2,000.00	1,000.00	1,500.00	500.00
Holiday Lighting	15,000.00	16,050.00	1,050.00	16,050.00	1,050.00
TOTAL ROAD & STREET FACILITIES	21,000.00	25,050.00	4,050.00	22,550.00	1,550.00
PARKS & RECREATION					
Pool Service Repairs	0.00	845.00	845.00	841.48	841.48
Security Patrol	20,000.00	12,000.00	(8,000.00)	14,156.00	(5,844.00)
Special Events	10,000.00	2,500.00	(7,500.00)	7,500.00	(2,500.00)
Playground/Amenity	10,000.00	12,000.00	2,000.00	10,000.00	0.00
Miscellaneous Reserve/Contingency	154,368.48	100,000.00	(54,368.48)	144,000.00	(10,368.48)
TOTAL PARKS & RECREATION	194,368.48	127,345.00	(67,023.48)	176,497.48	(17,871.00)
RESERVES					
Reserves	0.00	25,559.81	25,559.81	0.00	0.00
TOTAL RESERVES	0.00	25,559.81	25,559.81	0.00	0.00
TOTAL EXPENDITURES	\$905,110.00	\$975,550.33	\$70,440.33	\$980,110.00	\$75,000.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legislative

Supervisor's Fees

The amount paid to each Supervisor for the time devoted to the District business and monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board.

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

Recording Secretary

As part of the consulting managers contract, the District retains a Recording Secretary to prepare and record the minutes of the official district records of proceeding.

District Engineer

Requirements for legal services are estimated annual expenditures on as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Disclosure Report

This is required of the District as part of the bond indentures.

Trustees Fees

This is required of the District as part of the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Financial Services

As part of the consulting managers contract, the District retains Financial Services to process invoices, tax-roll preparation and record the District's transactions in compliance with governmental accounting standards.

Travel Per Diem

This applies at the current rate of mileage reimbursement for official District business.

Postage, Phone, Fax, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Rentals & Leases

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated annual expenditures on an as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Water-Sewer Combination Services

Water Utility Services

This item is for service to satisfy common element water needs.

Other Physical Environment

Field Manager

As an anticipated addendum to the consulting managers contract, the District will retain the services of a Field Manager. The Field Manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs. The fee for this service is reviewed annually.

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance - Contract

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

Landscape fees that do not fall within the scope of services covered under the landscape contract.

Miscellaneous Maintenance

To provide for unbudgeted repairs and maintenance.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Waterway Mgt Program - Contract

This item is for the contract that maintains the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Waterway Mgt Program - Other

This category is for the unforeseen items that are not under contract to maintain the multiple waterways in the District.

Waterway Mgt Program - Erosion Con

This category is for the erosion issues that are not under contract that may occur along the banks of the multiple waterways in the District.

Capital Improvements

This item provides for capital improvements relating to the District's physical environment.

Road & Street Facilities

Decorative Light Maintenance

This item provides for maintenance and repairs of the street lights and decorative lighting throughout the District.

Pavement and Signage Repairs

This item provides for maintenance and repairs of the signage throughout the District.

Street Sweeping

This item provides for cleaning of the District roadways.

Parks & Recreation

Security Patrol

This item is for the contractual service of the Sheriffs office or a private vendor to provide random patrols of the District assets and the community as a whole.

Capital Improvements

This item provides for capital improvements relating to the District's parks and recreational areas.

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2008

REVENUES

CDD Debt Service Assessments	\$	167,179
TOTAL REVENUES	\$	167,179

EXPENDITURES

Series 2008 May Bond Principal Payment	\$	110,000
Series 2008 May Bond Interest Payment	\$	29,921
Series 2008 November Bond Interest Payment	\$	27,259
TOTAL EXPENDITURES	\$	167,179
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	1,215,000
Principal Payment Applied Toward Series 2008 Bonds	\$	110,000
Bonds Outstanding - Period Ending 11/1/2023	\$	1,105,000

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018-1

REVENUES

CDD Debt Service Assessments	\$	378,581
TOTAL REVENUES	\$	378,581

EXPENDITURES

Series 2018-1 May Bond Principal Payment	\$	235,000
Series 2018-1 May Bond Interest Payment	\$	73,847
Series 2018-1 November Bond Interest Payment	\$	69,734
TOTAL EXPENDITURES	\$	378,581
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	3,555,000
Principal Payment Applied Toward Series 2018-1 Bonds	\$	235,000
Bonds Outstanding - Period Ending 11/1/2023	\$	3,320,000

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018-2

AMENITY PROJECT

REVENUES

CDD Debt Service Assessments	\$	287,283
TOTAL REVENUES	\$	287,283

EXPENDITURES

Series 2018-2 May Bond Principal Payment	\$	90,000
Series 2018-2 May Bond Interest Payment	\$	99,429
Series 2018-2 November Bond Interest Payment	\$	97,854
TOTAL EXPENDITURES	\$	287,283
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	4,425,000
Principal Payment Applied Toward Series 2018-2 Bonds	\$	90,000
Bonds Outstanding - Period Ending 11/1/2023	\$	4,335,000

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

		Unit Count		Fiscal Year 2022 ⁽³⁾					Fiscal Year 2023 ⁽³⁾					Inc/(Dec) in Annual CDD Fees Per Unit ⁽⁴⁾	
Lot Size	ERU Value	O&M ⁽²⁾	Senior Bond DS	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	O&M - Amenity Per Unit	Fiscal Year 2022 Total Assessment	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	O&M - Amenity Per Unit	Fiscal Year 2023 Total Assessment	Debt Service	O&M
Phase 1 - Series 2008															
SF 40'	1.00	199	199	\$318.06	\$171.44	\$403.91	\$100.86	\$994.27	\$318.06	\$171.44	\$445.13	\$100.86	\$1,035.49	\$0.00	\$41.22
SF 50'	1.25	217	217	\$397.53	\$171.44	\$504.88	\$100.86	\$1,174.71	\$397.53	\$171.44	\$556.41	\$100.86	\$1,226.24	\$0.00	\$51.53
SF 65'	1.50	73	72	\$477.09	\$171.44	\$605.86	\$100.86	\$1,355.25	\$477.09	\$171.44	\$667.69	\$100.86	\$1,417.08	\$0.00	\$61.83
Phase 2 - Series 2018-1															
Townhome	0.75	604	416	\$251.24	\$171.44	\$302.93	\$100.86	\$826.47	\$251.24	\$171.44	\$333.85	\$100.86	\$857.39	\$0.00	\$30.92
SF 50'	1.25	607	605	\$418.73	\$171.44	\$504.88	\$100.86	\$1,195.91	\$418.73	\$171.44	\$556.41	\$100.86	\$1,247.44	\$0.00	\$51.53
SF 60'	1.50	96	96	\$502.47	\$171.44	\$605.86	\$100.86	\$1,380.63	\$502.47	\$171.44	\$667.69	\$100.86	\$1,442.46	\$0.00	\$61.83
		1,796	1,605												

Notations:

⁽¹⁾ Annual assessments are adjusted for the 6% County collection costs and statutory early payment discounts.

⁽²⁾ Phase 1: Additional 50' lot platted and merged with HOA tract

⁽³⁾ Debt Service Assessments are subject to change upon the Eagle's Nest lots plat & levy based on receipt of Certificates of Occupancy

Proposed Budget is based on 42 Eagle's Nest lots with Certificates of Occupancy received (included in the SF 50' line for assessment purposes)

O&M Amenity is based on the Amenity related changes in the expenses which are spread evenly across the properties

⁽⁴⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Parkway Center Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2022-2023 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 24, 2022.

Attested By:

**Parkway Center Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date 8/17/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Debris in a few of the ponds
INVASIVE MATERIAL (FLOATING)	20	16	-4	A few ponds need to be treated for algae
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	Some alligator weed
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	N/A
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	Clean
CLUBHOUSE EXTERIOR	3	2	-1	Will be pressure washed soon
POOL WATER	10	8	-2	Some leaves
POOL TILES	10	9	-1	One broken tile
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	6	-2	Burn holes in some of the chairs
FIRST AID/SAFETY ITEMS	10	10	0	Good
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Clean
HARDSCAPE	10	10	0	Good
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	Good
TRASH RECEPTACLES	3	3	0	Good
WATER FOUNTAINS	8	8	0	Good
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	20	-5	Should be pressure washed
GENERAL CONDITION	25	25	0	Good

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date 8/17/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	25	-5	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	670	-30	96%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: Wednesday, August 17, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	3	-2	<u>Some dry areas</u>
TURF FERTILITY	10	8	-2	<u>Fair</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broadleaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	<u>Fair</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Minor detailing needed</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Mites</u>
PRUNING	10	7	-3	<u>Several areas need pruning</u>
CLEANLINESS	5	4	-1	<u>Some storm debris</u>
MULCHING	5	4	-1	<u>Fair</u>
WATER/IRRIGATION MGMT	8	6	-2	<u>Some areas need to be checked</u>
CARRYOVERS	5	3	-2	<u>Mites/Pruning</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u>Penta's are struggling</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	81	-19	81%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Parkway Center August



The Plumbago plants around the pool are struggling due to too much water.



The Crape Myrtle trees by the fire pits also seem to be getting too much irrigation.



The turf along Falkenburg has dried out due to an irrigation main line break.



The Penta's that were planted last month are struggling throughout the community.



The oak trees around the common are in Willow Beech were recently limbed up.



The agapanthus at the Summerwood entrance is struggling from excessive moisture.



The irrigation needs to be checked at the cul-de-sac on Round Leaf.



Yellowstone has completed pruning the palm trees.



Several areas around the community need the oak tree limbs lifted over the sidewalks.



The dead pine and palm trees will be removed next week.



The landscape at the Sanctuary entrance is in good condition.



The turf along Still River is in good condition.



The fakahatchee grass needs to be trimmed back from the sidewalks.



The bottle brush along Falkenburg needs to be trimmed level.



The viburnum hedge needs to be trimmed level along Still Creek.

Parkway Center Ponds August



Pond 1 has some algae around the perimeter.



Pond 2 also needs to be treated for algae.



Pond 3 has some grass weeds around the perimeter.



Pond 9 needs to be treated for algae.



The remaining ponds are in good condition.













SERVICE COMMUNICATION REPORT

Property Name: Parkway CTR. CDD

Date: 7-25-22

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	()	Turf	()	Turf		Trees	
Edging	(<input checked="" type="checkbox"/>)	Hedging	()	Trees	()	insects	()	insects	()
curbs	(<input checked="" type="checkbox"/>)	Weeding	(<input checked="" type="checkbox"/>)	Shrubs	()	weeds	()	disease	()
beds	()	Trees	()	Annuals	()	disease	()		
		pruning	()			Shrubs		Fire ants	()
Weedeating	(<input checked="" type="checkbox"/>)	Palms	()			insects	()	Weed beds	
		pruning	()			disease	()	spray	(<input checked="" type="checkbox"/>)
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:

*General maint Along Frankenburg, Still River, Blue Beech OK
mowing panels. Picked up trash & debris.*

Services provided by:

Received by:

Margaret Ph...



YELLOWSTONE
LANDSCAPE

SERVICE COMMUNICATION REPORT

Property Name: Parkway Ctr. CDD

Date: 7-26-22

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

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing	(<input checked="" type="checkbox"/>)	Pruning	()	Turf	()	Turf	Trees
Edging	(<input checked="" type="checkbox"/>)	Hedging	()	Trees	()	insects	insects
curbs	(<input checked="" type="checkbox"/>)	Weeding	(<input checked="" type="checkbox"/>)	Shrubs	()	weeds	disease
beds	()	Trees	()	Annuals	()	disease	()
		pruning	()			Shrubs	Fire ants
Weedeating	(<input checked="" type="checkbox"/>)	Palms	()			insects	Weed beds
		pruning	()			disease	spray
							(<input checked="" type="checkbox"/>)
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:

Grass mowed along STILL CREEK & STILL RIVER
now pond in Ambury & Island. now ponds in
Sanctuary, Pick up trash & Debris

Services provided by:

Mary E. Kue

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Parkway CTR

Date: 7/27/22

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

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

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

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:
<u>Removed paper Trash From property</u>

Services provided by:

Edwin J. H.

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Parkway CTR CDD

Date: 7-27-22

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

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

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

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

General maint along Coosha Creek, near Ponds,
Thinning along Conkensburg + Still River.
Picked up trash & debris. Pulling weeds.

Services provided by:

Margaret

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Parkway Center CDP

Date: 8-1-22

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

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing	(<input checked="" type="checkbox"/>)	Pruning	()	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	()
Weedeating	(<input checked="" type="checkbox"/>)	pruning	()			Shrubs	Fire ants
		Palms	()			insects	()
		pruning	()			disease	()
						Weed beds	(<input checked="" type="checkbox"/>)
						spray	(<input checked="" type="checkbox"/>)
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:

Control mint along Faulkner, Sunnyside, Belmont, Spongeweeds, Trimming

Services provided by:

Mary M

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Parkway Center CDD

Date: 8-2-22

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

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing	(<input checked="" type="checkbox"/>)	Pruning	()	Turf	()	Turf	Trees
Edging	(<input type="checkbox"/>)	Hedging	()	Trees	()	insects	()
curbs	(<input checked="" type="checkbox"/>)	Weeding	()	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 noted Along STILL CREEK & STILL RIVER, Sanitizing
Pond, Ambulatory Ponds, Trimming, Picking up Trash & Debris

Services provided by:

[Signature]

Received by:



Property Name: Parkway CTR

Date: 8/2/22

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION	PEST CONTROL	
Mowing ()	()	Pruning ()	()	Turf ()	Turf	Trees
Edging ()	()	Hedging ()	()	Trees ()	insects ()	insects ()
curbs ()	()	Weeding ()	()	Shrubs ()	weeds ()	disease ()
beds ()	()	Trees ()	()	Annuals ()	disease ()	
		pruning ()	()		Shrubs	Fire ants ()
Weedeating ()	()	Palms ()	()		insects ()	Weed beds
		pruning ()	()		disease ()	spray ()
IRRIGATION		PLANTING		CLEANUP	OTHER SERVICES PERFORMED	
Inspect ()	()	Annuals ()	()	Trash ()	changed out (16) Bags	
Adjust ()	()	Palms ()	()			
Repair ()	()	Mulch ()	()	Leaves & debris ()		
		Contractual ()	()			
		Billable ()	()			

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

put out bait for fire ants

Services provided by:

Robert J. Wier

Received by:

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SERVICE COMMUNICATION REPORT

Property Name: Panbury Canton CDD

Date: 8-3-22

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

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

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

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

mowing beds, trimmed front entrance, pulled weeds out of flower, picked up trash & debris.

Services provided by:

Margaret

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Franklin CTR. CDD

Date: 8-8-22

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

GROUNDS 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	(<input checked="" type="checkbox"/>)
						spray	(<input checked="" type="checkbox"/>)
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:

Canal maint Along Frankenburg Rd., Still River.
Trimming, mowing, Pick up Trash & Debris

Services provided by:

Margaret M...

Received by:



YELLOWSTONE
LANDSCAPE

SERVICE COMMUNICATION REPORT

Property Name: Franklin Ctr. CDD

Date: 8-9-22

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

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing	(<input checked="" type="checkbox"/>)	Pruning	()	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
							(<input checked="" type="checkbox"/>)
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:

Annual maint, along CASTLE CREEK + Franklinburg,
near ponds. Digging Bogs

Services provided by:

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Parkway CTR CDD

Date: 8-10-22

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

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing	(<input checked="" type="checkbox"/>)	Pruning	()	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	(<input checked="" type="checkbox"/>)	Annuals	()	disease	()
		pruning	(<input checked="" type="checkbox"/>)			Shrubs	Fire ants
Weedeating	(<input checked="" type="checkbox"/>)	Palms	()			insects	()
		pruning	()			disease	()
						Weed beds	(<input checked="" type="checkbox"/>)
						spray	(<input checked="" type="checkbox"/>)
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:

Grass mowed along STILL CREEK, mowed PARK AREA
LIFTED OAKS OVER SIDEWALKS ON WILLOW BENCH DR.
Picked up trash & Debris, trimming, weeds.

Services provided by:

Margaret [Signature]

Received by:



YELLOWSTONE
LANDSCAPE

SERVICE COMMUNICATION REPORT

Property Name: PARKWAY CT

Date: 8/10/22

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 ()	()	Pruning ()	()	Turf ()	()	Turf	Trees
Edging ()	()	Hedging ()	()	Trees ()	()	insects ()	insects ()
curbs ()	()	Weeding ()	()	Shrubs ()	()	weeds ()	disease ()
beds ()	()	Trees ()	()	Annuals ()	()	disease ()	
		pruning ()	()			Shrubs	Fire ants ()
Weedeating ()	()	Palms ()	()			insects ()	Weed beds
		pruning ()	()			disease ()	spray ()
IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED	
Inspect ()	()	Annuals ()	()	Trash ()	()	<u>Ant Bait Around garbage</u> <u>CAVUS.</u>	
Adjust ()	()	Palms ()	()				
Repair ()	()	Mulch ()	()	Leaves & debris ()	()		
		Contractual ()	()				
		Billable ()	()				

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Changed out (16) Bags.

