

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
SPECIAL MEETING
OCTOBER 19, 2022**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

WEDNESDAY, OCTOBER 19, 2022, AT 6:30 p.m.

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

District Board of Supervisors	Chairman	Koko Miller
	Vice Chairman	JoAnn Ward
	Supervisor	Tanya O'Conner
	Supervisor	Linda Bell
	Supervisor	Charlotte Hazlewood
District Manager	Inframark, LLC	Gene Roberts
District On-Site Manager	Inframark, LLC	
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 Special Meeting will begin at **6:30 p.m.** with the third section is called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the district. **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. 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 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.

October 19, 2022

Parkway Center Community Development District

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, October 19, 2022, at 6:30 p.m.** at the Parkway Center Clubhouse, located at 7461 S Falkenburg Rd Riverview, FL 33578. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.**

Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 9074748#

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. VENDOR/STAFF REPORTS

- i. District Counsel
- ii. District Engineer
 - i. No-Mow Zone in all Pond Banks
- iii. District Manager.....Tab 01
 - i. Community Inspection Report
 - ii. Yellowstone Inspection Report

4. BUSINESS ITEMS

- A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2021,..... Tab 02
- B. Discussion on Pressure Washing Proposal..... Tab 03
- C. Discussion on Storm Drainage Cleaning Proposal Tab 04
- D. Discussion on Fish for Pond #15 Proposal..... Tab 05
- E. Discussion on Holiday Lighting Proposal..... Tab 06
- F. General Matters of the District

5. CONSENT AGENDA

- A. Consideration of Board of Supervisors Public Hearing & Regular Meeting Minutes August 24, 2022, Tab 07
- B. Consideration of Operations and Maintenance Expenditures August 2022..... Tab 08
- C. Review of Financial Statements Month Ending August 31, 2022, Tab 09

6. SUPERVISOR REQUESTS

7. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM

8. ADJOURNMENT

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

Sincerely,
Gene Roberts
District Manager

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 9/21/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	<u>Debris in a few of the ponds</u>
INVASIVE MATERIAL (FLOATING)	20	16	-4	<u>Alligator weed in three ponds</u>
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	<u>Some Torpedo grass and Pennywort</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>

AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	<u>Clean</u>
CLUBHOUSE EXTERIOR	3	3	0	<u>Clean</u>
POOL WATER	10	10	0	<u>Clean</u>
POOL TILES	10	10	0	<u>Good</u>
POOL LIGHTS	5	5	0	<u>Good</u>
POOL FURNITURE/EQUIPMENT	8	8	0	<u>A few chairs are broken.</u>
FIRST AID/SAFETY ITEMS	10	10	0	<u>Good</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>New signs have been ordered.</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>Good</u>
RECREATIONAL FACILITIES	7	7	0	<u>Good</u>
RESTROOMS	6	6	0	<u>Broken Mirror</u>
HARDSCAPE	10	10	0	<u>Good</u>
ACCESS & MONITORING SYSTEM	3	3	0	<u>Good</u>
IT/PHONE SYSTEM	3	3	0	<u>Good</u>
TRASH RECEPTACLES	3	3	0	<u>Good</u>
WATER FOUNTAINS	8	8	0	<u>Clean</u>

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

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 9/21/22

	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	Fair
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	681	-19	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 9/21/2022 September 21, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	<u>Dry areas along Falkenburg</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 on Fakahatchee grass</u>
PRUNING	10	8	-2	<u>Better but some areas still need pruning.</u>
CLEANLINESS	5	4	-1	<u>Some storm debris</u>
MULCHING	5	4	-1	<u>Fair</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	3	-2	<u>Mites/Pruning/Storm Debris</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u></u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	2	-1	<u>Coleus need deadheading</u>

SCORE

100	84	-16	84%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Parkway Center Ponds September



Pond 1 has some Eel grass around the perimeter that needs to be treated.



Pond 3 still has a little Alligator weed.



Pond 15 is starting to get some Alligator weed.



The other ponds are in good condition.









Parkway Center September



Several of the Jasmine beds need to sprayed for grass weeds.



Brush needs to be cleared back from the sidewalk along eagle Palm.



The landscape at the Sanctuary exit needs some color added to it.



The landscape at the Hamlet entrance has become overgrown and needs to be trimmed back.



Three Pine trees along Still Creek have been struck by lightning.



Some Pine trees at the Amberly entrance also appear to have been struck by lightning.



The turf along Still Creek has good color.



The landscape beds at the Still Creek entrance needs weed detailing.



Most of the Coleus flowers need to be tip pruned and fertilized.



The landscape conditions at the harvest Glenn entrance have improved.



The Juniper plants at the Summerwood entrance need to be trimmed lower.



The Bougainvillea plants at Blue Beech never recovered from the freeze. Yellowstone will provide options to replace.



There are still some rough areas of turf along Falkenburg from when the irrigation was down.



The entrance to Belmont needs some weed detailing.



Yellowstone has been asked to remove the failing Blue Daze and Shore Juniper from the pool area.



SERVICE COMMUNICATION REPORT

Property Name: Prickley Way

Date: 9-13-22

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 ()	weeds ()	disease ()	weeds ()	disease ()	
curbs ()	Weeding ()	Shrubs ()	disease ()	Shrubs	Fire ants ()	insects ()	Weed beds	
beds ()	Trees pruning ()	Annuals ()	Shrubs	disease ()	spray ()	disease ()		
Weedeating ()	Palms pruning ()		insects ()					
			disease ()					
IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED		
Inspect ()	Annuals ()	Trash ()	changed out 16 Bags					
Adjust ()	Palms ()	Leaves &						
Repair ()	Mulch ()	debris ()						
	Contractual ()							
	Billable ()							

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Grass Toss # Removed

Services provided by:

Edmund F. N...

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Parkway Center CDD

Date: 9-12/14-22

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	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 mow, mowing some areas to wet to mow. Picked up trash & debris.

Services provided by:

Margaret M.

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Paradise Ctr. CDD

Date: 8-29/31-22

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

GROUND MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing	(<input checked="" type="checkbox"/>)	Pruning	(<input checked="" type="checkbox"/>)	Turf	(<input type="checkbox"/>)	Turf	Trees
Edging	(<input checked="" type="checkbox"/>)	Hedging	(<input checked="" type="checkbox"/>)	Trees	(<input type="checkbox"/>)	insects	(<input type="checkbox"/>)
curbs	(<input checked="" 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:

*Canem / mulch along all roadways
near beds, turning pull & spray
weeds.*

Services provided by:

[Signature]

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Parkway Ctr

Date: 8-24-22

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 ()	Trees		
Edging ()	Hedging ()	Trees ()	insects ()	Shrubs ()	insects ()	disease ()	
curbs ()	Weeding ()	Shrubs ()	weeds ()	Annuals ()	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>Changed out 16 Bags</u>		
Adjust ()	Palms ()	Leaves & debris ()					
Repair ()	Mulch ()						
	Contractual ()						
	Billable ()						

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:
<u>Need Bags For CANS / Little Bags</u>

Services provided by:

Edward J. Wu

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Parkway Ctr. CDP

Date: 8.23.22

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	(<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:

Canal near Along Still Creek + Still River.
running ponds.

Services provided by:

[Signature]

Received by:



YELLOWSTONE
LANDSCAPE

SERVICE COMMUNICATION REPORT

Property Name: Prattville CTR CDD

Date: 8-22-22

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	()	Hedging	()	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:

General weed, Along Frankenburg Rd.,
Summer wood, Belmont, Willow Beach Park Area,
Ponds

Services provided by:

Mary Smith

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Parkway Ctr. CDD

Date: 8-17-22

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:

Canal maint, mowing along Castle Creek,
trimming clubhouse, picked up trash & debris,
pull weeds

Services provided by:

Margaret Miller

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Parkway CTR CDD

Date: 8-16-22

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	(<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:

Canary L. man, Along STILL CREEK & STILL RIVER,
Pullul weeds, spray weeds, Pick up trash & debris
trimming,

Services provided by:

Margaret M...

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Kings mill

Date: 8-15-22

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

GROUND MAINTENANCE CUSTOMER SERVICE 813-886-7755

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

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:
<u>Mowing weedeating edging and</u>
<u>blowing. Pick up trash and</u>
<u>debris. Trimming as needed.</u>

Services provided by:

[Signature]

Received by:



SERVICE COMMUNICATION REPORT

Property Name: Parkway Ctr CDO

Date: 8-15-22

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:

General maint, Along Faulkenburg Rd, mowing
Picked up trash & debris.

Services provided by:

Marguito Melan

Received by:



YELLOWSTONE
LANDSCAPE

Still Creek + Rhinview IRRIGATION REPORT

Property Name: Parkway Ceren

Clock # _____ of _____

Date: 8/16/22

A = Exit Side

Watering Minutes

B = Entry Side

LEEWAY LANDSCAPE		Start Time	*	2	3	4	5	*	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	*	23	24	25	26	27	28	29	30	31	32	33	34	35	36				
A	S-M-T-W-TH-F-S	7P		20	20	40	10																																					
B	S-M-T-W-TH-F-S	11P	15					20																																				
C	S-M-T-W-TH-F-S	6P																						25	10	20	20																	
D	S-M-T-W-TH-F-S	8A																																										

Zones-->

Zones-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Type of Head:	S	S	S	S	S	S															S	S	S	S												

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Broken Head																																				
Broken Riser																																				
Missing Head																																				
Flush Nozzle	X			X																			X													
Clogged Nozzle																																				
Raise Head																																				
Lower Head																																				
Straighten Head																				X	X		X													
Adjust Spray	X					X	X																													
Add Head(s)																																				
Broken Main																																				
Valve Inoperable																																				
Turf/Plant Condition																																				
Good Zone																																				
Move Head																																				
# of Heads																																				

Condition of Clock: _____

Rain Sensor: _____

Pump Start: ()

Pressurized System: ()

Recycled Water: ()

Notes/Comments: _____



YELLOWSTONE
LANDSCAPE

Still Creek + Meccasin Trail
IRRIGATION REPORT

Property Name: Parkway Ceren

Clock # C of _____

Date: 8-16-12

LANDSCAPE		Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
A	S-M-T-W-TH-F-S	12:00	20	5					20	15	15	15	15	20																									
B	S-M-T-W-TH-F-S	8:30													15	15	10	10	10	10	10																		
C	S-M-T-W-TH-F-S	8:00																				15	10																
D	S-M-T-W-TH-F-S																																						