Services provided by:

Charles J. [Signature]

Received by:

From: Jared Troy <jaredstroy@gmail.com>

Sent: Wednesday, August 10, 2022 7:22 PM

To: rene marquis <sevens777rm@yahoo.com>

Cc: Gene Roberts <Gene.Roberts@Inframark.com>

Subject: Re: Pine Trees - Agenda Item

I agree and would like to have the 2 pines behind my property removed.

Thank you

Jared Troy

8448 white poplar dr

On Aug 10, 2022, at 7:11 PM, rene marquis <sevens777rm@yahoo.com> wrote:

Hello Gene,

My address is 8450 White Poplar Drive and I have 4 Pine Trees.

Also, my Neighbor Jared Troy at 8448 White Poplar Drive copied on this email has 2 Pine Trees and we will do them all together.

Thank you,

v/r

Rene

On Wednesday, August 10, 2022 at 05:47:53 PM EDT, Gene Roberts

<gene.roberts@inframark.com> wrote:

Rene,

Can you please confirm your address?

On Aug 10, 2022, at 5:04 PM, rene marquis <sevens777rm@yahoo.com>

Good Evening, Gene,

Thank you for the call back and instructions on removing the pine trees. I understand that I have to pay for the removal of the pines and also, I have to replace them with Crepe Myrtle trees, probably pink because that's what we already have near us.

Please add this as an agenda item and I will be at the meeting on the 24th of August at 18:00

Please confirm receipt of this email as well.

Thank you,

v/r Rene Marquis

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Parkway Center Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Parkway Center Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated August 5, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



August 5, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Parkway Center Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a deficit net position balance of (\$4,049,306).
- The change in the District's total net position in comparison with the prior fiscal year was \$379,195, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balance of \$918,199 a decrease of (\$1,031,780) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and operations, and parks and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2021	2020
Assets, excluding capital assets	\$ 1,266,666	\$ 2,325,241
Capital assets, net of depreciation	4,721,829	3,628,307
Total assets	5,988,495	5,953,548
Deferred outflows of resources	96,550	106,625
Liabilities, excluding long-term liabilities	524,597	557,929
Long-term liabilities	9,609,754	10,019,375
Total liabilities	10,134,351	10,577,304
Net position		
Net investment in capital assets	(4,784,786)	(5,294,894)
Restricted for:		
Debt service	646,518	632,586
Unrestricted	88,962	145,177
Total net position	\$ (4,049,306)	\$ (4,517,131)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 1,751,597	\$ 1,604,411
Operating grants and contributions	53	2,037
Capital grants and contributions	27	2,354
General revenues	124	20
Total revenues	<u>1,751,801</u>	<u>1,608,822</u>
Expenses:		
General government	138,849	137,809
Maintenance	659,817	619,569
Parks and recreation	131,621	13,757
Interest	442,319	458,056
Total expenses	<u>1,372,606</u>	<u>1,229,191</u>
Change in net position	379,195	379,631
Net position - beginning	(4,517,131)	(4,896,762)
Depreciation overstatement	88,630	-
Net position - beginning, as restated	<u>(4,428,501)</u>	<u>(4,896,762)</u>
Net position - ending	<u>\$ (4,049,306)</u>	<u>\$ (4,517,131)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021, was \$1,372,606. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. The increase in program revenues is primarily the result of an increase in the operations and maintenance per unit assessments compared to prior year. The majority of the increase in current fiscal year expenses results from an increase in professional services including the landscape maintenance and repairs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2021. The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$6,962,820 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$2,240,991 has been taken, which resulted in a net book value of \$4,721,829. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$9,620,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Parkway Center Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

FINANCIAL STATEMENTS

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Governmental Activities
ASSETS	
Cash	\$ 299,639
Due from other governments	14,442
Prepays	4,864
Deposits	9,000
Restricted assets:	
Investments	938,721
Capital assets:	
Non-depreciable assets	4,182,248
Depreciable assets, net	<u>539,581</u>
Total assets	<u>5,988,495</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	<u>96,550</u>
Total deferred outflows of resources	<u>96,550</u>
LIABILITIES	
Accounts payable and accrued liabilities	152,440
Contracts payable	196,027
Accrued interest payable	176,130
Non-current liabilities:	
Due within one year	420,000
Due in more than one year	<u>9,189,754</u>
Total liabilities	<u>10,134,351</u>
NET POSITION	
Net investment in capital assets	(4,784,786)
Restricted for debt service	646,518
Unrestricted	<u>88,962</u>
Total net position	<u>\$ (4,049,306)</u>

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 138,849	\$ 138,849	\$ -	\$ -	\$ -
Maintenance and operations	659,817	625,383	-	27	(34,407)
Parks and recreation	131,621	131,621	-	-	-
Interest on long-term debt	442,319	855,744	53	-	413,478
Total governmental activities	<u>1,372,606</u>	<u>1,751,597</u>	<u>53</u>	<u>27</u>	<u>379,071</u>
General revenues:					
Unrestricted investment earnings					<u>124</u>
Total general revenues					<u>124</u>
Change in net position					379,195
Net position - beginning					(4,517,131)
Depreciation overstatement					<u>88,630</u>
Net position - beginning, as restated					<u>(4,428,501)</u>
Net position - ending					<u>\$ (4,049,306)</u>

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 299,639	\$ -	\$ -	\$ 299,639
Investments	-	815,604	123,117	938,721
Due from other governments	7,398	7,044	-	14,442
Deposits	9,000	-	-	9,000
Prepays	4,864	-	-	4,864
Total assets	<u>\$ 320,901</u>	<u>\$ 822,648</u>	<u>\$ 123,117</u>	<u>\$ 1,266,666</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 152,440	\$ -	\$ -	\$ 152,440
Contracts payable	79,499	-	116,528	196,027
Total liabilities	<u>231,939</u>	<u>-</u>	<u>116,528</u>	<u>348,467</u>
Fund balances:				
Nonspendable:				
Prepays and deposits	13,864	-	-	13,864
Restricted for:				
Debt service	-	822,648	-	822,648
Capital projects	-	-	6,589	6,589
Unassigned	75,098	-	-	75,098
Total fund balances	<u>88,962</u>	<u>822,648</u>	<u>6,589</u>	<u>918,199</u>
Total liabilities and fund balances	<u>\$ 320,901</u>	<u>\$ 822,648</u>	<u>\$ 123,117</u>	<u>\$ 1,266,666</u>

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds	\$	918,199
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Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position for the government as a whole.

Cost of capital assets	6,962,820	
Accumulated depreciation	<u>(2,240,991)</u>	4,721,829

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

Deferred amount on refunding	231,723	
Accumulated amortization	<u>(135,173)</u>	96,550

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(176,130)	
Discount on bonds	10,246	
Bonds payable	<u>(9,620,000)</u>	<u>(9,785,884)</u>

Net position of governmental activities	\$	<u><u>(4,049,306)</u></u>
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See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 895,853	\$ 855,744	\$ -	\$ 1,751,597
Interest income	124	53	27	204
Total revenues	895,977	855,797	27	1,751,801
EXPENDITURES				
Current:				
General government	138,849	-	-	138,849
Maintenance and operations	602,223	-	-	602,223
Parks and recreation	131,621	-	-	131,621
Debt service:				
Principal	-	410,000	-	410,000
Interest	-	438,402	-	438,402
Capital outlay	79,499	-	982,987	1,062,486
Total expenditures	952,192	848,402	982,987	2,783,581
Excess (deficiency) of revenues over (under) expenditures	(56,215)	7,395	(982,960)	(1,031,780)
Fund balances - beginning	145,177	815,253	989,549	1,949,979
Fund balances - ending	\$ 88,962	\$ 822,648	\$ 6,589	\$ 918,199

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ (1,031,780)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	1,062,486
Depreciation on capital assets is not recognized in the governmental fund financial statement but is reported as an expense in the statement of activities.	(57,594)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	410,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(379)
Amortization of deferred amount on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(10,075)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>6,537</u>
Change in net position of governmental activities	<u><u>\$ 379,195</u></u>

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Parkway Center Community Development District ("District") was established on November 17, 1988 by the Hillsborough County Board of County Commissioners pursuant to the provisions of Chapter 190, "Uniform Community Development District Act of 1980", Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury;

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. Any unspent proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – roads and lines	30
Storm-water drainage and improvements	25
Landscaping and irrigation	10
Entryway	10

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the fund financial statements.

Refunding of Debt

For current refunding and advance refunding resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$10,075 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Assigned fund balance – Includes spendable fund balance amounts, established by Board of Supervisors, that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized Cost	Credit Risk	Maturities
US Bank Mmkt 5	\$ 791,916	N/A	Not available
First American Government Obligation Fund CL Y	146,805	S&P AAAm	Weighted Average of the fund portfolio: 14 days
Total	<u>\$ 938,721</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance (restated)	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land and land improvements	\$ 383,142	\$ -	\$ -	\$ 383,142
Construction in progress	2,736,620	1,062,486	-	3,799,106
Total capital assets, not being depreciated	3,119,762	1,062,486	-	4,182,248
Capital assets, being depreciated				
Stormwater drainage and improvements	970,250	-	-	970,250
Landscaping and irrigation	615,656	-	-	615,656
Infrastructure - roads and other	928,089	-	-	928,089
Entryway	266,577	-	-	266,577
Total capital assets, being depreciated	2,780,572	-	-	2,780,572
Less accumulated depreciation for:				
Stormwater drainage and improvements	970,250	-	-	970,250
Landscaping and irrigation	615,656	-	-	615,656
Infrastructure - roads and other	371,232	30,936	-	402,168
Entryway	226,259	26,658	-	252,917
Total accumulated depreciation	2,183,397	57,594	-	2,240,991
Total capital assets, being depreciated, net	597,175	(57,594)	-	539,581
Governmental activities capital assets, net	\$ 3,716,937	\$ 1,004,892	\$ -	\$ 4,721,829

In the current fiscal year the District had an ongoing project to construct an amenity center and enhance existing public monuments throughout the District. The District anticipates total estimated costs in connection with the project to be \$4,100,000.

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG TERM LIABILITIES

Series 2008

In May 2008, the District issued \$2,375,000 of Special Assessment Refunding Bonds, Series 2008. The Bonds were issued to refund the District's outstanding Special Assessment Bonds, Series 2000 (the "Refunded Bonds") and to acquire certain public infrastructure and fund certain future repairs and replacements. The Series 2008 Bonds are comprised of \$740,000 Term Bonds due May 1, 2018 with a fixed interest rate of 4.160%, \$1,160,000 Term Bonds due May 1, 2028 with a fixed interest rate of 4.840% and \$475,000 Term Bonds due May 1, 2031 with a fixed interest rate of 5.070%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2011 through May 1, 2031.

The Series 2008 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 2018

In November 2018, the District issued \$9,085,000 of Special Assessment Refunding Bonds, Series 2018. The Bonds were issued to refund the District's outstanding Special Assessment Bonds, Series 2004A (the "Refunded Bonds") and to finance the acquisition and construction of certain improvements for the benefit of the District. The Series 2018A-1 Bonds were issued for \$4,400,000, consisting of multiple term bonds with due dates ranging from May 1, 2031 - May 1, 2034 and fixed interest rates ranging from 4.375% to 4.5%. The District issued \$4,685,000 Series 2018A-2 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2031 - May 1, 2049 and fixed interest rates ranging from 4.25% to 4.7%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020 through May 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$5,000 of the Series 2018 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2008	\$ 1,420,000	\$ -	\$ 100,000	\$ 1,320,000	\$ 105,000
Series 2018	8,610,000	-	310,000	8,300,000	315,000
Less: original discount	(10,625)	-	(379)	(10,246)	-
Total	<u>\$ 10,019,375</u>	<u>\$ -</u>	<u>\$ 409,621</u>	<u>\$ 9,609,754</u>	<u>\$ 420,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmenta Activities		
	Principal	Interest	Total
2022	\$ 420,000	\$ 422,712	\$ 842,712
2023	435,000	406,605	841,605
2024	455,000	389,905	844,905
2025	475,000	372,373	847,373
2026	495,000	354,073	849,073
2027-2031	2,785,000	1,433,100	4,218,100
2032-2036	1,770,000	846,300	2,616,300
2037-2041	880,000	575,005	1,455,005
2042-2046	1,105,000	348,975	1,453,975
2047-2050	800,000	76,375	876,375
Total	<u>\$ 9,620,000</u>	<u>\$ 5,225,423</u>	<u>\$ 14,845,423</u>

NOTE 7 – EQUIPMENT FINANCING

During the current fiscal year, the District executed a three year financing agreement with Navitas Credit Corporation for the fitness equipment costing \$25,095. Total interest over the life of the agreement is expected to be \$2,483. The District has opted not to early implement GASB 87 and therefore the lease will not be reported until subsequent fiscal year.

NOTE 8 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer owns a portion of the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. In addition, the

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – SUBSEQUENT EVENTS

Developer Settlement Agreement

Subsequent to fiscal year end, the District and Developer executed a settlement agreement and release whereby the Developer will pay the District \$40,000 and convey property and the District will release the Developer of future claims.

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 905,110	\$ 895,853	\$ (9,257)
Interest income	-	124	124
Total revenues	<u>905,110</u>	<u>895,977</u>	<u>(9,133)</u>
EXPENDITURES			
Current:			
General government	125,611	138,849	(13,238)
Maintenance and operations	581,207	602,223	(21,016)
Parks and recreation	198,292	131,621	66,671
Capital outlay	-	79,499	(79,499)
Total expenditures	<u>905,110</u>	<u>952,192</u>	<u>(47,082)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(56,215)	<u>\$ (56,215)</u>
Fund balances - beginning		<u>145,177</u>	
Fund balances - ending		<u>\$ 88,962</u>	

See notes to required supplementary information

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2021. The over expenditures were funded by available fund balance.

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	None
Number of independent contractors compensated in September 2021	None
Employee compensation for FYE 9/30/2021 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2021	Not applicable
Construction projects to begin on or after October 1; (>\$65K)	
Budget variance report	See page 22
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - see below Debt service - see below
Special assessments collected FYE 9/30/2021	\$1,734,498.00
Outstanding Bonds:	
Series 2008, due May 1, 2031	see Note 6 page 19 for details
Series 2018, due May 1, 2049	see Note 6 page 19 for details

Lot Size	Senior Bond Debt	Amenity Bond Debt	O&M Per Unit	O&M - Amenity Per Unit
Phase 1 - Series 2008				
SF 40'	\$318.06	\$174.65	\$403.91	\$100.86
SF 50'	\$397.53	\$174.65	\$504.88	\$100.86
SF 65'	\$477.09	\$174.65	\$605.86	\$100.86
Phase 2 - Series 2018-1				
Townhome	\$260.09	\$174.65	\$302.93	\$100.86
SF 50'	\$433.48	\$174.65	\$504.88	\$100.86
SF 50' Eagle's Nest			\$504.88	\$100.86
SF 60'	\$520.18	\$174.65	\$605.86	\$100.86



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Parkway Center Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Parkway Center Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated August 5, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated August 5, 2022.

The District's response to the finding identified in our audit is described in the accompanying Management Letter. We did not audit the District's response and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

B. Law & Associates

August 5, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Parkway Center Community Development District
Hillsborough County, Florida

We have examined Parkway Center Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Parkway Center Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

August 5, 2022



951 Yamato Road • Suite 280
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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Parkway Center Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Parkway Center Community Development District, Hillsborough County, Florida as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated August 5, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August 5, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Parkway Center Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Parkway Center Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

August 5, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2021-01 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2021.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: Management has communicated the need for amended budgets when expenditures exceed budgeted amounts.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

RESOLUTION 2022-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND
LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS
AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24TH DAY OF AUGUST, 2022

ATTEST:

**PARKWAY CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023**

October	26, 2022	6:30 p.m.
November	16, 2022	6:30 p.m.
December	14, 2022	6:30 p.m.
January	25, 2023	6:30 p.m.
February	22, 2023	6:30 p.m.
March	22, 2023	6:30 p.m.
April	26, 2023	6:30 p.m.
May	24, 2023	6:30 p.m.
June	28, 2023	6:30 p.m.
July	26, 2023	6:30 p.m.
August	23, 2023	6:30 p.m.
September	27, 2023	6:30 p.m.

**All meetings will convene at the Parkway Center CDD Clubhouse
Located at 7461 S Falkenburg Rd Riverview, FL 33578.**

First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A
Orlando, Florida 32809

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

Parkway CDD

c/o Inframark

08/03/2022

2005 Pan Am Circle

Tampa, Florida 33607

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

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

FC agrees to supply and deliver 3"-5" Catfish for pond #15 at Parkway CDD for the control of midge flies.

.

3" – 5" Catfish

\$ 3,051.60

Delivery fee

\$ 250.00

Total investment \$ 3,301.60

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

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

ACCEPTANCE OF AGREEMENT

Tad Roman

**First Choice
Aquatic Weed Management, LLC**

Customer's Signature

Title

Print Signature

Date



Proposal #210922

Date: 08/11/2022

From: Robin Rhodes

Proposal For

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

main: 813-873-7300
mobile:
brian.howell@merituscorp.com

Location

7461 S. Falkenburg Road
Riverview, FL 33578

Property Name: Parkway Center CDD

Transplanting of Oak trees and Ligustrum shrubs

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Tree / Shrub Installation Labor	50.00	\$3,237.09
Trees Bracing	35.00	\$2,499.96
tree/ shrub removal Labor	50.00	\$3,237.09
Operator Labor	20.00	\$1,294.84
Equipment Rental	750.00	\$2,142.83
Fill Dirt - Ton	5.00	\$285.71
Sod	2.00	\$1,457.12
Irrigation Labor	0.00	\$0.00
Irrigation Material	0.00	\$0.00

Client Notes

Transplant /Relocate 18 oak trees and 17 Ligustrum's from street front in Sanctuary to pre identified locations on property. this is inclusive of digging, transporting , staking and back fill and sodding of the previous locations. Initial watering of transplanted material will be conducted but all location required to have appropriate Irrigation to aid in successful transplant survival. Due to unknown factors and conditions the survival of trees and shrubs will not be guaranteed.

Signature

X

SUBTOTAL \$14,154.64

SALES TAX \$0.00

TOTAL \$14,154.64

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Robin Rhodes

Title: _____

Office:

rrhodes@yellowstonelandscape.com

Date: _____

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

July 27, 2022, Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, July 27, 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 Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, July 27, 2022, at 6:35 p.m.**

Board Members Present and Constituting a Quorum:

Koko Miller	Chair	
JoAnn Ward	Vice-Chair	(via telephone conference)
Tonya O'Connor	Supervisor	
Linda Bell	Supervisor	

Staff Members Present:

Gene Roberts	District Manager, Inframark
Yessica Alvarez	Facility Manager

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

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. MANAGEMENT REPORTS

A. District Counsel

There were no reports on behalf of the District Counsel.

B. District Engineer

Mr. Roberts stated that he had a conversation with Tonja Stewart regarding the pond stabilization. She has been doing some research and has not been able to come up with a less expensive solution. She will have a report by the August meeting.

C. District Manager

i. Action Item List

Yessica went over the action list and updated the board on the pending items.
The Board decided to go with EcoSmart for pest control at the clubhouse. The Board asked that moving forward on any pending action items the last contact date with the vendor be included.

ii. Community Inspection Report

iii. Yellowstone Inspection Report

Mr. Roberts said there are several areas of concern with the landscape and Yellowstone has been slow to correct them. He told the Board that he has requested the Branch Manager to attend next month's inspection with him and Supervisor Ward.

4. BUSINESS ITEMS

A. Discussion on Resident Pine Tree Removal Request- 8436 White Poplar Dr.

A resident by the name of Sabrina Burns asked the Board if she could remove the pine trees on district property that are behind her house at her expense. The Board requested that she replace them with Crape Myrtles specified by Celia Nichols.

MOTION TO:	Approve Resident Sabrina Burns request on removing the pine trees behind her house at her expense.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Bell
DISCUSSION:	None further.
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

B. Discussion on Midge Fly Treatment Proposal

The Board reviewed the proposal to treat pond 15 for midge flies. The Board asked staff to see what the cost of stocking fish to control the midge flies compared to spraying the pond.

C. Discussion on Landscaping Enhancements

Mr. Roberts recommended the Board table the proposals from Yellowstone so he can get a bid from another vendor for comparison.

5. CONSENT AGENDA ITEMS

A. Consideration of Board of Supervisors Regular Meeting Minutes June 22, 2022

Mr. Roberts told the board that line 83 should be Supervisor O'Connor not Mr. Also, O'Connor is spelled incorrectly several times

MOTION TO:	Approve the Regular Minutes for June 22, 2022, with corrections.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures June 2022

The Board reviewed the Operations and Maintenance Expenditures.

MOTION TO:	Approve the Operations and Maintenance Expenditures for June 2022.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Miller
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

C. Review of Financial Statements Month Ending June 30, 2022

The Board had no questions on the financials.

6. SUPERVISOR REQUESTS

Supervisor O'Connor asked the status of the fire inspectors report and was told it's been resolved. She asked if Ray Berry with Avid Interactive could go over the video conference quote. Mr. Berry went over the proposal in detail.

Supervisor Miller asked that the computer be upgraded.

MOTION TO: Approve the proposal with a Do Not Exceed of an additional three hundred (\$300) dollars for the computer upgrade.

MADE BY: Supervisor O'Connor

SECONDED BY: Supervisor Miller

DISCUSSION: None Further

RESULT: Called to Vote: Motion PASSED
4/0 – Motion passed unanimously

Supervisor Miller commented on the landscape conditions such as palm trees not being trimmed, hedges along Falkenburg not being trimmed evenly and Yellowstone's lack of productivity. She also commented on the Security guards for the clubhouse patrol have been doing a good job.

Supervisor Miller discussed the rule of only 4 people for 1 fob being able to use the pool. The Board asked staff to record the families with more than 4 people. She also commented on some of the pool furniture needing repair.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Supervisor O'Connor stated he has spoken with Yellowstone regarding removing the oak trees in the Sanctuary but there has been no follow up. Mr. Roberts will reach out to a different vendor.

Mr. Porter, a resident from Summerwood expressed his displeasure of the decision to leave a no mow zone around the pond banks perimeter to assist in erosion control.

Mr. Fleary congratulated Supervisor Miller on his reelection to the board. He recommended a buzzer be placed on the office door so it can be remained locked for safety reasons. Also, recommended a sign be placed on the locked pool gate direction people to use the main entrance.

8. ADJOURNMENT

MOTION TO: Adjourn.

MADE BY: Supervisor Miller

SECONDED BY: Supervisor O'Connor

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED
4/0 – Motion passed unanimously.

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

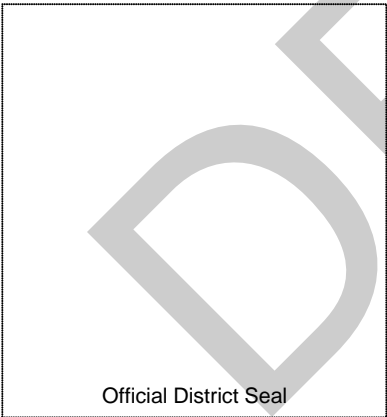
Title:

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

Recorded by Records Administrator

Signature

Date



Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
AquaPRO	22 070506	\$ 2,100.00			Pool Maintenance - 07/05/22
Don Harrison Enterprises	2910	497.50			Professional Service - 06/30/22
Inframark	79409	13,141.48			District Management Services - 06/30/22
Yellowstone	393863	18,450.25			Landscape Maintenance - 07/01/22
Monthly Contract Sub-Total		\$ 34,189.23			

Variable Contract					
Variable Contract Sub-Total		\$ 0.00			

Utilities					
BOCC	5589652368 051922	\$ 2,105.96			Water & Sewer Service - 05/19/22
BOCC	5589652368 062722	2,053.85	\$ 4,159.81		Water & Sewer Service - 06/27/22
Tampa Electric	211001800146 070722	750.61			Electric Service Thru 07/07/22
Tampa Electric	211001800369 070722	592.58			Electric Service Thru 07/07/22
Tampa Electric	211001800609 070722	557.48			Electric Service Thru 07/07/22
Tampa Electric	221007991963 070722	281.65			Electric Service Thru 07/07/22
Tampa Electric	221008055560 070722	1,269.37			Electric Service Thru 07/07/22
Tampa Electric	311000070319 070622	9,118.70	\$ 12,570.39	\$ 3,583.33	Electric Service Thru 07/06/22
Utilities Sub-Total		\$ 16,730.20			

Regular Services					
AmerigGas	805428944	\$ 1,337.81			Gas - 06/30/22
Brandon Lock & Safe, Inc.	53914	168.00			Professional Service - 07/07/22
Burr Forman	1320491	1,787.50			Professional Service - 06/27/22
DoorKing	1842480	42.95			Phone - 07/13/22
Navitas Credit Corp	40819292 070422	804.78			Professional Service - 07/25/22
Nichols Landscape	75434	7,499.02			Landscape Services - 06/30/22

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Phoenix National Security LLC	2720	1,260.00			Security Services - 07/05/22
Phoenix National Security LLC	2737	2,352.00	\$ 3,612.00		Security Services - 07/18/22
Republic Services	0696 001044661 071722	194.42			Waste Service - 07/17/22
Spearem Enterprises	5335	1,200.00			Labor Services - 06/09/22
Spearem Enterprises	5381	1,200.00	\$ 2,400.00		Labor Services - 07/10/22
Spectrum	095561001071522	252.80			Internet Service - 07/15/22
US Bank	6565537	4,770.63			Bank Statement - 06/24/22
Yellowstone	392136	2,054.85			Landscape Maintenance - 06/30/22
Yellowstone	400382	2,100.00			Landscape Maintenance - 07/08/22
Yellowstone	403038	483.50			Irrigation Repairs - 07/19/22
Yellowstone	403039	362.25			Irrigation Repairs - 07/19/22
Yellowstone	403521	994.16	\$ 5,994.76		Landscape Maintenance - 07/22/22
Yolanda Ortiz	YO 071322	150.00			Check Request - 07/13/22
Regular Services Sub-Total		\$ 29,014.67			
Additional Services					
ALL AC And Refridgeration LLC	316	\$ 180.00			Clubhouse Maintenance - 07/14/22
Don Harrison Enterprises	2898	290.00			Professional Service - 05/14/22
Additional Services Sub-Total		\$ 470.00			
TOTAL:		\$ 80,404.10			

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
---------------	-----------------------------------	---------------	-------------------------	---------------------------	-----------------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



AquaPRO
Pool Solutions

INVOICE

Jorge Lopez

Owner

INVOICE # 22-070506

DATE: JULY 5, 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
JUNE 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: NOTHING TO REPORT

SUBTOTAL \$2,100.00

SALES TAX INCLUDED

TOTAL \$2,100.00

53900-4607
482

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

[illegible]



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#79409

DATE

6/30/2022

CUSTOMER ID

C2303

NET TERMS

Net 30

PO#**DUE DATE**

7/30/2022

BILL TO

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

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- May	48	Ea	0.15		7.20
Postage- May	26	Ea	0.53		13.78
Color Copies- May	37	Ea	0.50		18.50
Technology Services	1	Ea	166.67		166.67
Recording Secretary	1	Ea	333.33		333.33
Dissemination Services	1	Ea	500.00		500.00
Field Management	1	Ea	2,308.92		2,308.92
Accounting Services	1	Ea	2,389.75		2,389.75
District Management	1	Ea	2,403.33		2,403.33
Personnel Services	1	Ea	5,000.00		5,000.00
Subtotal					13,141.48

Subtotal \$13,141.48

Tax \$0.00

Total Due \$13,141.48

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

**Bill To:**

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

Property Name: Parkway Center CDD

INVOICE

INVOICE #	INVOICE DATE
TMC 393863	7/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2022

Invoice Amount: \$18,450.25

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

Invoice Total **\$18,450.25**

Excellence
IN COMMERCIAL LANDSCAPING

53900-4604
CR

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	05/19/2022	06/09/2022

Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	04/13/2022	7686	05/12/2022	9091	140500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$424.31
Water Base Charge	\$17.30
Water Usage Charge	\$678.82
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$757.30

Miscellaneous Charges

Late Payment Charge	\$167.72
Total Miscellaneous Charges	\$167.72

Summary of Account Charges

Previous Balance	\$3,354.40
Net Payments - Thank You	\$-3,354.40
Bill Adjustments	\$167.72
Total Account Charges	\$1,938.24

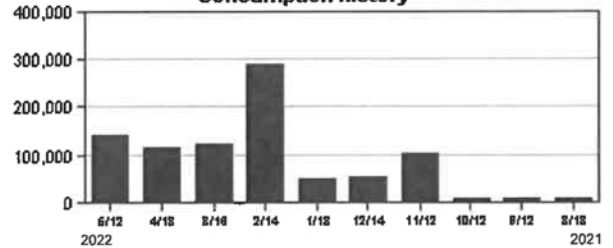
AMOUNT DUE	\$2,105.96
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Important Message

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at HCFLGov.net/WaterBill and select paper delivery.

Cyber Security is important. Please safeguard your account information. We will never call, email, or text you to ask for account or log-in credentials. To pay or access your bill, use our trusted site HCFLGov.net/WaterBill or call (813) 276-8526.

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



Single-Piece
PARKWAY CENTER CDD
C/O MERITUS CORP
TAMPA FL 33607

4,762 8

DUE DATE	06/09/2022
AMOUNT DUE	\$2,105.96
AMOUNT PAID	

0055896523689 00002105963



Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

Service Address Charges

Miscellaneous Charges

Summary of Account Charges

AMOUNT DUE	\$4,159.81
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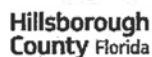
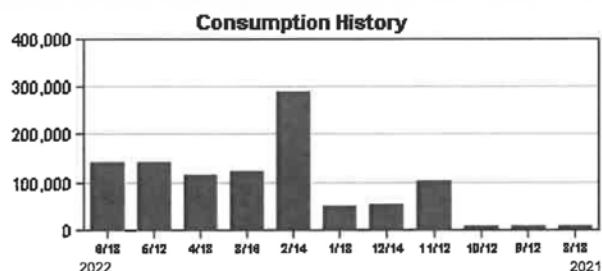
Important Message

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at HCFLGov.net/WaterBill and select paper delivery.

The 2021 Water Quality Report is now available online at HCFGL.gov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Notice

An estimated read was used to calculate your bill



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCELGov.net/WaterBill

Additional Information: HCFLGov.net/Water



**** NOTICE ** THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID
DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00
P.M. ON THE DUE DATE**

DUE DATE	07/18/2022
AMOUNT DUE	\$4,159.81
AMOUNT PAID	



****Single-Piece****
PARKWAY CENTER CDD
C/O MERITUS CORP
TAMPA FL 33607

6488

0055896523689 00004159810

Hillsborough County Water Resources Department

ACH Withdrawal

Your payment was successful!

Please print this page for your records. Thank you for you online payment.

Date Paid	7/15/2022 12:15:38 PM
HCWRS Account Number	5589652368
Amount Paid	\$4,159.81
Bank Routing Number	063107513
Type of Account	Business Checking
Bank Account Number	*****1958
Confirmation Number	22071524487864



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022

Account: 211001800146

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

Current month's charges:	\$750.61
Total amount due:	\$750.61
Payment Due By:	07/28/2022

Your Account Summary

Previous Amount Due	\$750.61
Payment(s) Received Since Last Statement	-\$750.61
Current Month's Charges	\$750.61
Total Amount Due	\$750.61



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energy bills for families in need
in your community.

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800146

Current month's charges:	\$750.61
Total amount due:	\$750.61
Payment Due By:	07/28/2022

Amount Enclosed \$

626692462561

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

6266924625612110018001460000000750618



ACCOUNT INVOICE

tampaelectric.com



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



Details of Charges – Service from 06/02/2022 to 06/30/2022

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 @ \$0.03079/kWh	\$9.36
Fixture & Maintenance Charge	19 Fixtures	\$163.40
Lighting Pole / Wire	19 Poles	\$561.64
Lighting Fuel Charge	304 kWh @ \$0.04060/kWh	\$12.34
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		\$0.64

Lighting Charges

\$750.61

Total Current Month's Charges

\$750.61

00000079-0000655-Page 23 of 26



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022

Account: 211001800369

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



Current month's charges:	\$592.58
Total amount due:	\$592.58
Payment Due By:	07/28/2022

Your Account Summary

Previous Amount Due	\$592.58
Payment(s) Received Since Last Statement	-\$592.58
Current Month's Charges	\$592.58
Total Amount Due	\$592.58



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800369

Current month's charges:	\$592.58
Total amount due:	\$592.58
Payment Due By:	07/28/2022

Amount Enclosed \$
626692462562

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

6266924625622110018003690000000592586



ACCOUNT INVOICE

tampaelectric.com



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



Details of Charges – Service from 06/02/2022 to 06/30/2022

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 @ \$0.03079/kWh	\$7.39
Fixture & Maintenance Charge	15 Fixtures	\$129.00
Lighting Pole / Wire	15 Poles	\$443.40
Lighting Fuel Charge	240 kWh @ \$0.04060/kWh	\$9.74
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		\$0.50

Lighting Charges

\$592.58

Total Current Month's Charges

\$592.58

00000079-0000059-Page 11 of 26



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022

Account: 211001800609

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



Current month's charges:	\$557.48
Total amount due:	\$557.48
Payment Due By:	07/28/2022

Your Account Summary

Previous Amount Due	\$557.48
Payment(s) Received Since Last Statement	-\$557.48
Current Month's Charges	\$557.48
Total Amount Due	\$557.48

00000078-00000861-Page 15 of 26



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in your community.