Zones-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Type of Head:	R	R	R	R	R	R	R	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Broken Head																																				
Broken Riser																																				
Missing Head																																				
Flush Nozzle												13					17	18																		
Clogged Nozzle																																				
Raise Head																																				
Lower Head																																				
Straighten Head																																				
Adjust Spray	13																	17																		
Add Head(s)																																				
Broken Main																																				
Valve Inoperable																																				
Turf/Plant Condition																																				
Good Zone																																				
Move Head																																				
# of Heads																																				

Condition of Clock: Working

Rain Sensor: yes

Pump Start: ()

Pressurized System: ()

Recycled Water: ()

Notes/Comments: _____



YELLOWSTONE
LANDSCAPE

Sanctuary + Pine Breeze
IRRIGATION REPORT

Property Name: Parkway Center

Clock # D of

Date: 8/16/22

FELLOWSTONE LANDSCAPE		Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
A	S-M-T-W-TH-F	12a	45	45	45	20	20	20	10	15	15	10	10	15																									
B	S-M-T-W-TH-F	9:30p															30	30	30	30	30																		
C	S-M-T-W-TH-F	8a													5	15																							
D	S-M-T-W-TH-F-S																																						

Zones-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Type of Head:	R	S	R	S	S	S	S	M	M	P	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Broken Head																																				
Broken Riser																																				
Missing Head																																				
Flush Nozzle																																				
Clogged Nozzle																																				
Raise Head																																				
Lower Head																																				
Straighten Head	XX				XX																															
Adjust Spray	XX				XX							XX																								
Add Head(s)																																				
Broken Main																																				
Valve Inoperable																																				
Turf/Plant Condition																																				
Good Zone																																				
Move Head																																				
# of Heads																																				

Condition of Clock: working

Rain Sensor: yes

Pump Start: ()

Pressurized System: ()

Recycled Water: ()

Notes/Comments: _____



YELLOWSTONE
LANDSCAPE

Ambrosy & Still Creek IRRIGATION REPORT

Property Name: Parkway Center

Clock # E of

Date: 8/16/21

FOLLOWSTONE LANDSCAPE		Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
A	S-M-T-W-TH-F	12A	20	←————→										20	15	15	15	15	20																			
B	S-M-T-W-TH-F	8:30p													15	15	10	10	10	10	10																	
C	S-M-T-W-TH-F	8A																			15	10																
D	S-M-T-W-TH-F-S																																					

Zones-->

Zones-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Type of Head:	R	R	R	R	R	R	R	S	S	S	S	S	R	S	S	S	S	M	S	M	S															

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
Broken Head																																					
Broken Riser																																					
Missing Head																																					
Flush Nozzle											X						X																				
Clogged Nozzle																																					
Raise Head																																					
Lower Head																																					
Straighten Head	X																																				
Adjust Spray	X					X						X																									
Add Head(s)																																					
Broken Main																																					
Valve Inoperable																																					
Turf/Plant Condition																																					
Good Zone																																					
Move Head																																					
# of Heads																																					

Condition of Clock: works

Rain Sensor: yes

Pump Start: ()

Pressurized System: ()

Recycled Water: ()

Notes/Comments: _____



YELLOWSTONE

LANDSCAPE Start
Prog Watering Days Time

Property Name: Parkway Center Watering Minutes

Pine Breeze & Sanctuary
IRRIGATION REPORT

Clock # 5 of

Date: 8-16-22

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
A	S-M-T-W-TH-F-S	12	20	10	10	15	45	10	15	10																									
B	S-M-T-W-TH-F-S	7P							7P	10																									
C	S-M-T-W-TH-F-S																																		
D	S-M-T-W-TH-F-S																																		

Zones--> 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

Type of Head: 5 5 5 5 12 5 5 5

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Broken Head																																				
Broken Riser																																				
Missing Head																																				
Flush Nozzle	<u>X</u>																																			
Clogged Nozzle																																				
Raise Head																																				
Lower Head																																				
Straighten Head	<u>X</u>																																			
Adjust Spray	<u>X</u>																																			
Add Head(s)																																				
Broken Main																																				
Valve Inoperable																																				
Turf/Plant Condition																																				
Good Zone																																				
Move Head																																				
# of Heads																																				

Condition of Clock: working

Rain Sensor: yes

Pump Start: ()

Pressurized System: ()

Recycled Water: ()

Notes/Comments: _____



YELLOWSTONE
LANDSCAPE

Pine Ridge
IRRIGATION REPORT

Property Name: Parkway Center

Clock # F-2 of _____

Date: 8/16/22

Prog	Watering Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
A	S-M-T-W-TH-F-S	11P	25	20																																		
B	S-M-T-W-TH-F-S	6P																																				
C	S-M-T-W-TH-F-S																																					
D	S-M-T-W-TH-F-S																																					

Zones-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Type of Head:	SL5																																			

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Broken Head																																				
Broken Riser																																				
Missing Head																																				
Flush Nozzle																																				
Clogged Nozzle																																				
Raise Head																																				
Lower Head																																				
Straighten Head																																				
Adjust Spray																																				
Add Head(s)																																				
Broken Main																																				
Valve Inoperable																																				
Turf/Plant Condition																																				
Good Zone																																				
Move Head																																				
# of Heads																																				

Condition of Clock: way

Rain Sensor: yes

Pump Start: ()

Pressurized System: ()

Recycled Water: ()

Notes/Comments: _____



YELLOWSTONE LANDSCAPE

Still River IRRIGATION REPORT

Property Name: Parkway Center

Clock # H of

Date: 8-16-22

YELLOWSTONE LANDSCAPE		Start Time	Watering Minutes																																					
Prog	Watering Days		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36		
A	S-M-T-W-TH-F-S	12a									15		15	15	15		1																							
B	S-M-T-W-TH-F-S	430a	8	8			8											1	15																					
C	S-M-T-W-TH-F-S	530a																1		10	10	10																		
D	S-M-T-W-TH-F-S	12a			15	30					30	30					30	1																						

Zones-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Type of Head:	S	S	S	SL	S	S	S	S	DO	S	DO	S	S	S	DO	1	S	S	3	S																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Broken Head																																				
Broken Riser																																				
Missing Head																																				
Flush Nozzle						XB							XH							XH																
Clogged Nozzle																																				
Raise Head																																				
Lower Head																																				
Straighten Head																																				
Adjust Spray						XH							XH																							
Add Head(s)																																				
Broken Main																																				
Valve Inoperable																																				
Turf/Plant Condition																																				
Good Zone																																				
Move Head																																				
# of Heads																																				

Condition of Clock: way

Rain Sensor: yes

Pump Start: ()

Pressurized System: ()

Recycled Water: ()

Notes/Comments: _____



YELLOWSTONE
LANDSCAPE

Faulkner
IRRIGATION REPORT

Property Name: Rockway Center

Clock # I of

Date: 8/16/22

PELLEWSHORE LANDSCAPE		Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
A	S-M-T-H	124	25	10							10	35	35	75	25	25	35	25	10		5			35		25	35			35	5		35						
B	S-M-T-H-F	10p																		35		20	20		20			30	30					75					
C	S-M-T-W-TH-F-S																																						
D	S-M-W-TH-S	124										35	35	35	35		35														5		35						

Zones-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Type of Head:	R	S	S	R	S	S	S	S	S	R	B	B	B	R	B	R	S	R	B	S	S	B	S	B	B	S	S	B	B	S	B					

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Broken Head																																				
Broken Riser																																				
Missing Head																																				
Flush Nozzle							X																			X										
Clogged Nozzle																																				
Raise Head																																				
Lower Head																																				
Straighten Head							X									X										X										
Adjust Spray	X						X									X																				
Add Head(s)																																				
Broken Main																																				
Valve Inoperable																																				
Turf/Plant Condition																																				
Good Zone																																				
Move Head																																				
# of Heads																																				

Condition of Clock: way

Rain Sensor: yes

Pump Start: ()

Pressurized System: ()

Recycled Water: ()

Notes/Comments: Estimate Pending Pump repairs



Property Name: Parkway Center
Watering

Date: 8/16/22

Watering Minutes

[illegible][illegible][illegible]

Rain Sensor:

Pressurized System: (☒)

Recycled Water: ()

Notes/Comments:



YELLOWSTONE
LANDSCAPE

Club House
IRRIGATION REPORT

Property Name: Parkway Center
Watering Minutes

Clock # K of

Date: 8-16-22

Prog	Watering Days	Start Time	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
A	S-M-T-W-TH-F-S	12:20	20	20	20	5	20	20	20	5	20	20	20																									
B	S-M-T-W-TH-F-S																																					
C	S-M-T-W-TH-F-S																																					
D	S-M-T-W-TH-F-S																																					

Zones-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Type of Head:	S	S	S	B	S	S	S	B	S	S	S																									

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Broken Head																																				
Broken Riser																																				
Missing Head																																				
Flush Nozzle	X3						X3				X1																									
Clogged Nozzle																																				
Raise Head																																				
Lower Head																																				
Straighten Head											X1																									
Adjust Spray							X1				X1																									
Add Head(s)																																				
Broken Main																																				
Valve Inoperable																																				
Turf/Plant Condition																																				
Good Zone																																				
Move Head																																				
# of Heads																																				

Condition of Clock: Wing

Rain Sensor: yes

Pump Start: ()

Pressurized System: ()

Recycled Water: ()

Notes/Comments: _____

**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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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	
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



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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.



Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com

Estimate 1805

ADDRESS

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

DATE
08/29/2022

TOTAL
\$3,250.00

ACTIVITY	QTY	RATE	AMOUNT
Labor Pressure Wash enire wall along Riverview Dr. , Street side only and all entryway monuments thru out CDD. Cost includes labor, machine time and cleaning solution.	1	3,250.00	3,250.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

TOTAL

\$3,250.00

THANK YOU.

Accepted By

Accepted Date



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 Center CDD
c/o Meritus Corp.
2005 Pan Am Cir.
Unit 120
Tampa, Fl. 33067

Gene Roberts 813-440-7096 Gene.roberts@merituscorp.com

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

FC agrees to provide the following mitigation services for Parkway Center CDD in accordance with the terms and conditions of this agreement:

FC agrees to remove the vegetation in and around the (7) water control structures located at Parkway Center. All debris will be removed and disposed of off the premises.

Total investment of \$ 7,150.00

Payments for this service will be in equal and consecutive monthly installments, each due 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

PARKWAY CENTER STORMWATER POND REPORT

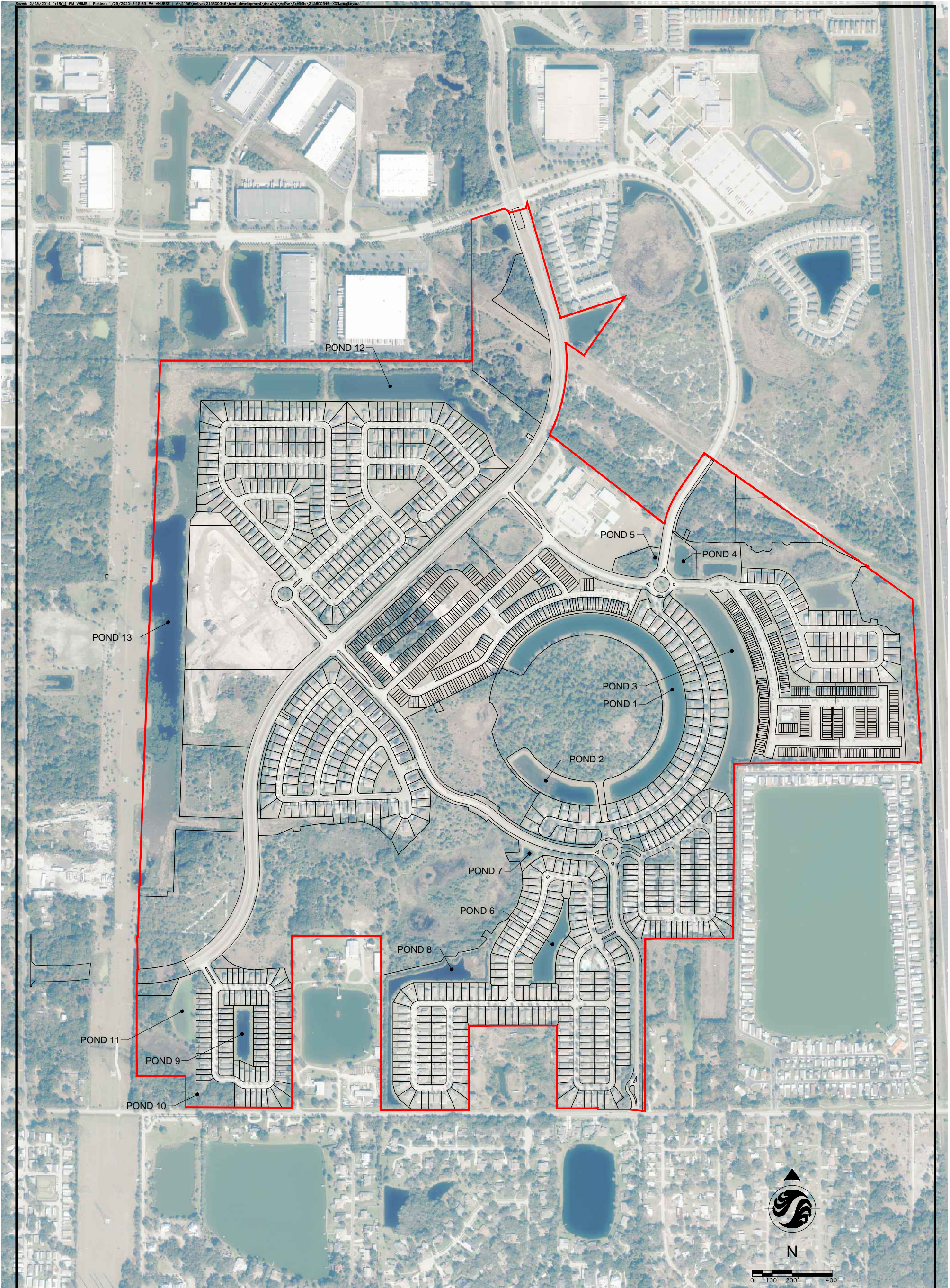
May 3, 2022

The Pond Identification Map, which appears to need updating to include a few areas that provide stormwater management, is shown as Exhibit A. The drainage plans for the community which identify the control structures and the ones that were not accessible due to overgrowth are shown as Exhibit B. Aerials of the control structures (under construction and overgrown conditions) that need cleanup are shown as Exhibit C.

Included as Exhibit D is a report prepared for another CDD discussing what we define as pond slope erosion needing attention. During our field observations, we did not find areas needing a mechanical erosion repair. We can discuss the suggested maintenance guidelines for consideration.

APPENDIX A

Pond Identification Map



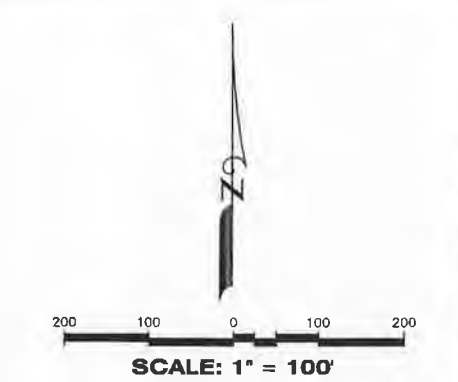
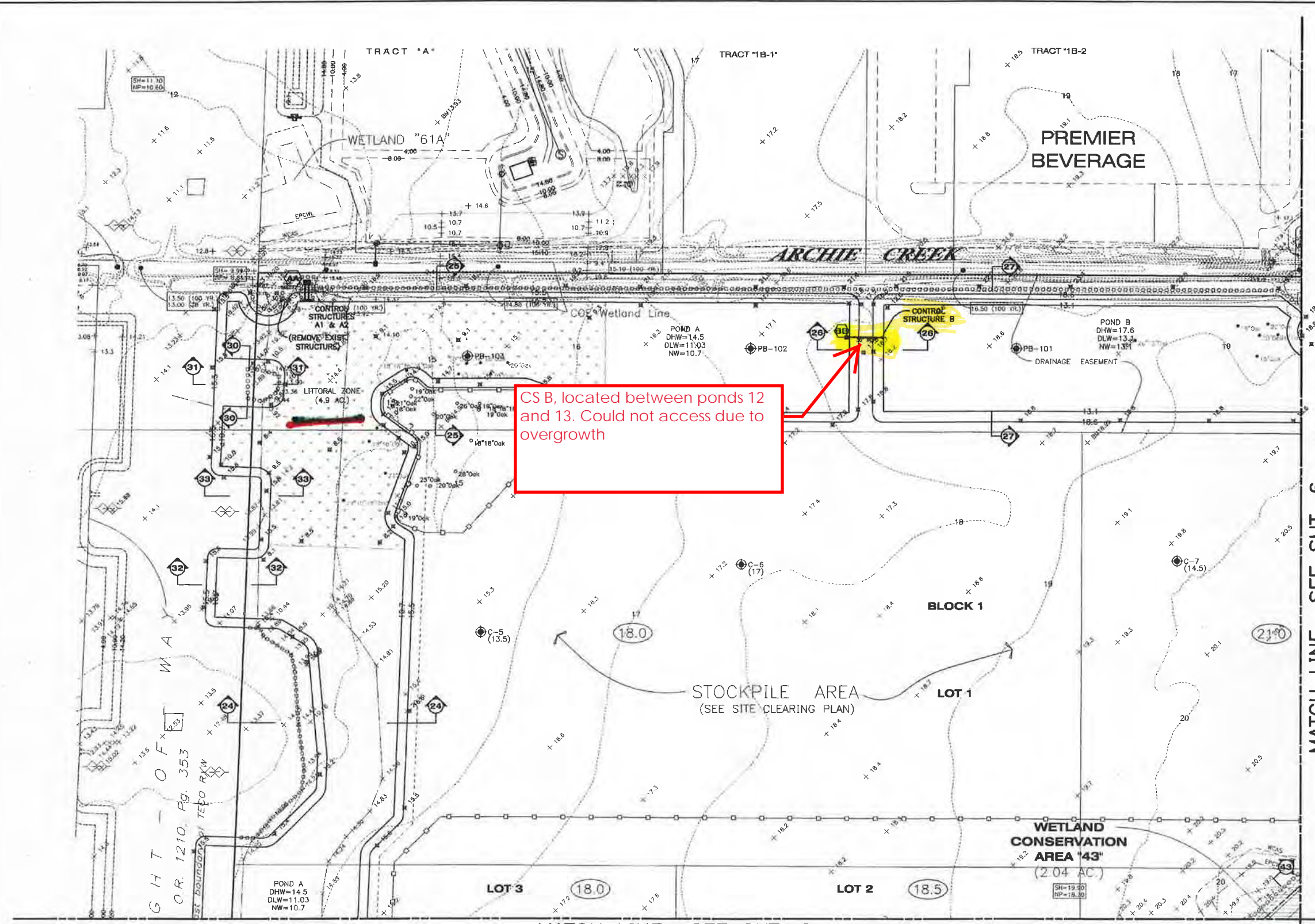
**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**





























Stantec Consulting Services Inc.
2205 North 20th Street
Tampa, Florida 33605
www.stantec.com

Tel. 813.223.9500
Fax. 813.223.0009

APPENDIX B

Drainage Plans



LEGEND		
EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
		STRUCTURE NO.
		ELEVATION
		CONTOUR
		DIRECTION OF SLOPE
		RECOMMENDED MINIMUM FINISHED FLOOR ELEVATION. MAY BE LOWER ONLY WHEN A DETAILED ENGINEERING SITE PLAN SHOWS IT TO BE FEASIBLE
		SOIL BORING LOCATION
		EPC WETLAND LINE
		WETLAND CONSV. AREA SETBACK
		GOPHER TORTOISE PRESERVE
		TREE TO BE PROTECTED
		TREE TO BE REMOVED
		STAKED EROSION CONTROL
		TREE BARRICADE