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

SCAM ALERT!

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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:	\$557.48
Total amount due:	\$557.48
Payment Due By:	07/28/2022

Amount Enclosed \$

626692462563

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

6266924625632110018006090000000557487



ACCOUNT INVOICE

tampaelectric.com



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



Details of Charges – Service from 06/02/2022 to 06/30/2022

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 @ \$0.03079/kWh	\$8.01
Fixture & Maintenance Charge	13 Fixtures	\$151.32
Lighting Pole / Wire	13 Poles	\$384.28
Lighting Fuel Charge	260 kWh @ \$0.04060/kWh	\$10.56
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		\$0.55

Lighting Charges

\$557.48

Total Current Month's Charges

\$557.48

00000079-0000862-Page 17 of 26



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022

Account: 221007991963

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



Current month's charges:	\$281.65
Total amount due:	\$281.65
Payment Due By:	07/28/2022

Your Account Summary

Previous Amount Due	\$281.65
Payment(s) Received Since Last Statement	-\$281.65
Current Month's Charges	\$281.65
Total Amount Due	\$281.65



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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- If you think a call is a scam, hang up and call us.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007991963

Current month's charges:	\$281.65
Total amount due:	\$281.65
Payment Due By:	07/28/2022

Amount Enclosed \$

637803549914

PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO: JUL 13 2022
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6378035499142210079919630000000281655



ACCOUNT INVOICE

tampaelectric.com



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



Details of Charges – Service from 06/02/2022 to 06/30/2022

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 @ \$0.03079/kWh	\$4.99
Fixture & Maintenance Charge	6 Fixtures	\$114.72
Lighting Pole / Wire	6 Poles	\$153.30
Lighting Fuel Charge	162 kWh @ \$0.04060/kWh	\$6.58
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		\$0.34

Lighting Charges

\$281.65

Total Current Month's Charges

\$281.65

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ACCOUNT INVOICE

tampaelectric.com |     

PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Statement Date: 07/07/2022
Account: 221008055560

Current month's charges:	\$1,269.37
Total amount due:	\$1,269.37
Payment Due By:	07/28/2022

Your Account Summary

Previous Amount Due	\$1,352.53
Payment(s) Received Since Last Statement	-\$1,352.53
Current Month's Charges	<u>\$1,269.37</u>
Total Amount Due	\$1,269.37



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008055560

Current month's charges:	\$1,269.37
Total amount due:	\$1,269.37
Payment Due By:	07/28/2022

Amount Enclosed \$ _____

637803549915

00004589 01 AV 0.42 33607 FTECO107072223144210 00000 03 01000000 014 02 14233 003



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

6378035499152210080555600000001269370



ACCOUNT INVOICE

tampaelectric.com



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

Details of Charges – Service from 06/02/2022 to 06/30/2022

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

Rate Schedule: General Service Demand - Standard

Meter Location: CLUBHOUSE

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	06/30/2022	75,064		61,073		13,991 kWh	1	29 Days
1000813546	06/30/2022	30.77		0		30.77 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	13,991 kWh @ \$0.00730/kWh	\$102.13
Fuel Charge	13,991 kWh @ \$0.04126/kWh	\$577.27
Capacity Charge	31 kW @ \$0.17000/kW	\$5.27
Storm Protection Charge	31 kW @ \$0.59000/kW	\$18.29
Energy Conservation Charge	31 kW @ \$0.81000/kW	\$25.11
Environmental Cost Recovery	13,991 kWh @ \$0.00130/kWh	\$18.19
Clean Energy Transition Mechanism	31 kW @ \$1.10000/kW	\$34.10
Florida Gross Receipt Tax		\$31.73

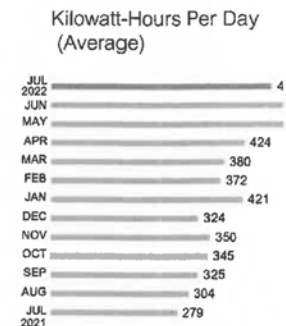
Electric Service Cost

\$1,269.37

Total Current Month's Charges

\$1,269.37

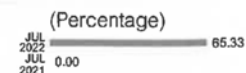
Tampa Electric Usage History



Billing Demand (Kilowatts)



Load Factor (Percentage)



Statement Date: 07/06/22

Account: 311000070319

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



Current month's charges:	\$9,118.70
Total amount due:	\$9,118.70
Payment Due By:	07/20/22

Your Account Summary

Previous Amount Due	\$9,162.48
Payment(s) Received Since Last Statement	-\$9,162.48
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$9,118.70
Total Amount Due	\$9,118.70

DO NOT PAY. Your account will be drafted on 07/20/22

Things to do:

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

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



More options for you.

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

53100/4307

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$9,118.70
Total amount due:	\$9,118.70
Payment Due By:	07/20/22

Amount Enclosed \$

701000001326 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 07/20/22

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.

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

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

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

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$94.99
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$110.58
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$34.22
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$60.89
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$4405.94
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$1189.48
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$841.03
PARK PLACE CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$949.57
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$121.21
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$122.91
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$83.56
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$48.96
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$35.68
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$227.03
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$439.50
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$353.15



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486
Statement Date: 06/30/22

Details of Charges – Service from 05/03/22 to 06/01/22

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	06/01/22	16,155		15,623		532 kWh	1	30 Days
Daily Basic Service Charge			30 days @ \$0.74000		\$22.20	Tampa Electric Usage History		
Energy Charge			532 kWh @ \$0.07035/kWh		\$37.43	Kilowatt-Hours Per Day (Average)		
Fuel Charge			532 kWh @ \$0.04126/kWh		\$21.95	JUN 2022 18		
Storm Protection Charge			532 kWh @ \$0.00315/kWh		\$1.68	MAY 18		
Clean Energy Transition Mechanism			532 kWh @ \$0.00402/kWh		\$2.14	APR 18		
Florida Gross Receipt Tax					\$2.19	MAR 18		
Electric Service Cost					\$87.59	FEB 17		
State Tax					\$7.40	JAN 17		
Total Electric Cost, Local Fees and Taxes					\$94.99	DEC 17		
Current Month's Electric Charges					\$94.99	NOV 17		
						OCT 17		
						SEP 17		
						AUG 17		



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738759
Statement Date: 06/30/22

Details of Charges – Service from 05/03/22 to 06/01/22

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	06/01/22	21,640		20,990		650 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.74000				\$22.20	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		650 kWh @ \$0.07035/kWh				\$45.73		
Fuel Charge		650 kWh @ \$0.04126/kWh				\$26.82		
Storm Protection Charge		650 kWh @ \$0.00315/kWh				\$2.05		
Clean Energy Transition Mechanism		650 kWh @ \$0.00402/kWh				\$2.61		
Florida Gross Receipt Tax						\$2.55		
Electric Service Cost						\$101.96		
State Tax						\$8.62		
Total Electric Cost, Local Fees and Taxes						\$110.58		
Current Month's Electric Charges						\$110.58		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739070
Statement Date: 06/30/22

Details of Charges – Service from 05/03/22 to 06/01/22

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	06/01/22	67,779		67,707		72 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.74000				\$22.20	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		72 kWh @ \$0.07035/kWh				\$5.07		
Fuel Charge		72 kWh @ \$0.04126/kWh				\$2.97		
Storm Protection Charge		72 kWh @ \$0.00315/kWh				\$0.23		
Clean Energy Transition Mechanism		72 kWh @ \$0.00402/kWh				\$0.29		
Florida Gross Receipt Tax						\$0.79		
Electric Service Cost						\$31.55		
State Tax						\$2.67		
Total Electric Cost, Local Fees and Taxes						\$34.22		
Current Month's Electric Charges						\$34.22		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739302
Statement Date: 06/30/22



Details of Charges – Service from 05/03/22 to 06/01/22

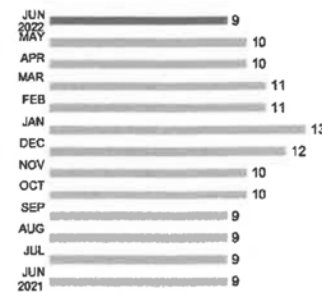
Service for: 8405 CASTLE CREEK DR SIGN, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000705281	06/01/22	9,931		9,657		274 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.74000				\$22.20		
Energy Charge		274 kWh @ \$0.07035/kWh				\$19.28		
Fuel Charge		274 kWh @ \$0.04126/kWh				\$11.31		
Storm Protection Charge		274 kWh @ \$0.00315/kWh				\$0.86		
Clean Energy Transition Mechanism		274 kWh @ \$0.00402/kWh				\$1.10		
Florida Gross Receipt Tax						\$1.40		
Electric Service Cost						\$56.15		
State Tax						\$4.74		
Total Electric Cost, Local Fees and Taxes						\$60.89		
Current Month's Electric Charges						\$60.89		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567
Statement Date: 06/30/22

Details of Charges – Service from 05/03/22 to 06/01/22

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	6059 kWh @ \$0.03079/kWh	\$186.56
Fixture & Maintenance Charge	71 Fixtures	\$1485.70
Lighting Pole / Wire	71 Poles	\$2098.76
Lighting Fuel Charge	6059 kWh @ \$0.04060/kWh	\$246.00
Storm Protection Charge	6059 kWh @ \$0.01028/kWh	\$62.29
Clean Energy Transition Mechanism	6059 kWh @ \$0.00033/kWh	\$2.00
Florida Gross Receipt Tax		\$12.74
State Tax		\$311.89

Lighting Charges

\$4,405.94

Current Month's Electric Charges

\$4,405.94

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864
Statement Date: 06/30/22



Details of Charges – Service from 05/03/22 to 06/01/22

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	448 kWh @ \$0.03079/kWh	\$13.79
Fixture & Maintenance Charge	28 Fixtures	\$240.80
Lighting Pole / Wire	28 Poles	\$827.68
Lighting Fuel Charge	448 kWh @ \$0.04060/kWh	\$18.19
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		\$0.94
State Tax		\$83.32
Lighting Charges		\$1,189.48
Current Month's Electric Charges		\$1,189.48

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 06/30/22

Details of Charges – Service from 05/21/22 to 06/21/22

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 @ \$0.03079/kWh	\$15.27
Fixture & Maintenance Charge	31 Fixtures	\$266.60
Lighting Pole / Wire	31 Poles	\$473.68
Lighting Fuel Charge	496 kWh @ \$0.04060/kWh	\$20.14
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		\$1.04
State Tax		\$59.04

Lighting Charges

\$841.03

Current Month's Electric Charges

\$841.03

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604
Statement Date: 06/30/22



Details of Charges – Service from 05/21/22 to 06/21/22

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 @ \$0.03079/kWh	\$17.24
Fixture & Maintenance Charge	35 Fixtures	\$301.00
Lighting Pole / Wire	35 Poles	\$534.80
Lighting Fuel Charge	560 kWh @ \$0.04060/kWh	\$22.74
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		\$1.18
State Tax		\$66.67
Lighting Charges		\$949.57
Current Month's Electric Charges		\$949.57

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103
Statement Date: 06/30/22

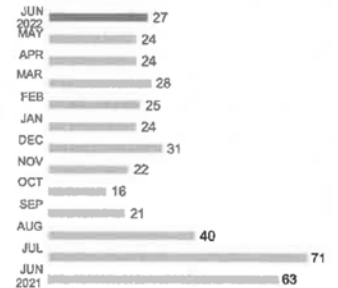
Details of Charges – Service from 05/03/22 to 06/01/22

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	06/01/22	20,993		20,185		808 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.74000				\$22.20	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		808 kWh @ \$0.07035/kWh				\$56.84		
Fuel Charge		808 kWh @ \$0.04126/kWh				\$33.34		
Storm Protection Charge		808 kWh @ \$0.00315/kWh				\$2.55		
Clean Energy Transition Mechanism		808 kWh @ \$0.00402/kWh				\$3.25		
Florida Gross Receipt Tax						\$3.03		
Electric Service Cost						\$121.21		
Current Month's Electric Charges						\$121.21		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376
Statement Date: 06/30/22



Details of Charges – Service from 05/03/22 to 06/01/22

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	06/01/22	19,584		18,762		822 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.74000		\$22.20		Tampa Electric Usage History		
Energy Charge		822 kWh @ \$0.07035/kWh		\$57.83		Kilowatt-Hours Per Day (Average)		
Fuel Charge		822 kWh @ \$0.04126/kWh		\$33.92		<div><div>JUN 2022</div><div></div><div>27</div></div>		
Storm Protection Charge		822 kWh @ \$0.00315/kWh		\$2.59		<div><div>MAY</div><div></div><div>24</div></div>		
Clean Energy Transition Mechanism		822 kWh @ \$0.00402/kWh		\$3.30		<div><div>APR</div><div></div><div>26</div></div>		
Florida Gross Receipt Tax				\$3.07		<div><div>MAR</div><div></div><div>30</div></div>		
Electric Service Cost						\$122.91	<div><div>FEB</div><div></div><div>39</div></div>	
Current Month's Electric Charges						\$122.91	<div><div>JAN</div><div></div><div>33</div></div>	
							<div><div>DEC</div><div></div><div>30</div></div>	
							<div><div>NOV</div><div></div><div>32</div></div>	



ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [in](#)

Account: 211014450640
Statement Date: 06/30/22

Details of Charges – Service from 05/03/22 to 06/01/22

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	06/01/22	14,887		14,388		499 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.74000				\$22.20	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		499 kWh @ \$0.07035/kWh				\$35.10		
Fuel Charge		499 kWh @ \$0.04126/kWh				\$20.59		
Storm Protection Charge		499 kWh @ \$0.00315/kWh				\$1.57		
Clean Energy Transition Mechanism		499 kWh @ \$0.00402/kWh				\$2.01		
Florida Gross Receipt Tax						\$2.09		
Electric Service Cost						\$83.56		
Current Month's Electric Charges						\$83.56		

Account: 211014450897
Statement Date: 06/30/22

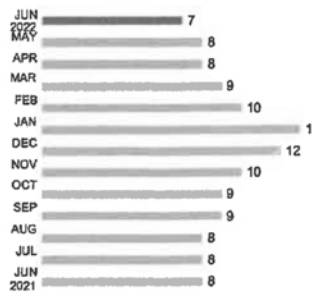


Details of Charges – Service from 05/03/22 to 06/01/22

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	Multiplier	Billing Period
1000536130	06/01/22	5,987		5,772		215 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.74000				\$22.20	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge		215 kWh @ \$0.07035/kWh				\$15.13		
Fuel Charge		215 kWh @ \$0.04126/kWh				\$8.87		
Storm Protection Charge		215 kWh @ \$0.00315/kWh				\$0.68		
Clean Energy Transition Mechanism		215 kWh @ \$0.00402/kWh				\$0.86		
Florida Gross Receipt Tax						\$1.22		
Electric Service Cost						\$48.96		
Current Month's Electric Charges						\$48.96		



ACCOUNT INVOICE

tampaelectric.com



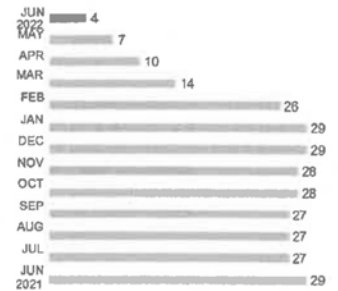
Account: 211014451127
Statement Date: 06/30/22

Details of Charges – Service from 05/03/22 to 06/01/22

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	06/01/22	23,226		23,120		106 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.74000				\$22.20	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		106 kWh @ \$0.07035/kWh				\$7.46		
Fuel Charge		106 kWh @ \$0.04126/kWh				\$4.37		
Storm Protection Charge		106 kWh @ \$0.00315/kWh				\$0.33		
Clean Energy Transition Mechanism		106 kWh @ \$0.00402/kWh				\$0.43		
Florida Gross Receipt Tax						\$0.89		
Electric Service Cost						\$35.68		
Current Month's Electric Charges						\$35.68		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317
Statement Date: 06/30/22

Details of Charges – Service from 05/21/22 to 06/21/22

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 @ \$0.03079/kWh	\$4.43
Fixture & Maintenance Charge	9 Fixtures	\$77.40
Lighting Pole / Wire	9 Poles	\$137.52
Lighting Fuel Charge	144 kWh @ \$0.04060/kWh	\$5.85
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		\$0.30

Lighting Charges

\$227.03

Current Month's Electric Charges

\$227.03

00000028-0000313-Page 18 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 06/30/22

Details of Charges – Service from 05/21/22 to 06/21/22

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 @ \$0.03079/kWh	\$7.39
Fixture & Maintenance Charge	15 Fixtures	\$129.00
Lighting Pole / Wire	19 Poles	\$290.32
Lighting Fuel Charge	240 kWh @ \$0.04060/kWh	\$9.74
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		\$0.50

Lighting Charges

\$439.50

Current Month's Electric Charges

\$439.50

00000029-00000313-Page 20 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 06/30/22



Details of Charges – Service from 05/21/22 to 06/21/22

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 @ \$0.03079/kWh	\$6.90
Fixture & Maintenance Charge	14 Fixtures	\$120.40
Lighting Pole / Wire	14 Poles	\$213.92
Lighting Fuel Charge	224 kWh @ \$0.04060/kWh	\$9.09
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		\$0.47

Lighting Charges **\$353.15**

Current Month's Electric Charges **\$353.15**

Total Current Month's Charges **\$9,118.70**

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.