MATCH LINE SEE SHT. 6

MATCH LINE SEE SHT. 8

"RECORD DRAWINGS"
FACILITIES SHOWN HEREON HAVE BEEN, TO THE BEST OF MY KNOWLEDGE, CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS AND MODIFICATIONS FOR THIS PROJECT. FULL TIME CONSTRUCTION SUPERVISION WAS NOT PROVIDED BY HEIDT & ASSOCIATES, INC. VERIFICATION OF CONSTRUCTION IS LIMITED TO A VISUAL INSPECTION ONLY AND IS NOT INTENDED TO CERTIFY LINE AND GRADE OR OUT OF SIGHT ITEMS EXCEPT AS OTHERWISE NOTED ON PLANS.
DATE: 8-31-01

RECORD DRAWING LEGEND	
	PROPOSED/RECORD ELEVATION OR DIMENSION LINE THROUGH
	RECORD ELEVATION OR DIMENSION WRITTEN IN
	INDICATES "RECORD"
	INDICATES "RECORD" GROUND ELEVATION (SPOT SHOT)

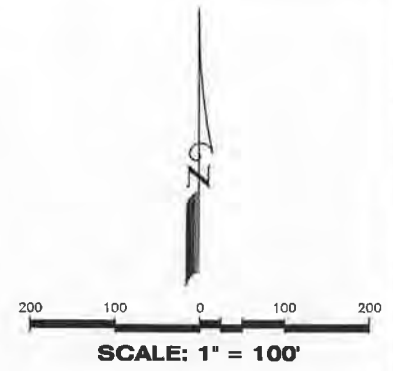
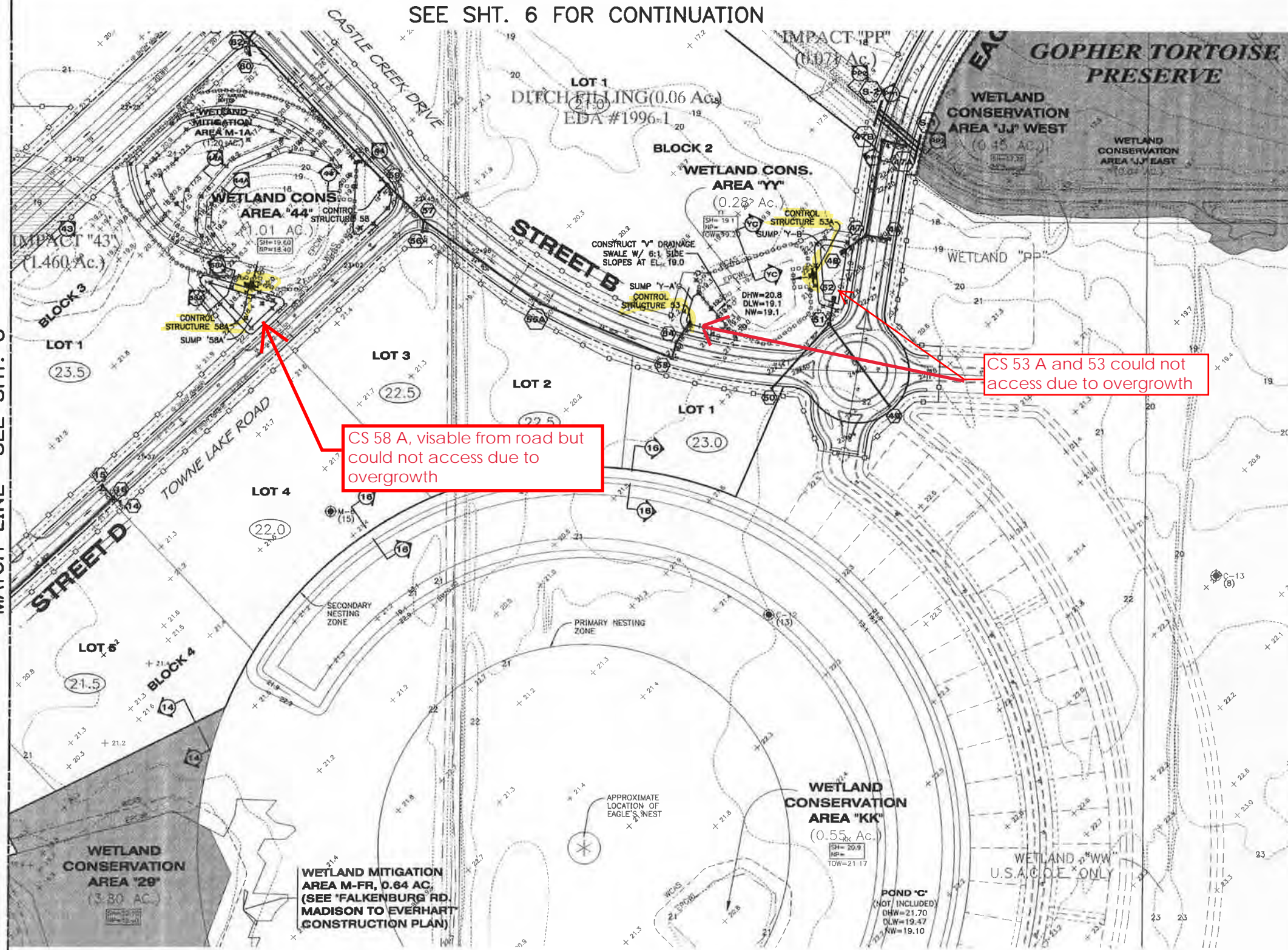
NOTE:
REFER TO SITE CLEARING PLAN
FOR CLEARING LIMITS, EROSION
CONTROL AND TREE BARRICADE
REQUIREMENTS.

HEIDT & ASSOCIATES, Inc. CIVIL ENGINEERING, PLANNING, SURVEYING ENVIRONMENTAL, PERMITTING LANDSCAPE ARCHITECTURE 2712 Swann Avenue TAMPA, FLORIDA 33606 Phone: 813/253-5311 Faxes: 813/442-0539 813/842-2401 813/253-2479		MASTER DRAINAGE PLAN	
JOB NO. PWC-PC-028		OAK CREEK CORPORATE CENTER COMMERCIAL CORE	
DESIGN LUCAS		PREPARED FOR PARKWAY CENTER	
DRAWN HICKMAN		SHEET 7 OF 51 SHEETS	
DATE 9-2-99		FILE *MD2	
REVISIONS		BY JEFFERY S. HILLS, P.E. NO. 54677 FLORIDA PROFESSIONAL ENGINEER	



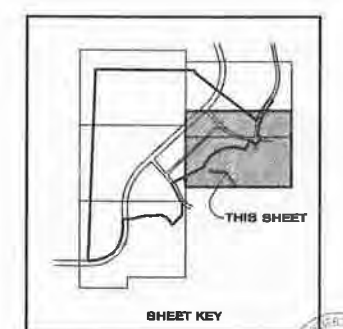
SEE SHT. 6 FOR CONTINUATION

MATCH LINE SEE SHT. 8



LEGEND

- | EXISTING | PROPOSED | |
|----------|----------|---|
| ---X--- | ---X--- | STORM DRAINAGE STRUCTURE |
| | 10 | STRUCTURE NO. |
| +15.00 | +15.00 | ELEVATION |
| ---15--- | ---15--- | CONTOUR |
| ---15--- | ---15--- | DIRECTION OF SLOPE |
| | 21.0 | RECOMMENDED MINIMUM FINISHED FLOOR ELEVATION, MAY BE LOWER ONLY WHEN A DETAILED ENGINEERING SITE PLAN SHOWS IT TO BE FEASIBLE |
| AB# | | SOIL BORING LOCATION |
| EPCWL | | EPC WETLAND LINE |
| WCAS | | WETLAND CONS. AREA SETBACK |
| | | GOPHER TORTOISE PRESERVE |
| 15" OAK | | TREE TO BE PROTECTED |
| 1" 24" | | TREE TO BE REMOVED |
| ----- | | STAKED EROSION CONTROL |
| --- | | TREE BARRICADE |



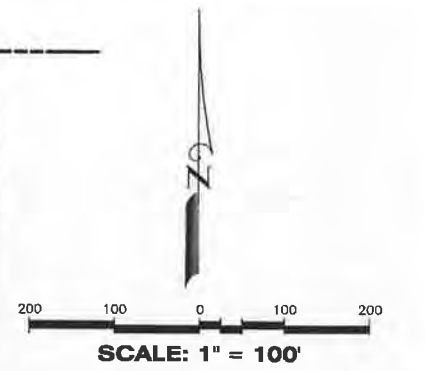
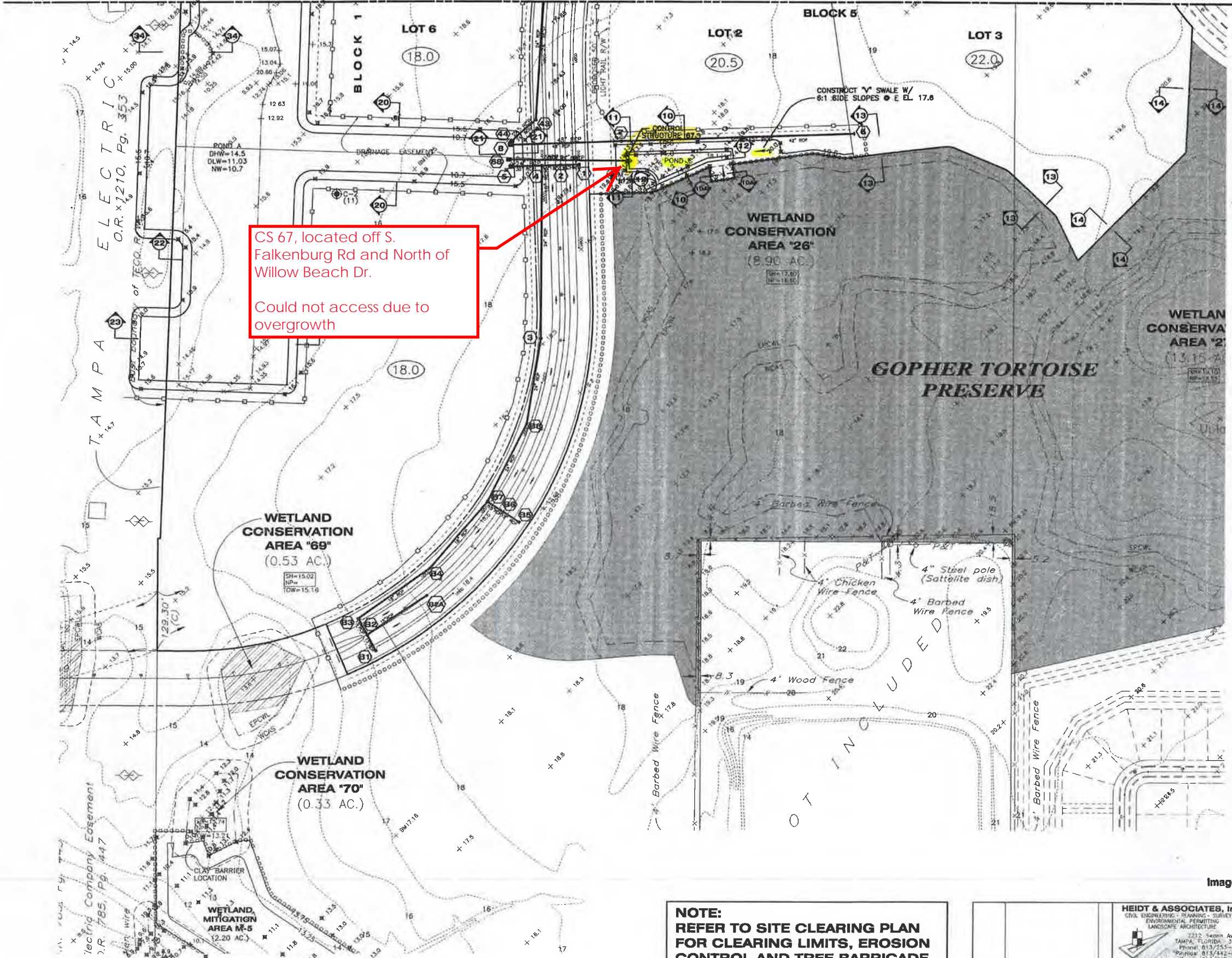
"RECORD DRAWINGS"
FACILITIES SHOWN HEREON HAVE BEEN, TO THE BEST OF MY KNOWLEDGE, CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS AND MODIFICATIONS FOR THIS PROJECT. FULL TIME CONSTRUCTION SUPERVISION WAS NOT PROVIDED BY HEIDT & ASSOCIATES, INC. VERIFICATION OF CONSTRUCTION IS LIMITED TO A VISUAL INSPECTION ONLY AND IS NOT INTENDED TO CERTIFY LINE AND GRADE OR OUT OF SIGHT ITEMS EXCEPT AS OTHERWISE NOTED ON PLANS.
DATE: 8-31-01

RECORD DRAWING LEGEND
+2.00- PROPOSED/DESIGN ELEVATION ON DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
--- INDICATES "RECORD"
+2.3 INDICATES "RECORD" GROUND ELEVATION (SPOT SHOT)

NOTE:
REFER TO SITE CLEARING PLAN FOR CLEARING LIMITS, EROSION CONTROL AND TREE BARRICADE REQUIREMENTS.

RECORD INFORMATION		HEIDT & ASSOCIATES, Inc.		MASTER DRAINAGE PLAN	
9-11-01	STR. NAME	4-3-01	STR. NAME	JOB NO.	PWC-PC-028
4-7-00	REV. EROS. CONTROL (M-1A)	4-7-00	REV. EROS. CONTROL (M-1A)	DESIGN	LUCAS
3-10-00	REV. FUL. DEV. LOT 1 BLK 3	3-10-00	REV. FUL. DEV. LOT 1 BLK 3	DRAWN	HICKMAN
1-11-00	EROS. CTRL., ROUNDABOUT, LEGEND	1-11-00	EROS. CTRL., ROUNDABOUT, LEGEND	DATE	9-2-99
11-1-99	SHEET NUMBERS	11-1-99	SHEET NUMBERS	PROPOSED FOR	PARKWAY CENTER
DATE	DESCRIPTION	DATE	DESCRIPTION	FILE	*MD4
	REVISIONS		REVISIONS		
		JEFFERY'S HILLS "P.E. NO. 54677"		SHEET 9 OF 51 SHEETS	
		FLORIDA PROFESSIONAL ENGINEER			

MATCH LINE SEE SHT. 8



LEGEND		
EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
		STRUCTURE NO.
		ELEVATION
		CONTOUR
		DIRECTION OF SLOPE
		RECOMMENDED MINIMUM FINISHED FLOOR ELEVATION MAY BE LOWER ONLY WHEN A DETAILED ENGINEERING SITE PLAN SHOWS IT TO BE FEASIBLE.
		SOIL BORING LOCATION
		EPC WETLAND LINE
		WETLAND CONS. AREA SETBACK
		GOPHER TORTOISE PRESERVE
		TREE TO BE PROTECTED
		TREE TO BE REMOVED
		STAKED EROSION CONTROL
		TREE BARRICADE

"RECORD DRAWINGS"

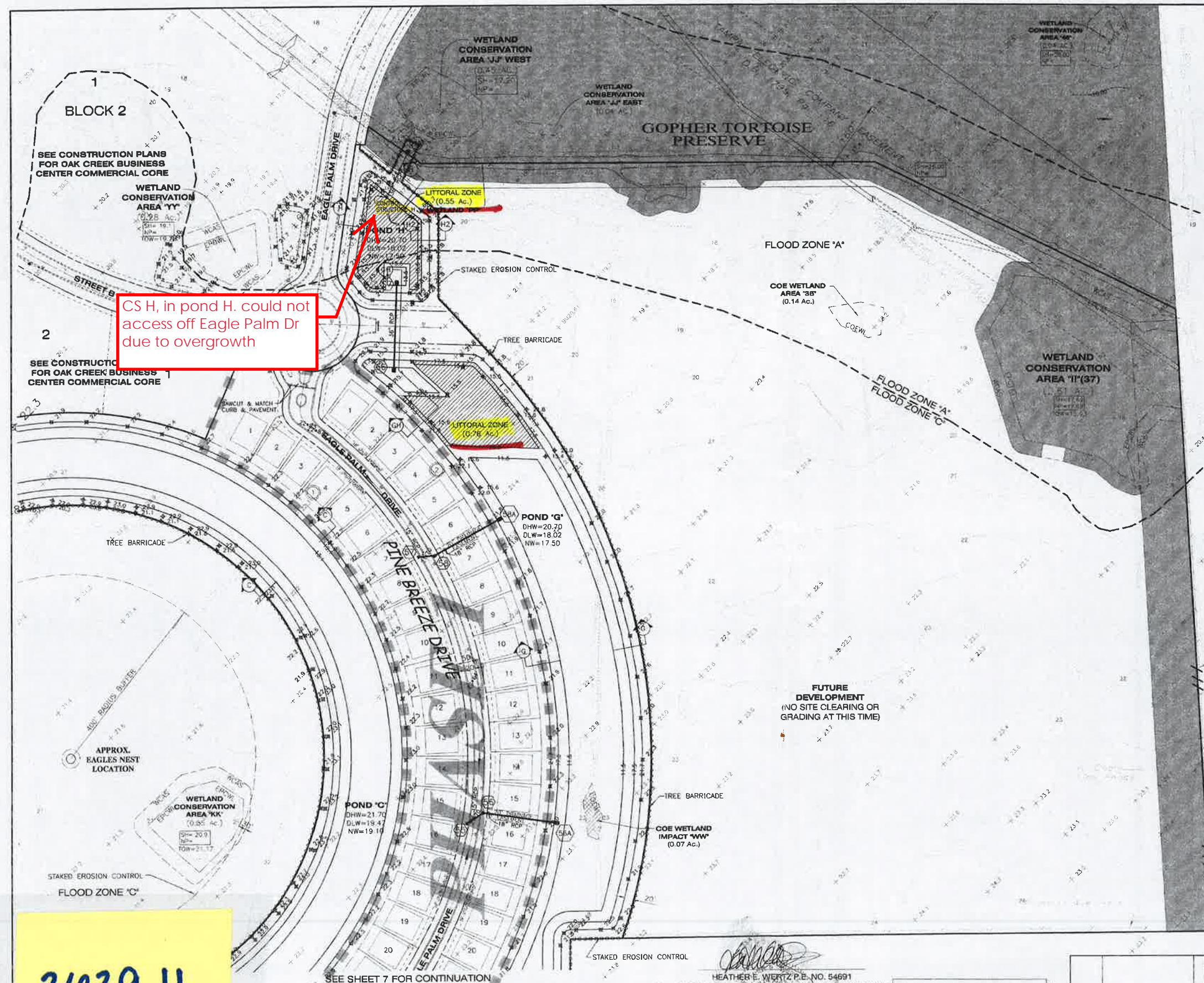
FACILITIES SHOWN HEREON HAVE BEEN, TO THE BEST OF MY KNOWLEDGE, CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS AND MODIFICATIONS FOR THIS PROJECT. FULL TIME CONSTRUCTION SUPERVISION WAS NOT PROVIDED BY HEIDT & ASSOCIATES, INC. VERIFICATION OF CONSTRUCTION IS LIMITED TO A VISUAL INSPECTION ONLY AND IS NOT INTENDED TO CERTIFY LINE AND GRADE OR OUT OF SIGHT ITEMS EXCEPT AS OTHERWISE NOTED ON PLANS.
DATE: 8-31-01