ACCOUNT NUMBER: 204005429
AMOUNT DUE: \$1,337.81
TERMS: Due 30 Days From Invoice

INVOICE NO: 805428944
INVOICE DATE: 06/30/2022
BILL TO: PARKWAY CDD
2005 PAM AM CIRCLE SUITE 300
TAMPA FL 33607-6008


GRAND TOTAL FOR ALL PARKWAY CDD LOCATIONS

Extended Amount	Taxes	Total Amount Due
\$1,169.84	\$167.97	\$1,337.81

Please see next page(s) for account detail.

Messages:

We periodically review and revise our standard Terms & Conditions. Visit our company website to read the T&C that apply. Effective July 15, 2020, the HazMat & Safety Compliance Fee is \$11.99 (where applicable). For more information, please visit the company's website to review our Terms & Conditions.

 **Contact Us: Billing, Service & Delivery: 813-626-9111 or www.amerigas.com/contact**

Mailing Address:
AmeriGas - 7006

THANK YOU FOR YOUR BUSINESS!

AMERIGAS - 7006
CORRESPONDENCE ONLY
PO BOX 45264
WESTLAKE, OH 44145

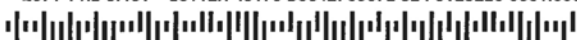
Account No.	Invoice No.	Invoice Date	Amount Due
204005429	805428944	06/30/2022	\$1,337.81

TOTAL AMOUNT ENCLOSED \$

Please return this portion with your payment

☐ **Account or user address change?**
If yes, please check box and complete reverse side.

2671 1 AB 0.461 E0112X I0170 D9342769372 S2 P9129220 0001:0002 H1



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



REMIT PAYMENT ONLY
PO BOX 371473
PITTSBURGH PA 15250-7473

0204005429000080542894400000001337814

Customer Care Line

If you have questions or comments regarding the quality of service you receive or to dispute a bill, please contact our National Customer Care Line:

Phone: 1-800-263-7442

Monday through Friday, 8AM to 5PM

Online: www.amerigas.com/contact

Please include your name and account number with any correspondence.

Important Safety Information

Safety information has been or will be supplied in your Welcome Packet. If you did not receive the safety information, please contact us toll-free at 1-800-263-7442 (1-800-AmeriGas) and we will mail or e-mail it to you. Additional safety information is provided at www.amerigas.com/safety. We recommend you regularly visit this website to view those and other important safety warnings. If you smell propane or experience any adverse propane conditions or safety-related matters, you should immediately evacuate the premises and dial 9-1-1. You should also contact 1-800-AmeriGas. We recommend purchasing a LP gas detector and a Carbon Monoxide detector.

TERMS & CONDITIONS & PRIVACY

The Company periodically updates its Terms and Conditions of service, website and online access Terms of Use, and its Privacy Policy (collectively "Terms"), which are available on our website www.amerigas.com for your reference. The Company reserves the right to update, revise or add to the Terms, including the applicable prices, rates, fees and charges from time to time without prior notice. Because fees and charges are subject to change, we recommend that you regularly visit our website in order to view our most current Terms, fees and charges.

Optional Residential Pricing and Payment Programs

Certain restrictions apply and not all programs are available in all areas. Please contact us or visit our website at www.amerigas.com for more information on how these programs may work for you.

AmeriGuard is an annual program where a customer may receive a fixed price for a fixed period of time during which the customer is placed on a convenient monthly payment plan.

AmeriLock is an annual program where a customer receives a fixed price for a fixed term.

Convenience Pay/SmartPay Budget Plan is an optional program that allows you to make convenient monthly payments based on your projected annual usage and current market price.

Pre-Buy is an annual program that enables the customer to pre-purchase their gallons at a fixed price.

PAYMENT TERMS AND LATE FEES

You agree to pay the Company's price per gallon and all fees, rates, and charges on or before the due date indicated on the invoice. If you fail to pay all amounts owed by the due date to the Company, the Company may, unless prohibited by law, add a monthly late charge of 1.5% of the average daily balance or a late charge of \$36.00, whichever is greater. If you fail to make a payment on your

outstanding amount owed, the Company may suspend service and/or place a lock on the Leased Equipment. If the Company places a lock on Leased Equipment, all amounts outstanding (including the applicable Reconnect Charge) must be paid in full before service will be restored. The Company may at any time require you to pay for propane deliveries or services in advance, to post a cash deposit, or to provide other forms of credit enhancement. The Company may apply any amounts it holds from you, whether a security deposit or otherwise, at any time in whole or in part against the outstanding balance. **Maryland Customers:** If all of the outstanding amount owed is not received within 15 days after it is due, you will pay a late charge of the greater of \$5.00 per month or 10% per month for the part of the outstanding amount that is late for no more than three months, or you will pay up to 1.5% per month of the payment amount that is past due.

Payments by Check

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. Funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Definitions

APP&S Parts/Fittings – Cost for parts and fittings used in the installation, repair or replacement of propane equipment.

APP&S Service Labor – Cost of service labor for the installation, repair, or replacement of propane equipment.

Bulk Propane – The amount of propane delivered or consumed. Note: This may be a credit if propane was removed from the installation.

Due Date – The date when late charges will be assessed if payment is not received as shown on the front of this invoice/statement under Account Information.

**** Final **** – Indicates that this is your final invoice upon closing your account.

Guaranteed Price Program Early Termination Fee – This is the fee we charge when a Pre-Buy or GPP contract is terminated early.

Invoice Date – The date the invoice was generated.

Previous Balance – Amounts billed previously for which the Company has not received payment.

Settle-Up – For customers on a monthly payment program, the settle-up process occurs on an annual basis. The Company compares the amounts paid by you to the amount invoiced to your account during the term for actual propane purchased, including applicable fees, taxes and charges. If the difference is a credit, your account is credited the difference. If the difference is a debit, the amount is owed to the Company as provided on the invoice.

FEES AND CHARGES

FEES AND CHARGES ARE NOT GOVERNMENT IMPOSED, NOR IS ANY PORTION OF THEM PAID TO ANY GOVERNMENT AGENCY.

Early Termination Fee – You have received certain benefits from the Company in exchange for your service commitment. If you are leasing equipment from the Company and you terminate propane service with the Company prior to the end of the Initial Term, the Company will charge you an Early Termination Fee.

Emergency Delivery Fee – This applies when a customer

enrolled in the Will Call delivery option requests a delivery within one (1) day.

Expedited Delivery Fee – This applies when a customer enrolled in the Will Call delivery option requests a delivery within three (3) days or non-emergency service after business hours or on weekends.

Fuel Recovery Fee – This fee, which is assessed for propane deliveries, helps to offset the significant expenses incurred by the Company in fueling its fleet of motor vehicles. This fee fluctuates on a monthly basis as the Company's cost of fuel fluctuates. For updated fuel recovery fee information, please contact 1-800-AmeriGas or visit the Company's website.

HazMat & Safety Compliance Fee – This fee is assessed for propane deliveries and helps to offset the costs the Company incurs to comply with federal, state and local government regulations, such as hazardous materials, homeland security, emergency preparedness, workplace safety, and related administrative costs. It is also used to fund, in part, among other things, employee safety training and inspections, cylinder requalification, and environmental compliance.

Leak Check Charge – This charge is applied when the Company performs a leak check to verify that the propane system does not have a leak. This test is required by law under certain circumstances, which may include: when new piping is installed, if the gas has been turned off, if there has been an interruption of gas service, or if a leak in the system is suspected. Please contact 1-800-AmeriGas for specifics on when a leak check is required and the current charge.

Meter Fee – This fee applies if your propane usage is measured by a Company-owned meter. This fee helps to offset the cost of the meter, meter reading and related administrative costs. The fee also helps to offset the costs otherwise covered by the HazMat & Safety Compliance Fee (as described above), which is not charged to metered customers.

Paper Invoice Fee – This fee applies if you choose to receive paper invoices from the Company. You may avoid this fee by enrolling in paperless billing in your MyAmeriGas account.

Reconnect Charge – If your tank is locked off by the Company due to nonpayment, this charge will be assessed to remove the lock, perform a leak check and put your propane system back into service.

Returned Check Fee – This fee is intended to cover the deposit return fee assessed by financial institutions and related administrative expenses associated with the return of a customer check for insufficient funds.

Service Dispatch Charge – This applies when a service technician is requested to perform diagnostic or other service work on Customer-owned equipment. This charge is in addition to the applicable charges for actual service work performed and additional charges may be assessed depending upon the nature of the service work required.

Tank Pickup Fee – Upon termination of service, the Company will charge a Tank Pickup Fee to remove any standard above-ground Company-owned tank on your property.

Tank Rent – This fee is the amount charged to customers who are leasing their propane tank and equipment from the Company.

Minimum Delivery Fee – This fee may be charged for a Will Call delivery that is less than 100 gallons and may vary based on geographic location and tank size.

Will Call Convenience Fee – This applies to customers enrolled in the Will Call delivery option and is charged for each Will Call delivery that is not ordered online. Eligible customers may avoid this fee by switching to Automatic delivery or by ordering a delivery online through www.myamerigas.com.

CHANGE OF MAILING ADDRESS SECTION ONLY

Your Account Number:

New Address:

City:

State:

ZIP Code:

Telephone numbers where you can be reached:

Day: ()

Evening: ()

Email:

ACCOUNT NUMBER: 204005429
AMOUNT DUE: \$1,337.81
TERMS: Due 30 Days From Invoice

INVOICE NO: 805428944
INVOICE DATE: 06/30/2022
BILL TO: PARKWAY CDD
2005 PAM AM CIRCLE SUITE 300
TAMPA FL 33607-6008

LOCATION:
PARKWAY CDD
2005 PAM AM CIRCLE SUITE 300
TAMPA FL 33607-6008

SHIP-TO NUMBER: 204005429 **DELIVERED BY:** AmeriGas

Detail of Current Activity

Date	Ref No.	Description	PO Number	Misc. ID	Unit Price	Quantity	Extended Amount	Taxes	Amount Due
06/30/22	703434206	Paper Invoice Fee			2.99	1.0	\$2.99		\$3.21
		State Sales Tax						\$0.18	
		County Sales Tax						\$0.04	
		TOTAL BULK				0.0	\$0.00		\$0.00
		TOTAL CYLINDER				0.0	\$0.00		\$0.00
		TOTAL OTHER				1.0	\$2.99		\$3.21
							Extended Amount	Taxes	Amount Due
LOCATION TOTAL							\$2.99	\$0.22	\$3.21
							Extended Amount	Taxes	Amount Due
GRAND TOTAL FOR ALL PARKWAY CDD LOCATIONS							\$1,169.84	\$167.97	\$1,337.81

**Brandon Lock & Safe, Inc.**

4630 Eagle Falls Place
Tampa, FL 33619
813-655-4200

Lic. HCLOC14006

Invoice

Invoice Date	Invoice #	Terms
7/7/2022	53914	
P.O. No.		Due on receipt
Due Date		7/7/2022

Bill To

Parkway Center CDD
7461 S Falkenburg Rd.
Riverview, FL 33578

Job Location / Ship To

Parkway Center CDD
7461 S Falkenburg Rd.
Riverview, FL 33578

Qty	Description	Rate	Amount
1	Labor To: Rekey lock cylinder	80.00	80.00
4	SC4 key duplicated	3.25	13.00
1	Service call	75.00	75.00
Date of Service: 7/1/22			
Signed for by: Yessica Alvarez			
57260-4912 402			

*All invoices past 30 days are subject to a late fee of 1.5% calculated monthly on the total unpaid balance.
*To ensure proper credit please make sure to include your invoice number on your check.
*All sales are governed by our Standard Terms & Conditions. This document may be viewed here:
<https://www.brandonlock.com/terms>
*Hillsborough County Licensed Locksmith: HCLOC14006

Subtotal	\$168.00
Sales Tax (7.5%)	\$0.00
Total	\$168.00
Payments Credits	\$0.00

Balance Due \$168.00

Your Security Specialists - Since 1997. Thank you for your business!



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 Jun 2022
Invoice # 1320491
Bill Atty: S. Steady
As of 05/31/22

RECEIVED
JUN 29 2022

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH MAY 31, 2022

Professional Services	\$1,787.50
TOTAL DUE THIS BILL	\$1,787.50

WIRING/ACH INSTRUCTIONS:

Account Name:	Burr & Forman LLP 420 North 20 th 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

51400-3107
LR

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 or BFReceivables@burr.com

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

27 Jun 2022
Invoice # 1320491
Page 2

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

27 Jun 2022
Invoice # 1320491
Bill Atty: S. Steady
As of 05/31/22

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
05/03/22	Call from Tonja regarding lands conveyed to CDD from Taylor Morrison; pull deed and email to Tonja.	SIS	0.40	325.00	\$130.00
05/05/22	Call with Brian to discuss fishing issue and easement; forward letter to neighbor.	SIS	0.30	325.00	\$97.50
05/06/22	Call to Tyler at Meritage Homes to discuss easement; follow-up emails with Tyler.	SIS	0.40	325.00	\$130.00
05/13/22	Conference with Chairman and Brian to discuss complaint of fishing on District's property.	SIS	0.40	325.00	\$130.00
05/18/22	Review documents from Matamy; call with Tyler Vincent to obtain information.	SIS	0.50	325.00	\$162.50
05/19/22	Call with Meritage to go through documents; review emails and print plan documents, etc.; draft status email to Board outlining facts concerning consent to County; email to Tonja and Meritage for their review.	SIS	2.00	325.00	\$650.00
05/23/22	Follow-up with Tonja to	SIS	0.50	325.00	\$162.50

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

27 Jun 2022
Invoice # 1320491
Page 3

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
	confirm she agrees with easement analysis; finalize and email memo to the Board.				
05/25/22	Attend Board meeting.	SIS	1.00	325.00	\$325.00
	Total Services				\$1,787.50
	Total Services and Disbursements				<u>\$1,787.50</u>
	TOTAL NOW DUE				<u>\$1,787.50</u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$325.00	5.50	<u>\$1,787.50</u>
TOTALS		5.50	<u>\$1,787.50</u>

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

DKS Cellular Subscription

INVOICE

INVOICE#

1842480

INVOICE DATE

July 14, 2022

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

User ID: **ParkwayCenter**

Period Starts: June 14, 2022

Period Ends: July 13, 2022

Previous Balance: \$32.95

Payment Received: (\$32.95)

New Charges: \$42.95

Note: All \$ amounts are in US Dollars.

Total Amount Due: \$42.95 USD Due by August 13, 2022

Payments

Date	Details	Amount
7/6/2022	Check received	(\$32.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
6/14/2022	7/13/2022		813 230 5734	9999	0	66	\$42.95

Summary

Total Amount Due

This amount is due by August 13, 2022

\$42.95 USD

Cut along the dotted line and include with the check.

Please also write the Invoice Number (" **1842480** ") on your check.

Invoice# 1842480
Dated July 14, 2022
User ID ParkwayCenter
Period Starts: June 14, 2022
Period Ends: July 13, 2022
Amount Due: **\$42.95 USD**

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



NAVITAS CREDIT CORP.
A UNITED COMMUNITY BANK COMPANY

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

Return Service Requested

Invoice Date: 07/04/2022

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

Remittance Section

Contract Number: 40819292
Due Date: 7/25/2022
Amount Due: \$804.78

Amount Enclosed: \$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204



000408192922022070400000804786

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



NAVITAS CREDIT CORP.
A UNITED COMMUNITY BANK COMPANY

DUE DATE
7/25/2022

CONTRACT NO.
40819292

EQUIPMENT DESCRIPTION
FITNESS EQUIPMENT PER SCHEDULE
"A"

CUSTOMER NAME
PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

PH: 888-978-6353

Important Messages

INTRODUCING... <http://my.navitascredit.com>

Managing your account at Navitas has never been easier. Your secure sign-on lets you access your account when it's convenient for you. 24X7 service at my.navitascredit.com is now a simple click away.

- ➔ Update Account Information
- ➔ Manage Payments
- ➔ Download Invoices
- ➔ Access Additional Credit

Register Today at: <http://my.navitascredit.com>

Click the Link Above



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Contract Payment	07/25/2022	\$766.03			\$38.75		\$804.78
SUBTOTALS:			\$766.03			\$38.75		\$804.78



NAVITAS CREDIT CORP.