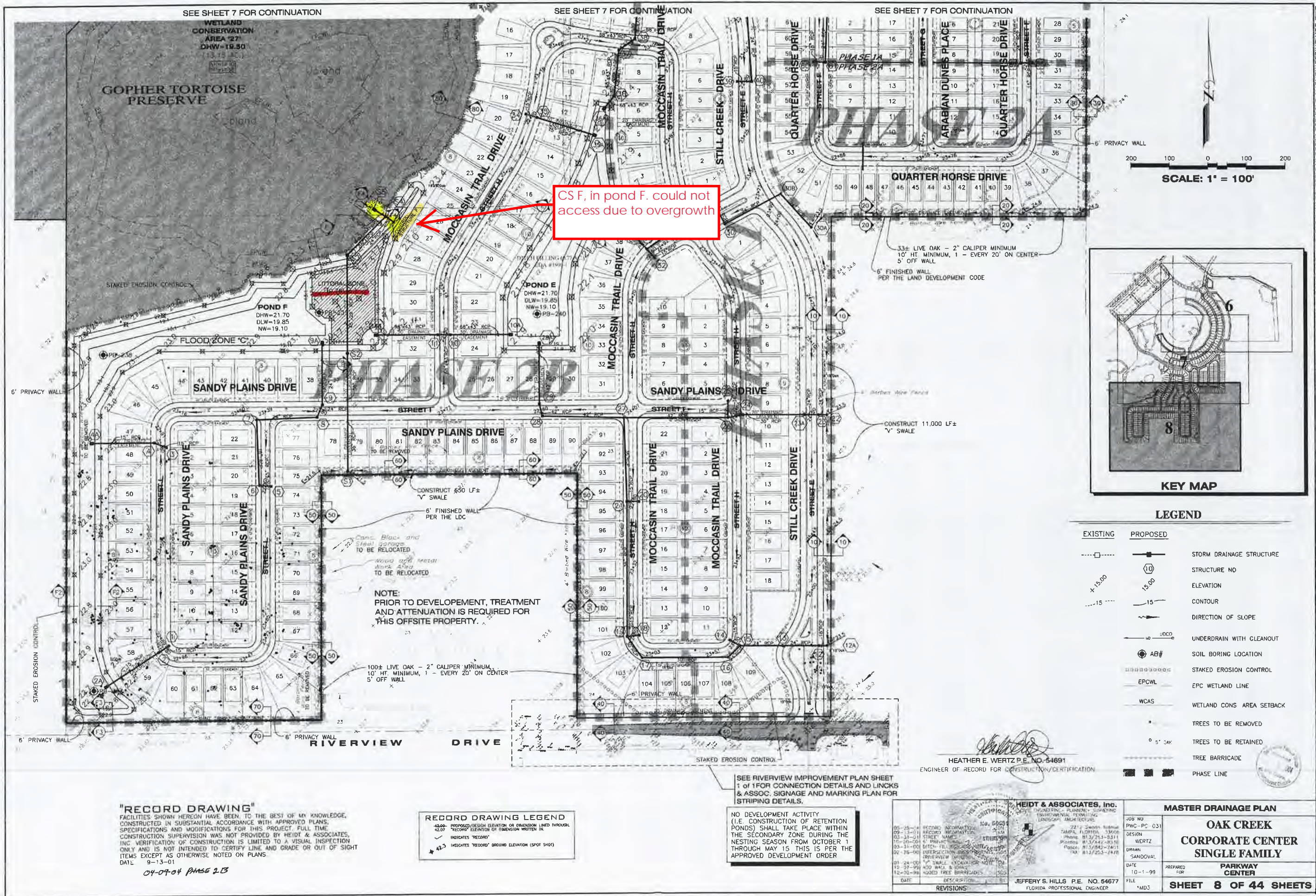
RECORD DRAWING LEGEND	
	42.27 PROPOSED/RECORD ELEVATION ON CHAINLINE LINED THROUGH 42.27 RECORD ELEVATION ON CHAINLINE LINED THROUGH 42.27
	42.2 INDICATES "RECORD" GROUND ELEVATION (SPOT SHOT)



NOTE:
REFER TO SITE CLEARING PLAN
FOR CLEARING LIMITS, EROSION
CONTROL AND TREE BARRICADE
REQUIREMENTS.

REVISIONS		MASTER DRAINAGE PLAN	
9-11-01	RECORD INFORMATION	KM	JEIDT & ASSOCIATES, Inc.
1-11-00	Add Median Cuts & Str. B2A	GM	CIVIL ENGINEERING - PLANNING - SURVEYING
11-1-00	REVISION	JMH	ENVIRONMENTAL PERMITTING
11-1-00	ADD FALK RD. MIT. AREA SHT. 105	JMH	LANDSCAPE ARCHITECTURE
DATE	DESCRIPTION	BY	2212 Second Avenue TAMPA, FLORIDA 33609 Phone: 813/255-6311 Fax: 813/255-2401
			2312 Second Avenue TAMPA, FLORIDA 33609 Phone: 813/255-6311 Fax: 813/255-2401
			JEFFERY S. HEIDT, P.E. NO. 54877 FLORIDA PROFESSIONAL ENGINEER
			JOB NO. PWC-PC-028
			DESIGN LUCAS
			DRAWN HICKMAN
			DATE 9-2-99
			PREPARED FOR: PARKWAY CENTER
			FILE *MD5
			SHEET 10 OF 51 SHEETS





SEE SHEET 7 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

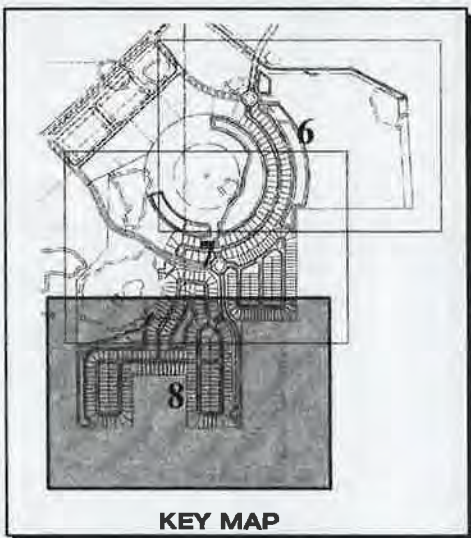
SEE SHEET 7 FOR CONTINUATION

WETLAND
CONSERVATION
AREA '27'
DHW=19.50
(13.75 AC.)

GOPHER TORTOISE
PRESERVE

CS F, in pond F, could not
access due to overgrowth

SCALE: 1" = 100'



LEGEND

EXISTING	PROPOSED	
---	---	STORM DRAINAGE STRUCTURE
	10	STRUCTURE NO
	15.00	ELEVATION
	15	CONTOUR
	---	DIRECTION OF SLOPE
	UDCO	UNDERDRAIN WITH CLEANOUT
	AB#	SOIL BORING LOCATION
	-----	STAKED EROSION CONTROL
	EPCWL	EPC WETLAND LINE
	WCAS	WETLAND CONS. AREA SETBACK
	*	TREES TO BE REMOVED
	o 5" OAK	TREES TO BE RETAINED
	---	TREE BARRICADE
	---	PHASE LINE

"RECORD DRAWING"

FACILITIES SHOWN HEREON HAVE BEEN TO THE BEST OF MY KNOWLEDGE,
CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH APPROVED PLANS.
SPECIFICATIONS AND MODIFICATIONS FOR THIS PROJECT, FULL TIME
CONSTRUCTION SUPERVISION WAS NOT PROVIDED BY HEIDT & ASSOCIATES,
INC. VERIFICATION OF CONSTRUCTION IS LIMITED TO A VISUAL INSPECTION
ONLY AND IS NOT INTENDED TO CERTIFY LINE AND GRADE OR OUT OF SIGHT
ITEMS EXCEPT AS OTHERWISE NOTED ON PLANS.
DATE 9-13-01

04-07-04 PHASE 2B

RECORD DRAWING LEGEND

42.00	PROPOSED ELEVATION OR DIMENSION LINED THROUGH
42.07	"RECORD" ELEVATION OR DIMENSION WRITTEN IN
✓	INDICATES "RECORD"
42.3	INDICATES "RECORD" GROUND ELEVATION (SPOT SHOT)

SEE RIVERVIEW IMPROVEMENT PLAN SHEET
1 OF 1 FOR CONNECTION DETAILS AND LINKS
& ASSOC. SIGNAGE AND MARKING PLAN FOR
STRIPING DETAILS.

NO DEVELOPMENT ACTIVITY
(I.E. CONSTRUCTION OF RETENTION
POND) SHALL TAKE PLACE WITHIN
THE SECONDARY ZONE DURING THE
NESTING SEASON FROM OCTOBER 1
THROUGH MAY 15 THIS IS PER THE
APPROVED DEVELOPMENT ORDER

HEATHER E. WERTZ P.E. NO. 54691
ENGINEER OF RECORD FOR CONSTRUCTION/CERTIFICATION

MASTER DRAINAGE PLAN			
OAK CREEK CORPORATE CENTER SINGLE FAMILY			
PARKWAY CENTER			
SHEET 8 OF 44 SHEETS			
JOB NO. PWC-PC 031	DESIGN WERTZ	DRAWN SANDOVAL	DATE 10-1-99
PREPARED FOR	FILE *MD3	JEFFERY S. HILLS P.E. NO. 54677 FLORIDA PROFESSIONAL ENGINEER	

APPENDIX C

Aerials of Control Structures
(Under Construction and Overgrown Conditions)



Untitled Map

Write a description for your map.

CONTROL STRUCTURE B

Legend

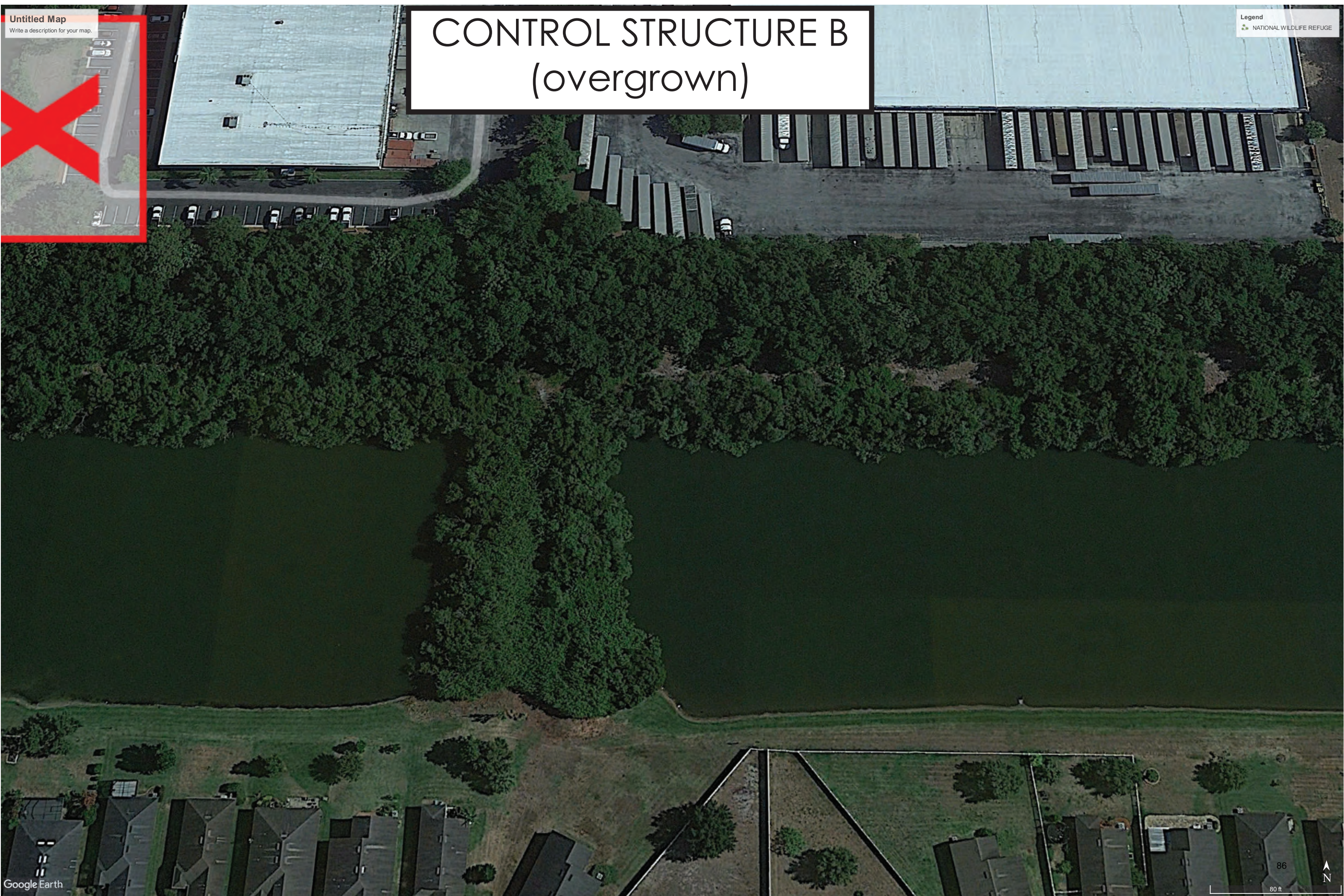
NATIONAL WILDLIFE REFUGE



Untitled Map
Write a description for your map.

CONTROL STRUCTURE B (overgrown)

Legend
NATIONAL WILDLIFE REFUGE



Untitled Map

Write a description for your map.

CONTROL STRUCTURE F

Legend

NATIONAL WILDLIFE REFUGE





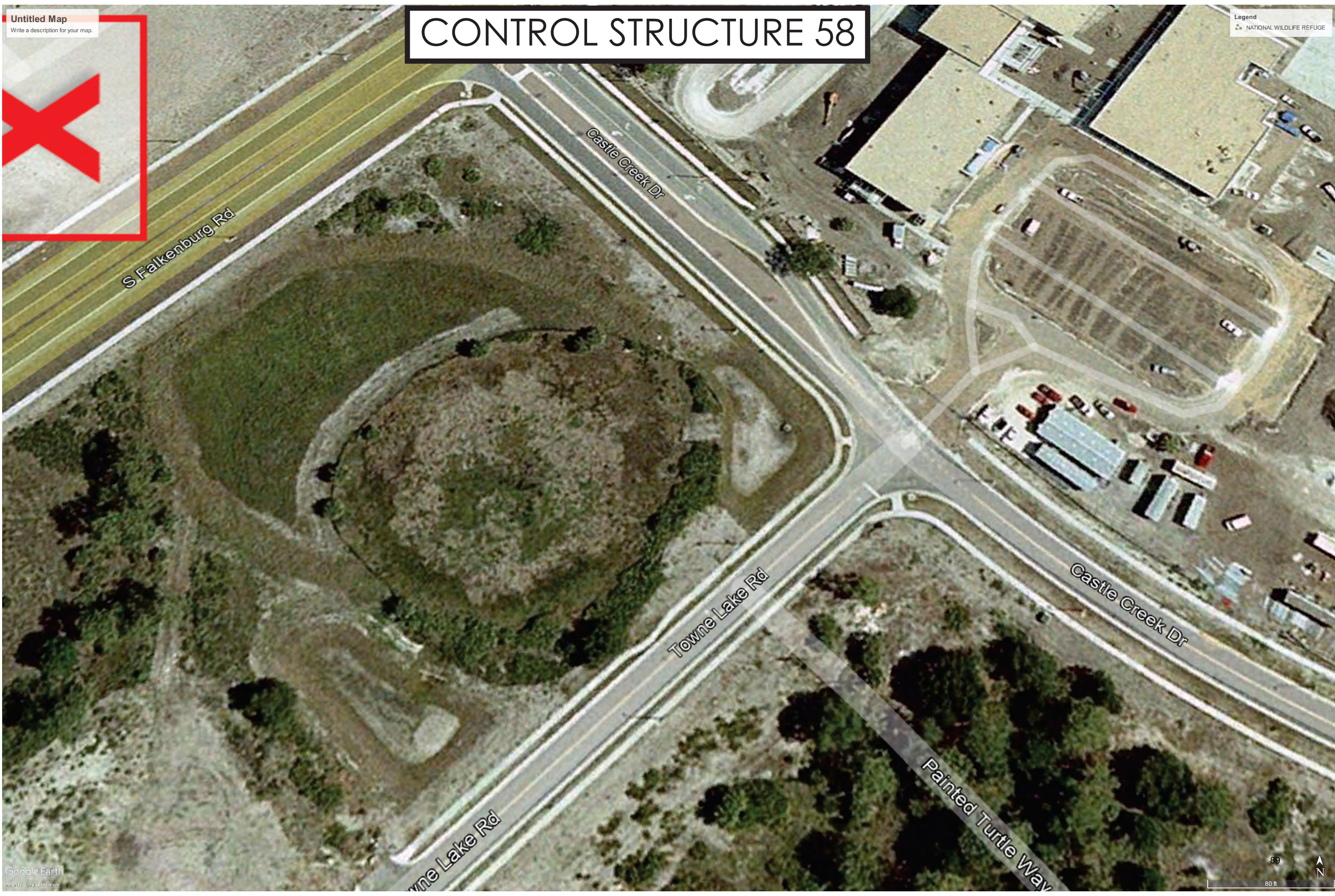
CONTROL STRUCTURE F (overgrown)

Legend
NATIONAL WILDLIFE REFUGE

Untitled Map

Write a description for your map.

CONTROL STRUCTURE 58





CONTROL STRUCTURE 58 (overgrown)



Untitled Map

Write a description for your map.