A UNITED COMMUNITY BANK COMPANY

Invoice

Mail: 5521 Baptist Church Rd
Tampa FL 33610

Date	Invoice #
6/30/2022	75434

Bill To
NICHOLS LANDSCAPE ARCHITECTURE, INC. 146 WHITAKER ROAD SUITE A LUTZ, FL 33549 ATTN: CELIA NICHOLS <i>Parkway Center</i>

Ship To

P.O. No.	Terms	Rep	Ship Date	Via	FOB	Project
		CG	6/30/2022			PARKWAY CENT...
Description			Qty	Price Each	U/M	Amount
FW: Parkway CDD - Amenity Center Landscape - Sunrise Closeout Summary						
Change Order agreed upon on Email, 3-17-2022				7,499.02		7,499.02
THANK YOU FOR YOUR BUSINESS!				Total		
				\$7,499.02		
				Payments/Credits		
				\$0.00		
				Balance Due		
				\$7,499.02		

Phone #	Fax #
(813)985-9381	(813)664-0155

Web Site
www.sunriselandscape.com



INVOICE

Phoenix National Security LLC
5535 Grand Blvd suit B
New Port Richey, Florida 34652
United States

Phone: 1-866-883-8866
Fax: 727-569-9012
www.phoenixnationalsecurity.com

BILL TO
Parkway CDD
Gene Roberts Roberts
7461 South Falkenburg Road
Riverview, Florida 33578
United States

813.873.7300
districtinvoices@inframark.com

Invoice Number: 2720

Invoice Date: July 5, 2022

Payment Due: July 20, 2022

Amount Due (USD): \$1,260.00

 Pay Securely Online

Services	Hours	Rate	Amount
6/24/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
6/25/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
6/26/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/1/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/2/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/3/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/4/22 1 Guard From 12 Pm to 8 Pm	8	\$31.50	\$252.00

57200 - 4964
LRC



INVOICE

Phoenix National Security LLC
5535 Grand Blvd suit B
New Port Richey, Florida 34652
United States

Phone: 1-866-883-8866
Fax: 727-569-9012
www.phoenixnationalsecurity.com

Total: \$1,260.00

Amount Due (USD): \$1,260.00

Pay Securely Online

VISA

MasterCard

AMERICAN
EXPRESS

DISCOVER

Bank
Payment

link.waveapps.com/68mp25-ymzx97



INVOICE

Phoenix National Security LLC
5535 Grand Blvd suit B
New Port Richey, Florida 34652
United States

Phone: 1-866-883-8866
Fax: 727-569-9012
www.phoenixnationalsecurity.com

BILL TO
Parkway CDD
Gene Roberts Roberts
7461 South Falkenburg Road
Riverview, Florida 33578
United States

813.873.7300
districtinvoices@inframark.com

Invoice Number: 2737

Invoice Date: July 18, 2022

Payment Due: August 2, 2022

Amount Due (USD): \$2,352.00

 Pay Securely Online

Services	Hours	Rate	Amount
7/5/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/6/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/7/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/8/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/9/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/10/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/11/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/12/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/13/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/14/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/15/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00

57200 4909
QR



INVOICE

Phoenix National Security LLC
5535 Grand Blvd suit B
New Port Richey, Florida 34652
United States

Phone: 1-866-883-8866
Fax: 727-569-9012
www.phoenixnationalsecurity.com

Services	Hours	Rate	Amount
7/16/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/17/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/18/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00

Total: \$2,352.00

Amount Due (USD): \$2,352.00

Pay Securely Online

VISA

MasterCard

AMERICAN EXPRESS

DISCOVER

Bank Payment

link.waveapps.com/9bszun-fwvvhw



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 0696-001044661
Invoice Date July 17, 2022
Previous Balance \$152.10
Payments/Adjustments -\$152.10
Current Invoice Charges **\$194.42**

Total Amount Due \$194.42	Payment Due Date August 06, 2022
--	---

PAYMENTS/ADJUSTMENTS

<u>Description</u>	<u>Reference</u>	<u>Amount</u>
Payment - Thank You 07/06	5786	-\$152.10

CURRENT INVOICE CHARGES

<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Parkway Center Cdd 7461 S Falkenburg Rd CSA A217954588				
Riverview, FL				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTH CO - CLASS 1				
Pickup Service 08/01-08/31			\$115.64	\$115.64
Container Refresh 08/01-08/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$69.78
CURRENT INVOICE CHARGES				\$194.42

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

Total Amount Due	\$194.42
Payment Due Date	August 06, 2022
Account Number	3-0696-0046402
Invoice Number	0696-001044661



For Billing Address Changes:
Check Box and Complete Reverse

Make Checks Payable To:



00005760
N206

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

Received
JUL 25 2022



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

30696004640200000010446610000194420000194426

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139979520

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Parkway CDD

Meritus

2005 Pan Am Circle, Suite

120

Tampa , FL 33607

INVOICE # 5335**DATE 06/09/2022****DUE DATE 06/24/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor clubhouse cleaning services 4 weeks at 3 times a/week	4	262.50	1,050.00
Material paper goods and trash bags	1	75.00	75.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	75.00	75.00

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.

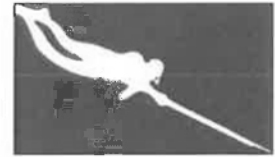
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved

BALANCE DUE**\$1,200.00**

57200 - 4912
482

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139979520
spearem.jmb@gmail.com



INVOICE

BILL TO

Parkway CDD
Meritus
2005 Pan Am Circle, Suite
120
Tampa , FL 33607

INVOICE # 5381

DATE 07/10/2022

DUE DATE 07/25/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/9 to 7/9 4 weeks CLUBHOUSE CLEAN three times per week. including strahtening pool furniture and dumping all exterior trash cans	4	262.50	1,050.00
Material PAPER GOODS trash bags and hand soap	1	75.00	75.00
Fuel Surcharge Due to The cost of rising fuel prices a surcharge has been added to this billing cycle for the month.	1	75.00	75.00

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.

BALANCE DUE

\$1,200.00

57260-4912
LW

July 15, 2022
Invoice Number: 095561001071522
Account Number: 0050955610-01
Security Code: 5433
Service At: 7461 S FALKENBURG RD
RIVERVIEW, FL 33578-8652

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary

Services from 07/14/22 through 08/13/22
details on following pages

Previous Balance	252.80
Payments Received - Thank You	-252.80
Remaining Balance	\$0.00
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	13.87
Current Charges	\$252.80
Total Due by 07/31/22	\$252.80

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 15 07152022 YNNYNY 01 000253 0001

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



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.

Telecommunications Relay Service (TRS)

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services. (TRS) TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial **711** to be connected to a TRS Center.

Call 1-855-246-2900 today to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.



July 15, 2022

PARKWAY CENTER CBD

Invoice Number: 095561001071522
Account Number: 0050955610-01
Service At: 7461 S FALKENBURG RD
RIVERVIEW, FL 33578-8652

Total Due by 07/31/22	\$252.80
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001000100509556100109025280

July 15, 2022



Invoice Number:
Account Number:
Security Code:

PARKWAY CENTER CBD
095561001071522
0050955610-01
5433

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 15 07152022 YNNYNY 01 000253 0001

Charge Details

Previous Balance	252.80
Payments Received - Thank You 07/01	-252.80
Remaining Balance	\$0.00

Payments received after 07/15/22 will appear on your next bill.

Services from 07/14/22 through 08/13/22

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 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

Spectrum Business™ Voice Continued

Promotional Discount	-20.00
Promo Discount	-10.00
	\$19.99

For additional call details, please visit 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 07/14	0.00
One-Time Charges Total	\$0.00

Taxes, Fees and Charges

State Communications Tax	7.29
State And Local Sales Tax	1.17
Local Communications Services Tax	5.41
Taxes, Fees and Charges Total	\$13.87

Current Charges	\$252.80
Total Due by 07/31/22	\$252.80

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 for more information.

Spectrum Voice Provider - Spectrum Advanced Services, LLC

Visit Spectrum.com/stores for store locations. For questions or concerns, visit 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.

It's convenient – you can access your statement through SpectrumBusiness.net.

It's secure – we deliver securely to your 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.

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.





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6565537
Account Number: 123189000
Invoice Date: 06/24/2022
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

MERITUS
ATTN: BRIAN LAMB
2005 PAN AM CIRCLE STE 300
TAMPA, FL 33607

PARKWAY CDD 08

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$4,770.63
------------------	------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

PARKWAY CDD 08

Invoice Number:	6565537
Account Number:	123189000
Current Due:	\$4,770.63
Direct Inquiries To:	LEANNE DUFFY
Phone:	407-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 123189000
Invoice # 6565537
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6565537
Invoice Date: 06/24/2022
Account Number: 123189000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

3/3

PARKWAY CDD 08

Accounts Included 123189000 123189002 123189003 123189004 123189005 123189006
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,427.50	100.00%	\$4,427.50
Subtotal Administration Fees - In Advance 06/01/2022 - 05/31/2023				\$4,427.50
Incidental Expenses 06/01/2022 to 05/31/2023	4,427.50	0.0775		\$343.13
Subtotal Incidental Expenses				\$343.13
TOTAL AMOUNT DUE				\$4,770.63





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TMC 392136	6/30/2022
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: July 30, 2022

Invoice Amount: \$2,054.85

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

#223159 - Dead trees removals

Remove 2 Dead Pine Trees on berm along Still Creek, Remove 1 dead Washingtonia palm on Berm along Still Creek, Remove 3 Dead Pines on Island Inside Hamlet Subdivision, Remove 1 dead Sabal Palm at Entrance side of Hamlet Subdivision.

Removals

\$2,054.85

Invoice Total

\$2,054.85

53900.4605
CVR

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



Proposal #223159

Date: 06/22/2022

From: Robin Rhodes

Proposal For

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

main: 813-873-7300
mobile:
brian.howell@merituscorp.com

Location

7461 S. Falkenburg Road
Riverview, FL 33578

Property Name: Parkway Center CDD

Dead trees removals

Terms: Net 30

DESCRIPTION	AMOUNT
Removals	\$2,054.85
7 total trees	

Client Notes

Remove 2 Dead Pine Trees on berm along Still Creek, Remove 1 dead Washingtonia palm on Berm along Still Creek, Remove 3 Dead Pines on Island Inside Hamlet Subdivision, Remove 1 dead Sabal Palm at Entrance side of Hamlet Subdivision.

	SUBTOTAL	\$2,054.85
Signature	SALES TAX	\$0.00
x	TOTAL	\$2,054.85

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Robin Rhodes
Office:
rrhodes@yellowstonelandscape.com



YELLOWSTONE LANDSCAPE

Bill To:

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

Property Name: Parkway Center CDD

INVOICE

INVOICE #	INVOICE DATE
TMC 400382	7/8/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 7, 2022

Invoice Amount: \$2,100.00

Description	Current Amount
#223607 - Parkway Center flower replacements	
Install 4" inch seasonal flowers for the following flower beds,	
2 Oak Creek Signs Riverview drive & Still River	
Amberly Sign	
Hamlet Sign	
2 Sanctuary Signs	
Harvest Glen Sign	
2 Pine Ridge Signs	
Baywood/Summerwood Sign	
Oak Creek Sign at Faulkenburg & Castle Creek Dr.	
Center Island at Faulkenburg & Castle Creek Dr.	
Summerwood Sign	
Belmont Sign	
Oak Creek sign at 78th St. and Faulkenburg rd./ Clubhouse	
Annual Installation	\$2,100.00

53900 - 4613
402

Invoice Total **\$2,100.00**

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



Proposal #223607

Date: 06/29/2022

From: Robin Rhodes

Proposal For

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

main: 813-873-7300
mobile:
brian.howell@merituscorp.com

Location

7461 S. Falkenburg Road
Riverview, FL 33578

Property Name: Parkway Center CDD

Parkway Center flower replacements

Terms: Net 30

DESCRIPTION	AMOUNT
Annual Installation	\$2,100.00

Client Notes

Install 4" inch seasonal flowers for the following flower beds,

2 Oak Creek Signs Riverview drive & Still River

Amberly Sign

Hamlet Sign

2 Sanctuary Signs

Harvest Glen Sign

2 Pine Ridge Signs

Baywood/Summerwood Sign

Oak Creek Sign at Faulkenburg & Castle Creek Dr.

Center Island at Faulkenburg & Castle Creek Dr.

Summerwood Sign

Belmont Sign

Oak Creek sign at 78th St. and Faulkenburg rd./ Clubhouse

SUBTOTAL \$2,100.00

Signature

SALES TAX \$0.00

x

TOTAL \$2,100.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Robin Rhodes
Office:
rrhodes@yellowstonelandscape.com

Title: _____

Date: _____



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Parkway Center CDD

INVOICE

INVOICE #	INVOICE DATE
TMC 403038	7/19/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 18, 2022

Invoice Amount: \$483.50

Description	Current Amount
#229575 - Valve Replacement-Faulkenburg/Willow Beach	
• Valve Replacement.	
Irrigation Repairs	\$483.50

Invoice Total **\$483.50**

Excellence
IN COMMERCIAL LANDSCAPING

53900 4612
C/C

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



Date: 7-15-29

Valve Replacement

Authorized & Accepted by: (X)

Rhodes, Robin

From: Rhodes, Robin
Sent: Wednesday, June 29, 2022 4:16 PM
To: Rhodes, Robin
Subject: Parkway center cdd



1-Valve
2-Adaptor 2"
1-slip Fix 2"
2-Blue Connectors

Valve Broken at
tremend coupling

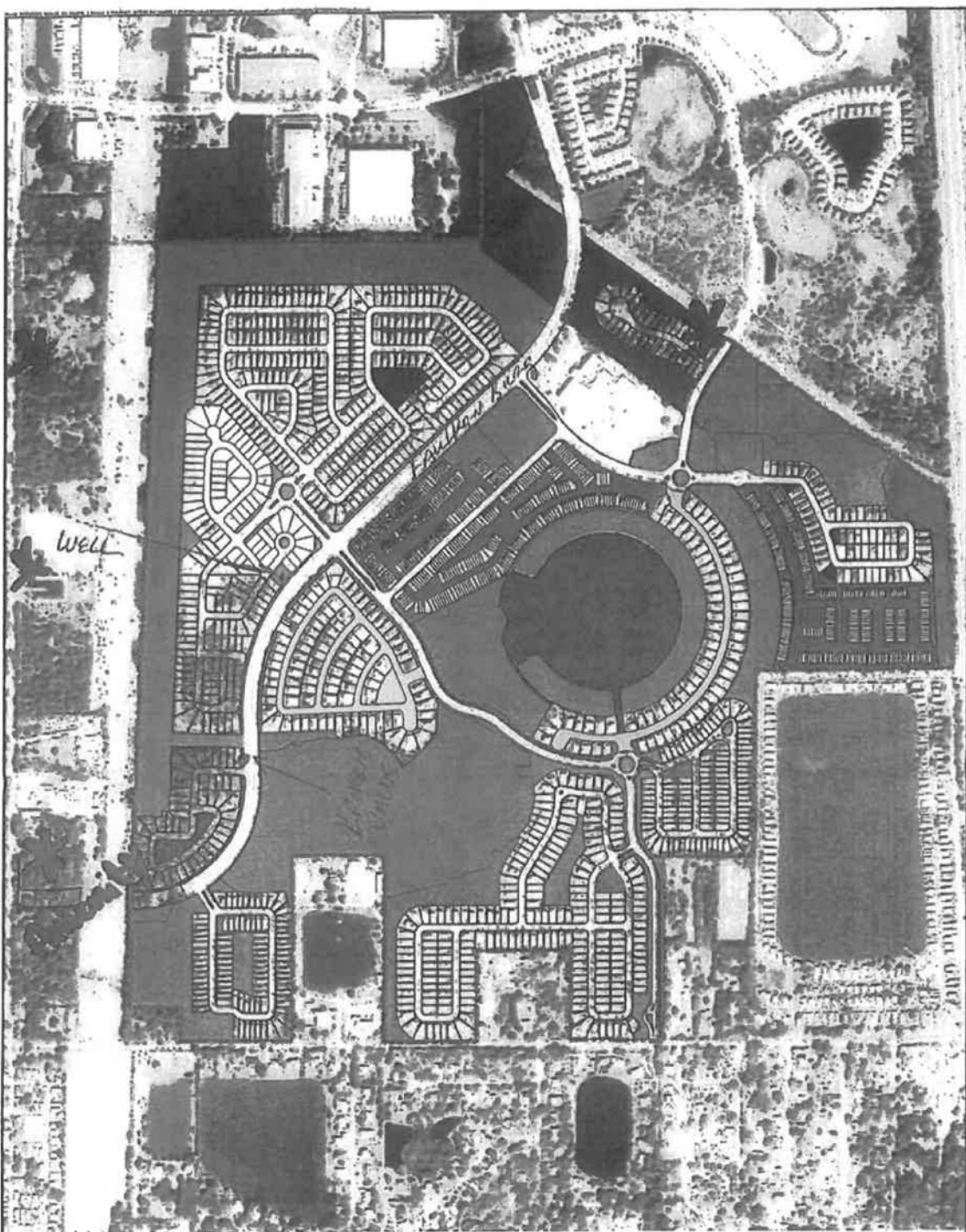




Sent from my iPhone

784

Well



PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
OWNERSHIP MAP

LEGEND

- CDD BOUNDARY
- PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
- OAK CREEK LAND COMPANY
- OAK CREEK OWNERS ASSOCIATION INC
- BAYWOOD AT OAK CREEK TOWNHOMES ASSOC INC
- HARVEST GLENN AT OAK CREEK HOA INC
- PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION INC
- SANGUARY AT OAK CREEK HOMEOWNERS ASSOCIATION INC
- VILLAGES OF OAK CREEK MASTER ASSOCIATION INC
- SUMMERWOOD OF OAK CREEK HOMEOWNERS ASSOCIATION INC
- TAYLOR HARRISON OF FLORIDA INC
- HILLSBOROUGH COUNTY
- EAGLE PALMS HOMEOWNERS ASSOCIATION
- SURROUNDING PARCELS



0 100' 200' 400'
SCALE: 1" = 200'

 **Stantec**
Stantec Consulting Services Inc.
7715 Lakeside Blvd, Suite 400
Tampa, Florida 33634
www.stantec.com Tel: 813.255.8800
Fax: 813.255.8809
© Stantec Consulting Services Inc. 2014
All rights reserved.

**Bill To:**

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

Property Name: Parkway Center CDD

INVOICE

INVOICE #	INVOICE DATE
TMC 403039	7/19/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 18, 2022

Invoice Amount: \$362.25

Description	Current Amount
#229578 - Stuck Valve Amberly Entry • Stuck Valve near Amberly Entry. Irrigation Repairs	\$362.25

Invoice Total **\$362.25**

Excellence
IN COMMERCIAL LANDSCAPING

53900 4612
C&E

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



9506 N. Trask Street
Tampa, FL 33624
Phone: (813) 886-7755
Fax: (813) 886-4386

Invoice Date #

Date: 7-15-22

IRRIGATION WORK AUTHORIZATION

[] Existing Customer- Job #

☐ New Customer (no job#)

CUSTOMER NAME: Parkway Center

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address: ~~A~~ Bill

Job Address: *Enroll - Street Valves*

Description of Work Authorized

Please Print All Information

- Stuck valves near Ambient Entry
- Trapped / Trapped Short / (Repaired)

Yellowstone Landscape, herein agrees to provide the services and materials itemized above.

(YS) Prepared By: (X) JA

(YS) Work Completed By: (X) *Cue*

Date: 7-15-22

**** Post To Accounting Code #** 03

Manager Approval:

I hereby authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date:

Please Print Name:

Attached Ena'

Authorized & Accepted by: (X)

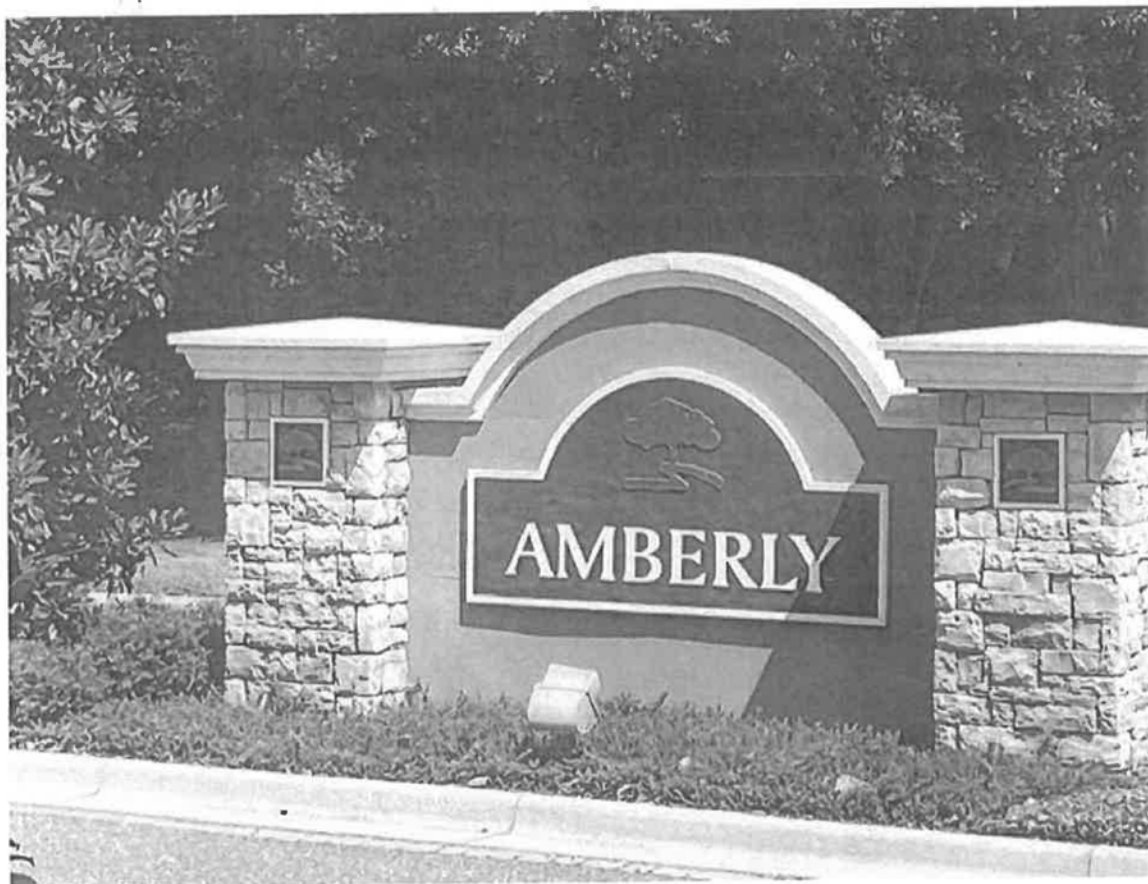
Ebanks, Wayne (Thomas)

From: Robin Rhodes <rrhodes@flcgreen.com>
Sent: Wednesday, June 29, 2022 5:49 AM
To: Ebanks, Wayne (Thomas)
Subject: Parkway center cdd



[CAUTION: THIS IS AN EXTERNAL EMAIL. CHECK THE SENDER'S EMAIL ADDRESS. DO NOT CLICK ON ANY LINKS OR ATTACHMENTS UNLESS YOU KNOW THIS IS LEGITIMATE]

Have a couple of stuck valves on still creek



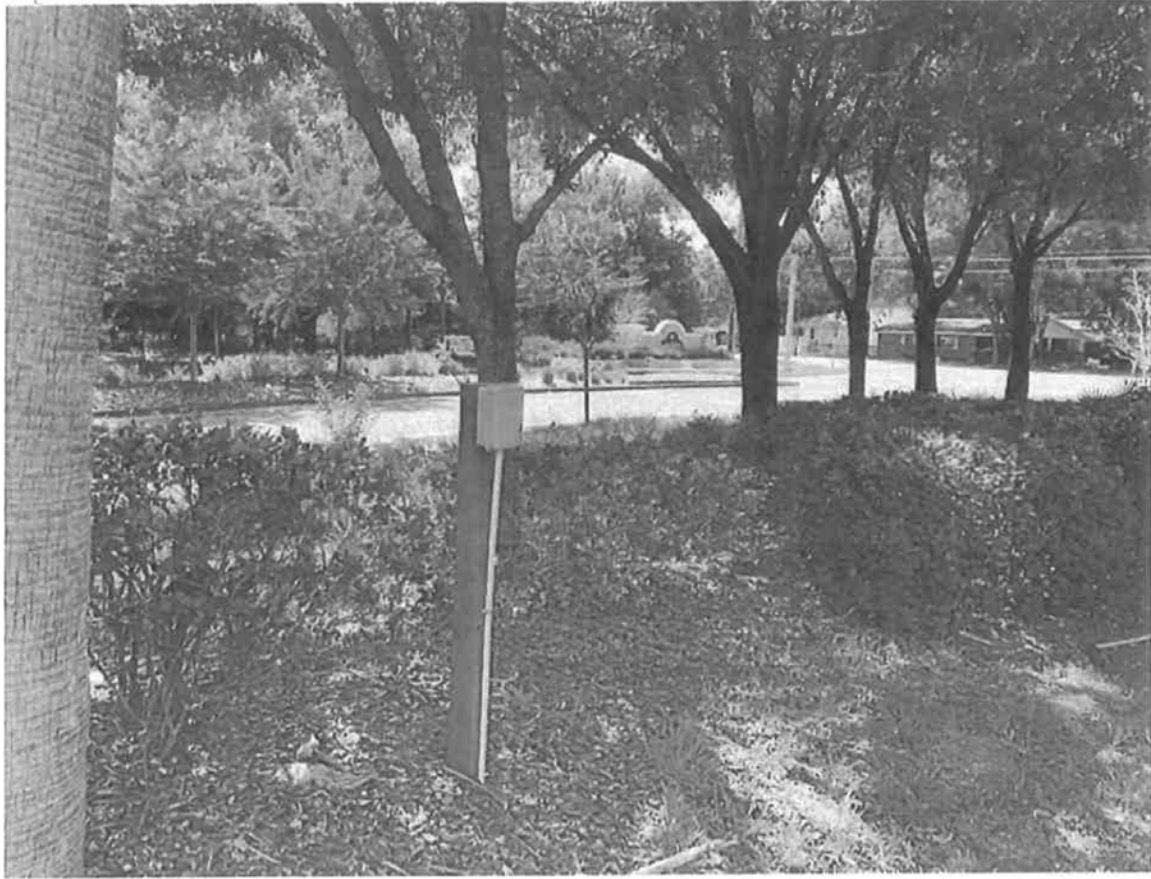
Tracking and new gilinode



Pump to left of sign shutdown



This area was stuck on right next to well.



Turn clock off at entrance both center islands also was stuck on.



Please check on as soon as you can.

Sent from my iPhone

**Bill To:**

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

Property Name: Parkway Center CDD

INVOICE

INVOICE #	INVOICE DATE
TMC 403521	7/22/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 21, 2022

Invoice Amount: \$994.16

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

#211434 - Seal coat rocks in beds at clubhouse

Add seal coating to rock beds around clubhouse and sign at Faulkenburg and 78th street. Irrigation we need to be turned off for a couple of days to ensure a good bond to rocks.

Other \$994.16

Invoice Total \$994.16

IN COMMERCIAL LANDSCAPING

57200 - 4912
42

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



Proposal #211434

Date: 05/11/2022

From: Robin Rhodes

Proposal For

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

main: 813-873-7300
mobile:
brian.howell@merituscorp.com

Location

7461 S. Falkenburg Road
Riverview, FL 33578

Property Name: Parkway Center CDD

Seal coat rocks in beds at clubhouse

Terms: Net 30

DESCRIPTION	AMOUNT
Other Labor	\$388.45
Tamtech seal	\$605.71

Client Notes

Add seal coating to rock beds around clubhouse and sign at Faulkenburg and 78th street. Irrigation we need to be turned off for a couple of days to ensure a good bond to rocks.

	SUBTOTAL	\$994.16
Signature	SALES TAX	\$0.00
X	TOTAL	\$994.16

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Robin Rhodes
Office:
rrhodes@yellowstonelandscape.com

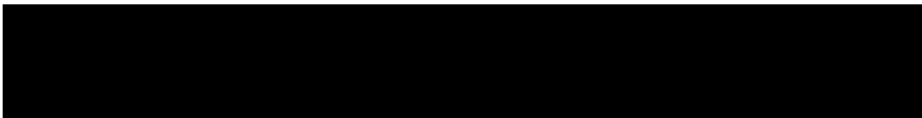
**PARKWAY CENTER CDD
DISTRICT CHECK REQUEST FORM**

Today's Date July 13, 2022

District Name Parkway Center CDD

Check Amount 150.00

Payable to Yolanda Ortiz



Check Description

Return the clubhouse rental deposit.

Special Instructions

_____ sum _____

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



Staff Accountant



Approved Signature

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>

CK # _____ Date _____

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Parkway Center Community in Hillsborough County, Florida.
2. The district, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to two (2) hours, which will include set up and clean up. Refundable security deposit in the amount of \$150.00 for RESIDENT users.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to PARKWAY CENTER CDD
4. The undersigned, Yolanda Ortiz, (the Applicant), has applied to the district to use the Clubhouse as follows:

Purpose: Birthday Party

Date of Event: June 11, 2022

Phone: 813-417-7021 - Yolanda
451-3775 - Carlos

Time of Event (ALL Events shall end by 11:00 p.m.): 11:30 AM - 4:30 PM

Number of Attendees (NOT TO EXCEED 40): 25

5. The district has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the district, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the district, its agents or employees.
7. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property,

including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

As: _____

Date: _____

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 4 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$150.00; Rental Fee \$50.00 per two (2) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Parkway Center Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

PLEASE INITIAL ON THE BLANK LINE

1. All persons using the Recreation Center do so at their own risk. yo
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. yo
3. Use of kitchen facilities is restricted to persons eighteen years of age or older. yo
4. Alcohol is permitted at the **Recreation Center Only** (IF IN THE POOL AREA WILL RESULT IN FORFEITURE OF THE SECURITY DEPOSIT) yo
5. Glass beverage containers are NOT permitted at the Recreation Center. yo
6. Furniture shall NOT be removed from the Recreation Center at any time. yo
7. All equipment, furnishings and property of the district shall be found in the same condition after use of the Recreation Center. yo
8. It shall be the responsibility of any resident using the Recreation Center to remove food or other items, including those items in the refrigerator. yo
9. Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. yo
10. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall (CAPACITY NOT TO EXCEED 40). yo
11. Glitter and Confetti are not allowed in Recreation Center yo
12. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the

- Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. Yes
13. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. Yes
14. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** Yes
15. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). Note: the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. Yes
16. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER 11 pm** will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). Yes
17. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. Yes
18. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. Yes
19. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. Yes
20. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. Yes
21. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. Yes
22. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. Yes
23. Call 911 in the event of an emergency. Yes
24. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. Yes

Yolanda Ortiz
Applicant Signature
Yolanda Ortiz
Applicant Printed Name

Date

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

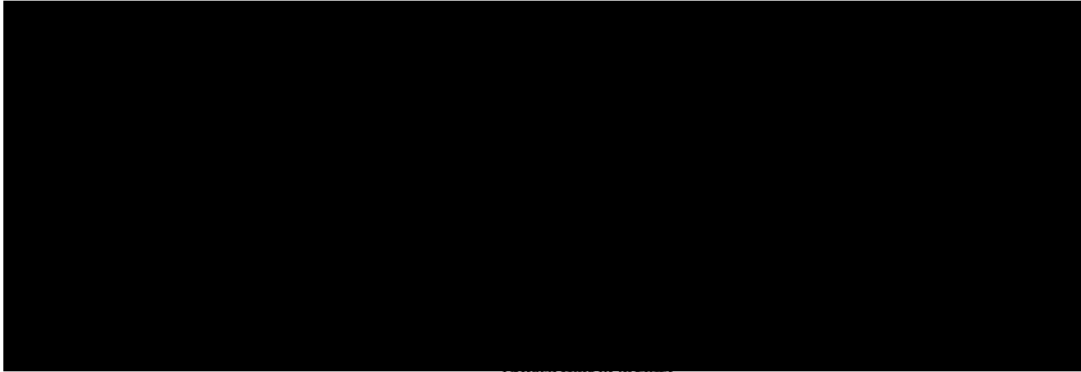
District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

This form must be completed by each person issuing a check to Parkway Center CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.

DATE: / /

NAME OF ISSUER: Yolanda Ortiz & Carlos Ortiz



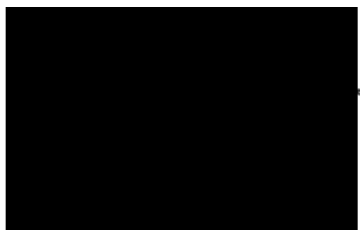
(Attach copy of license)

PLACE OF EMPLOYMENT: House wife → Yolanda Ortiz
Grow Financial FCU → Carlos Ortiz

WORK PHONE: (813) 832-2227

AMOUNT OF CHECK: \$ 150.⁰⁰

REASON FOR CHECK: Clubhouse Deposit



562
63-8291/2631-18

1-27-2022

Date

Pay to the
Order of Parkway Center CDD

\$ 125.00

One hundred twenty five

Dollars



grow financial
federal credit union
TAMPA, FLORIDA

For June 11

CS

MP

⑆ 263182914⑆0001502649625⑆00562

Hardened Clarity



561

63-8291/2631-18

1-27-2022

Date

Pay to the
Order of PARWAY CENTER CDD

\$ 150.00

One hundred fifty

Dollars



Security
Features
Details on
Back

grow financial
federal credit union
TAMPA, FLORIDA

For June 11 Deposit

CS

MP

⑆ 263182914⑆0001502649625⑆00561

Hardened Clarity



504 S. 56th street
Tampa, Florida 33619
813 317 7788
flcraftsman@yahoo.com

ALL A/C AND REFRIGERATION LLC

Invoice

Bill To: Parkway CDD
gene.roberts@merituscorp.com
7461 s.falkenburg

Invoice No: 316
Date: 07/14/2022
Terms: NET 30
Due Date: 08/13/2022

Description	Quantity	Rate	Amount
Club house a/c, adjusted air vents away from thermostats. Returned and rewired n. thermostat.	1	\$180.00	\$180.00
	Parts Subtotal		\$180.00
	Subtotal		\$180.00
	TAX 0%		\$0.00
	Total		\$180.00
	PAID		\$0.00
Balance Due			\$180.00

57200 4912
ca

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Parkway Center Community Development District

Combining Balance Sheet

As of 7/31/2022

(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
Assets								
Cash- Operating Acct	348,806.00	0.00	0.00	0.00	0.00	0.00	0.00	348,806.00
Investment - Revenue 2008 (9000)	0.00	134,341.00	0.00	0.00	0.00	0.00	0.00	134,341.00
Investment - Sinking 2008 (9003)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Interest 2008 (9004)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2008 (9005)	0.00	17,293.00	0.00	0.00	0.00	0.00	0.00	17,293.00
Investment - Redemption 2008 (9006)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Revenue 2018-2 (6000)	0.00	0.00	0.00	129,859.00	0.00	0.00	0.00	129,859.00
Investment - Interest 2018-2 (6001)	0.00	0.00	0.00	(10.00)	10.00	0.00	0.00	0.00
Investment - Principal 2018-2 (6002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2018-2 (6003)	0.00	0.00	0.00	144,716.00	0.00	0.00	0.00	144,716.00
Investment - Prepayment 2018-2 (6004)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Construction 2018-2 (6005)	0.00	0.00	0.00	(9.00)	9.00	0.00	0.00	0.00
Investment - Revenue 2018-1 (7000)	0.00	0.00	224,074.00	0.00	0.00	0.00	0.00	224,074.00
Investment - Interest 2018-1 (7001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Principal 2018-1 (7002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2018-1 (7003)	0.00	0.00	190,859.00	0.00	0.00	0.00	0.00	190,859.00
Prepayment Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Off Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	3,858.00	0.00	0.00	0.00	0.00	0.00	0.00	3,858.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Professional Liability	4,771.00	0.00	0.00	0.00	0.00	0.00	0.00	4,771.00
Prepaid Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	8,368.00	0.00	0.00	0.00	0.00	0.00	0.00	8,368.00
Buildings	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	30,000.00
Improvements Other Than Buildings	0.00	0.00	0.00	0.00	0.00	2,653,526.00	0.00	2,653,526.00
Ancillary Costs	0.00	0.00	0.00	0.00	0.00	937,602.00	0.00	937,602.00
Construction Work In Progress	0.00	0.00	0.00	0.00	0.00	4,189,295.00	0.00	4,189,295.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	808,400.00	808,400.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	8,386,600.00	8,386,600.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Assets	365,803.00	151,634.00	414,933.00	274,556.00	19.00	7,810,423.00	9,195,000.00	18,212,368.00
Liabilities								
Accounts Payable	30,349.00	0.00	0.00	0.00	0.00	0.00	0.00	30,349.00
(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	37.00	0.00	0.00	0.00	0.00	0.00	0.00	37.00
Retainage Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	(150.00)	0.00	0.00	0.00	0.00	0.00	0.00	(150.00)
Deferred Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Short Term Loan Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	50.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Other Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Refunding Bonds - 2008	0.00	0.00	0.00	0.00	0.00	0.00	1,215,000.00	1,215,000.00
Refunding Bonds - 2018-1	0.00	0.00	0.00	0.00	0.00	0.00	3,555,000.00	3,555,000.00
Refunding Bonds - 2018-2	0.00	0.00	0.00	0.00	0.00	0.00	4,425,000.00	4,425,000.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Liabilities	30,286.00	0.00	0.00	0.00	0.00	0.00	9,195,000.00	9,225,286.00
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0.00	148,248.00	418,076.00	256,325.00	6,589.00	0.00	0.00	829,237.00
Fund Balance-Unreserved	88,961.00	0.00	0.00	0.00	0.00	0.00	0.00	88,961.00
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	0.00	7,810,423.00	0.00	7,810,423.00
Other	246,557.00	3,386.00	(3,143.00)	18,232.00	(6,570.00)	0.00	0.00	258,462.00
Total Fund Equity & Other Credits	335,518.00	151,634.00	414,933.00	274,556.00	19.00	7,810,423.00	0.00	8,987,082.00
Total Liabilities & Fund Equity	365,803.00	151,634.00	414,933.00	274,556.00	19.00	7,810,423.00	9,195,000.00	18,212,368.00

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	872,085.00	907,187.00	35,102.00	4 %
O&M Assmts - Developer	0.00	40,000.00	40,000.00	0 %
O&M Assmts - Off Roll	33,025.00	0.00	(33,025.00)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0.00	7,642.00	7,642.00	0 %
Total Revenues	905,110.00	954,829.00	49,719.00	5 %
Expenditures				
Legislative				
Supervisor Fees	12,000.00	9,600.00	2,400.00	20 %
Financial & Administrative				
District Manager	28,840.00	21,669.00	7,171.00	25 %
Recording Secretary	2,772.00	3,333.00	(561.00)	(20)%
District Engineer	5,000.00	12,384.00	(7,384.00)	(148)%
Disclosure Report	6,000.00	5,000.00	1,000.00	17 %
Trustees Fees	12,500.00	7,740.00	4,760.00	38 %
Accounting Services	28,667.00	21,507.00	7,160.00	25 %
Auditing Services	9,300.00	2,476.00	6,824.00	73 %
Arbitrage Rebate Calculation	1,000.00	0.00	1,000.00	100 %
Postage, Phone, Faxes, Copies	750.00	2,183.00	(1,433.00)	(191)%
Public Officials Insurance	3,256.00	3,064.00	192.00	6 %
Legal Advertising	1,000.00	3,620.00	(2,620.00)	(262)%
Bank Fees	350.00	310.00	40.00	12 %
Dues, Licenses & Fees	200.00	7,230.00	(7,030.00)	(3,515)%
Miscellaneous Fees	500.00	425.00	75.00	15 %
Office Supplies	200.00	107.00	93.00	46 %
Technology Services	3,200.00	2,922.00	278.00	9 %
ADA Website Compliance	1,500.00	0.00	1,500.00	100 %
Legal Counsel				
District Counsel	7,500.00	8,100.00	(600.00)	(8)%
Electric Utility Services				
Street Lighting	90,000.00	100,781.00	(10,781.00)	(12)%
Garbage/Solid Waste Control Services				
Garbage Collection	0.00	602.00	(602.00)	0 %
Water-Sewer Combination Services				
Water Utility Services	0.00	8,320.00	(8,320.00)	0 %
Other Physical Environment				
Staff Costs	60,000.00	58,176.00	1,824.00	3 %
Property & Casualty Insurance	20,000.00	18,884.00	1,116.00	6 %
Entry & Walls Maintenance	4,000.00	2,188.00	1,812.00	45 %
Landscape Maintenance - Contract	250,000.00	200,877.00	49,123.00	20 %
Landscape Maintenance - Other	15,000.00	13,196.00	1,804.00	12 %
Pool Service	20,000.00	26,205.00	(6,205.00)	(31)%
Gate Maintenance	2,500.00	109.00	2,391.00	96 %
Field Manager	27,707.00	20,780.00	6,927.00	26 %
Irrigation Maintenance	15,000.00	9,078.00	5,922.00	39 %
Plant Replacement Program	25,000.00	13,753.00	11,247.00	45 %
Mitigation & Monitoring	9,500.00	6,380.00	3,120.00	33 %
Waterway Management Program - Contract	19,500.00	21,812.00	(2,312.00)	(12)%
Waterway Management Program - Other	5,000.00	3,668.00	1,332.00	27 %
Clubhouse Security Systems	2,000.00	4,797.00	(2,797.00)	(140)%
Road & Street Facilities				
Street/Decorative Light Maintenance	5,000.00	8,122.00	(3,122.00)	(62)%

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Pavement & Signage Repairs	1,000.00	1,975.00	(975.00)	(98)%
Holiday Lighting	15,000.00	16,050.00	(1,050.00)	(7)%
Parks & Recreation				
Security Patrol	20,000.00	5,051.00	14,949.00	75 %
Special Events	10,000.00	185.00	9,815.00	98 %
Playground/Amenity	10,000.00	23,989.00	(13,989.00)	(140)%
Miscellaneous Reserve/Contingency	<u>154,368.00</u>	<u>31,626.00</u>	<u>122,742.00</u>	80 %
Total Expenditures	<u>905,110.00</u>	<u>708,273.00</u>	<u>196,837.00</u>	22 %
Excess of Revenues Over(Under) Expenditures	<u>0.00</u>	<u>246,557.00</u>	<u>246,557.00</u>	0 %
Fund Balance, Beginning of Period	0.00	88,961.00	88,961.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>335,518.00</u>	<u>335,518.00</u>	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

201 - Debt Service Fund - Series 2008
(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	167,382.00	173,265.00	5,883.00	4 %
Interest Earnings				
Interest Earnings	0.00	44.00	44.00	0 %
Total Revenues	<u>167,382.00</u>	<u>173,309.00</u>	<u>5,927.00</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	62,383.00	64,923.00	(2,540.00)	(4)%
Principal Payments	<u>105,000.00</u>	<u>105,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>167,383.00</u>	<u>169,923.00</u>	<u>(2,540.00)</u>	<u>(2)%</u>
Excess of Revenues Over(Under) Expenditures	(1.00)	<u>3,386.00</u>	<u>3,387.00</u>	<u>(338,687)%</u>
Fund Balance, Beginning of Period	0.00	148,248.00	148,248.00	0 %
Fund Balance, End of Period	(1.00)	<u>151,634.00</u>	<u>151,635.00</u>	<u>(15,163,481)%</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

202 - Debt Service Fund - Series 2018-1
(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	381,719.00	382,582.00	863.00	0 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>19.00</u>	<u>19.00</u>	<u>0 %</u>
Total Revenues	<u>381,719.00</u>	<u>382,601.00</u>	<u>882.00</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	151,719.00	155,744.00	(4,025.00)	(3)%
Principal Payments	<u>230,000.00</u>	<u>230,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>381,719.00</u>	<u>385,744.00</u>	<u>(4,025.00)</u>	<u>(1)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0.00</u>	<u>(3,143.00)</u>	<u>(3,143.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0.00	418,076.00	418,076.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>414,933.00</u>	<u>414,933.00</u>	<u>0 %</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

203 - Debt Service Fund - Series 2018-2
(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	287,495.00	289,926.00	2,431.00	1 %
Interest Earnings				
Interest Earnings	0.00	11.00	11.00	0 %
Other Miscellaneous Revenues				
Miscellaneous	0.00	20,243.00	20,243.00	0 %
Total Revenues	<u>287,495.00</u>	<u>310,180.00</u>	<u>22,685.00</u>	<u>8 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	197,495.00	201,939.00	(4,444.00)	(2)%
Principal Payments	<u>90,000.00</u>	<u>90,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>287,495.00</u>	<u>291,939.00</u>	<u>(4,444.00)</u>	<u>(2)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(10.00)	(10.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>(10.00)</u>	<u>(10.00)</u>	<u>0 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0.00</u>	<u>18,232.00</u>	<u>18,232.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	256,325.00	256,325.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>274,556.00</u>	<u>274,556.00</u>	<u>0 %</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

303 - Capital Projects Fund - Series 2018-2
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	1.00	1.00	0 %
Total Revenues	0.00	1.00	1.00	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0.00	6,580.00	(6,580.00)	0 %
Total Expenditures	0.00	6,580.00	(6,580.00)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	10.00	10.00	0 %
Total Other Financing Sources	0.00	10.00	10.00	0 %
Excess of Revenues Over(Under) Expenditures	0.00	(6,570.00)	(6,570.00)	0 %
Fund Balance, Beginning of Period				
	0.00	6,589.00	6,589.00	0 %
Fund Balance, End of Period	0.00	19.00	19.00	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

900 - General Fixed Assets Account Group
(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>0.00</u>	<u>7,810,423.00</u>	<u>7,810,423.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>7,810,423.00</u>	<u>7,810,423.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>7,810,423.00</u>	<u>7,687,314.00</u>	<u>0 %</u>

Parkway Center Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	379,032.99
Less Outstanding Checks/Vouchers	31,151.50
Plus Deposits in Transit	925.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	348,806.49
Balance Per Books	<u>348,806.49</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5589652368 051922	5/19/2022	paid by ACH service 04/13/22 - 05/12/22	2,105.96	B.O.C.C.
5755	6/2/2022	System Generated Check/Voucher	200.00	Linda W. Bell
5589652368 062722	6/27/2022	paid by ACH service 05/12/22 - 06/13/22	2,053.85	B.O.C.C.
5784	6/29/2022	System Generated Check/Voucher	200.00	Koko L. Miller
5785	6/29/2022	System Generated Check/Voucher	200.00	Linda W. Bell
5791	7/7/2022	System Generated Check/Voucher	13,141.48	Inframark LLC
5799	7/21/2022	System Generated Check/Voucher	180.00	All A/C and Refrigeration LLC
5800	7/21/2022	System Generated Check/Voucher	1,337.81	Amerigas
5802	7/21/2022	System Generated Check/Voucher	2,352.00	Phoenix National Security LLC
5806	7/21/2022	System Generated Check/Voucher	150.00	Yolanda Ortiz
5807	7/27/2022	System Generated Check/Voucher	252.80	Charter Communications
5808	7/27/2022	System Generated Check/Voucher	290.00	Don Harrison Enterprises LLC
5809	7/27/2022	System Generated Check/Voucher	7,499.02	Nichols Landscape Architecture, Inc
5810	7/27/2022	System Generated Check/Voucher	194.42	Republic Services #696
5811	7/27/2022	System Generated Check/Voucher	994.16	Yellowstone Landscape
Outstanding Checks/Vouchers			31,151.50	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR577	6/20/2022	Clubhouse Income Thru - 6.20.2022	825.00	
CR580	7/29/2022	Clubhouse Income	<u>100.00</u>	
Outstanding Deposits			<u>925.00</u>	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5782	6/29/2022	System Generated Check/Voucher	200.00	Charlotte Hazlewood
5783	6/29/2022	System Generated Check/Voucher	32.95	DoorKing Inc.
5786	6/29/2022	System Generated Check/Voucher	152.10	Republic Services #696
5787	6/29/2022	System Generated Check/Voucher	150.00	Sheila Downey
5788	6/29/2022	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
5789	6/29/2022	System Generated Check/Voucher	200.00	Jo Ann Ward
CD203	7/1/2022	PR PE6.12.2022_6.25.2022	1,704.95	
CD210	7/6/2022	Verizon Phone Bill	155.68	
5790	7/7/2022	System Generated Check/Voucher	1,787.50	Burr & Forman LLP
CD206	7/11/2022	July Service Charge	(8.50)	
CD206	7/11/2022	July Service Charge	8.50	
CD213	7/11/2022	July Service Charge	8.50	
5792	7/14/2022	System Generated Check/Voucher	2,100.00	AquaPRO Pool Solutions
5793	7/14/2022	System Generated Check/Voucher	168.00	Brandon Lock & Safe, Inc.
5794	7/14/2022	System Generated Check/Voucher	497.50	Don Harrison Enterprises LLC
5795	7/14/2022	System Generated Check/Voucher	804.78	Navitas Credit Corp
5796	7/14/2022	System Generated Check/Voucher	1,260.00	Phoenix National Security LLC
5797	7/14/2022	System Generated Check/Voucher	2,400.00	Spearem Enterprises LLC
5798	7/14/2022	System Generated Check/Voucher	4,154.85	Yellowstone Landscape
CD204	7/15/2022	PR PE6.26.2022_7.9.2022	1,651.77	
CR211	7/19/2022	Water / Internet July Bank	4,159.81	
5801	7/21/2022	System Generated Check/Voucher	42.95	DoorKing Inc.
5803	7/21/2022	System Generated Check/Voucher	3,451.69	TECO
5804	7/21/2022	System Generated Check/Voucher	4,770.63	US Bank
5805	7/21/2022	System Generated Check/Voucher	19,296.00	Yellowstone Landscape
311000070319 070622	7/22/2022	paid by ACH service 05/03/22 - 06/01/22	9,118.70	TECO
CD209	7/29/2022	Payroll 7.29	<u>1,704.95</u>	
Cleared Checks/Vouchers			<u>60,173.31</u>	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR565	6/6/2022	Rental Fee thru 06.06.2022	200.00	
CR568-1	6/11/2022	Pool Key - 6.10.2022	25.00	
CR571	7/15/2022	Rental Fee 7.15.2022 CHK#969 Tatanisha Dixon	<u>100.00</u>	
Cleared Deposits			<u>325.00</u>	