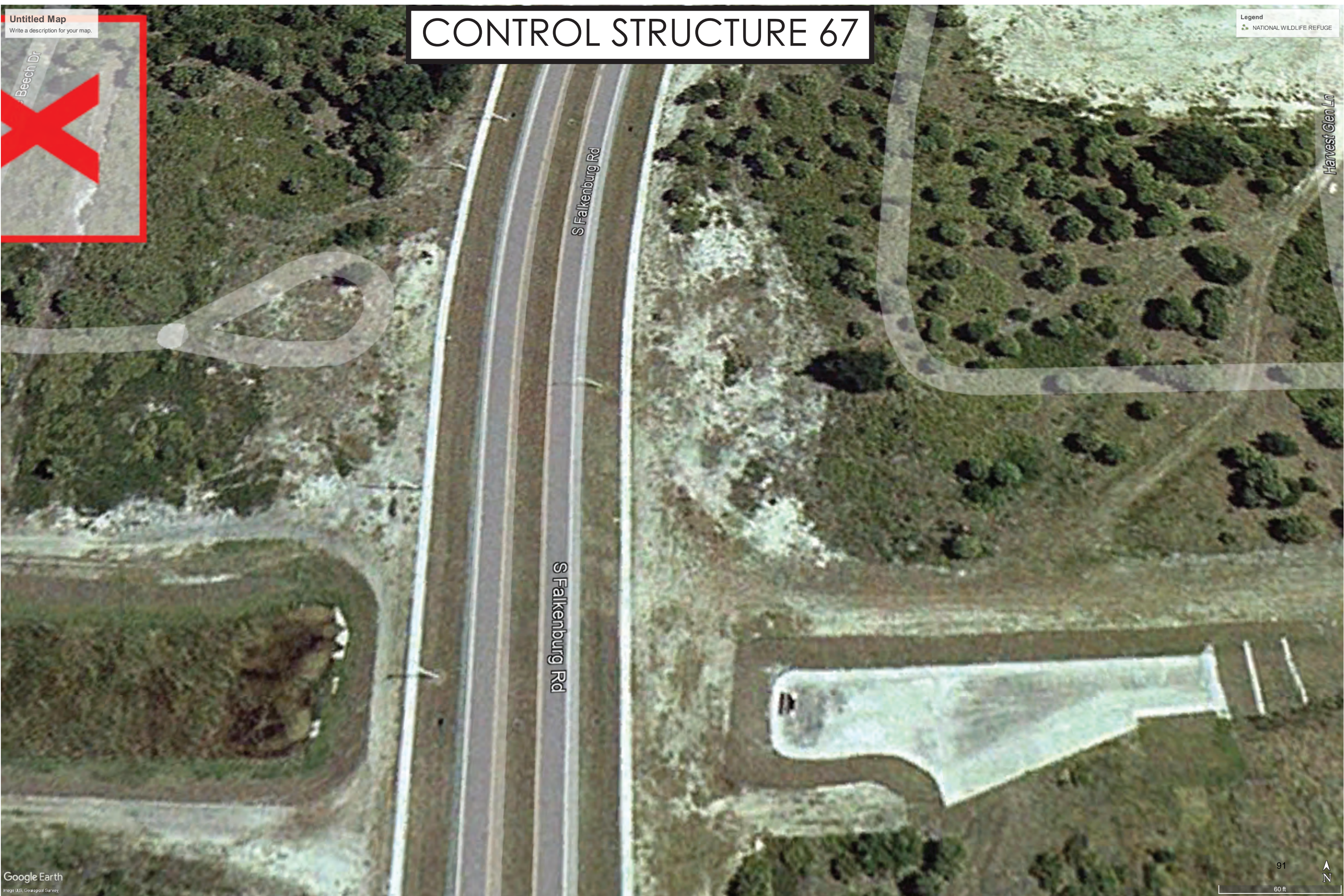
Beech Dr

X

CONTROL STRUCTURE 67

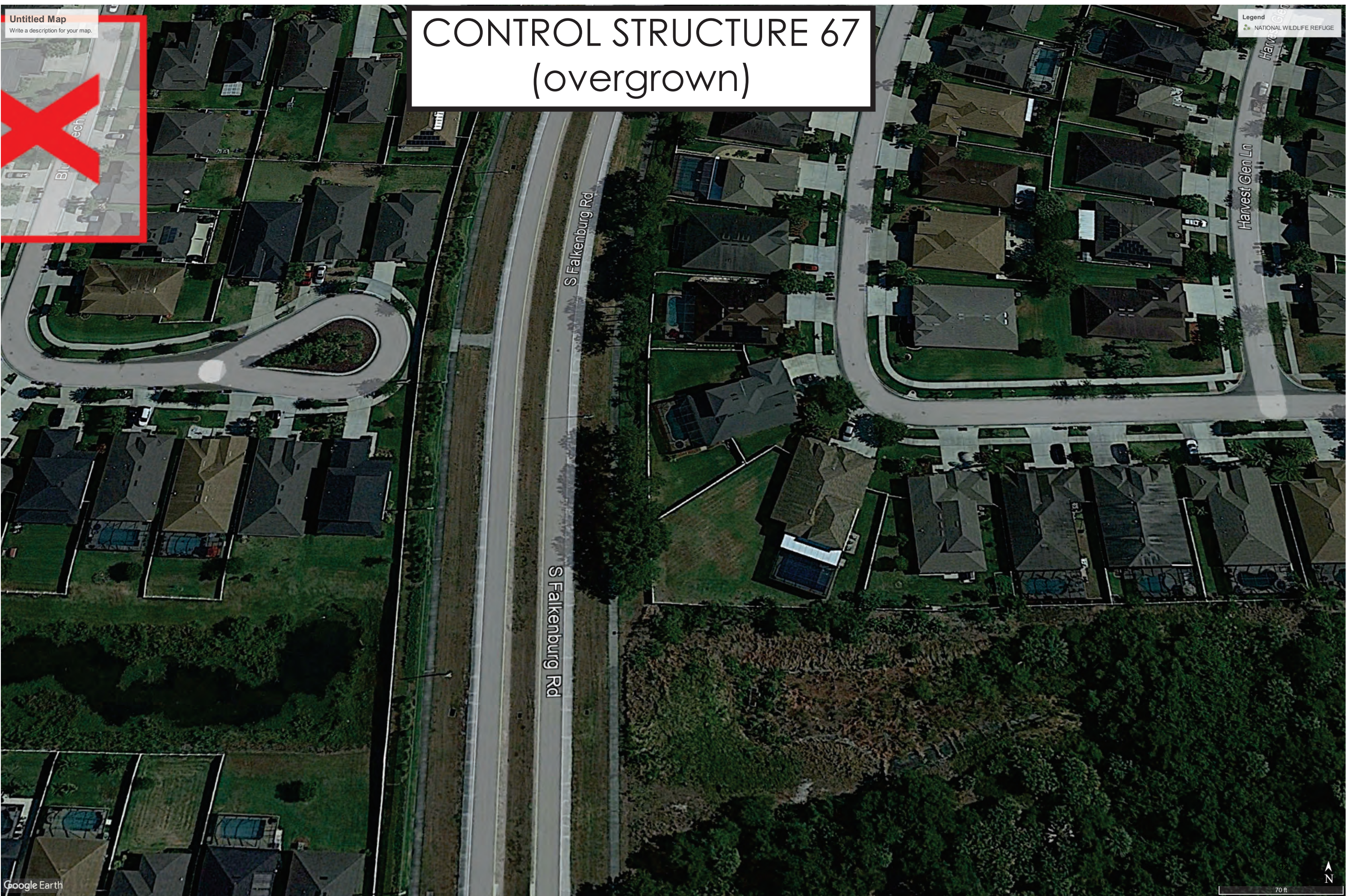
Legend

NATIONAL WILDLIFE REFUGE





CONTROL STRUCTURE 67 (overgrown)



Untitled Map

Write a description for your map.

CONTROL STRUCTURE

H5353A

Legend

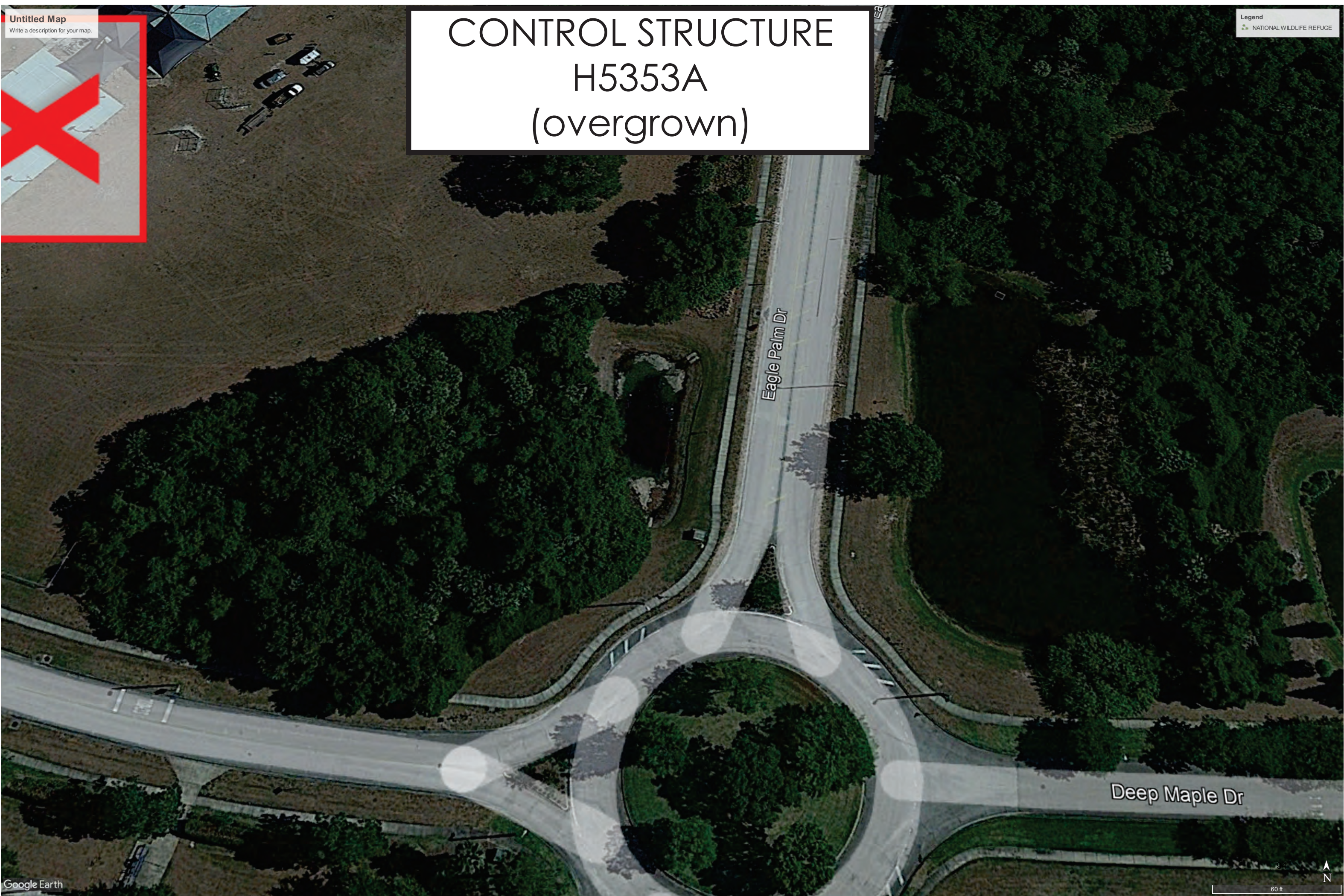
NATIONAL WILDLIFE REFUGE





CONTROL STRUCTURE H5353A (overgrown)

Legend
NATIONAL WILDLIFE REFUGE



APPENDIX D

Sample Report

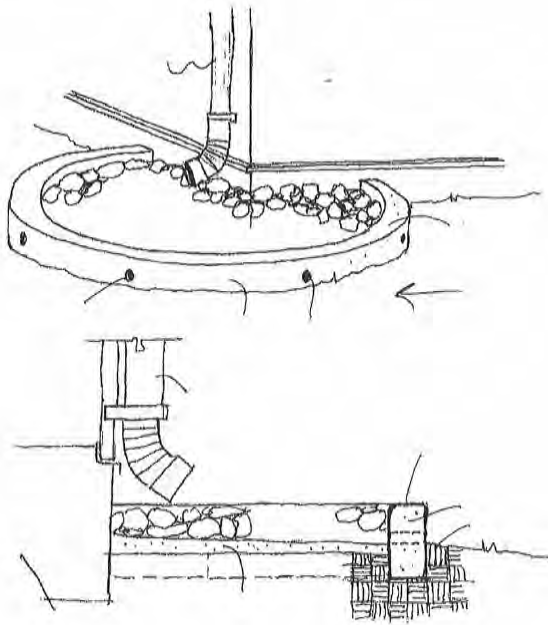
STORMWATER POND SLOPE EROSION

The slopes of the community's stormwater ponds must be maintained with proper vegetation in order to control and prevent *erosion*, or loss of the soil. Erosion of the slopes can be extremely expensive to repair and can sometimes also add unwanted sediment to the water that can negatively affect the water quality in the pond. In addition, eroded banks make it difficult to access and maintain the ponds and unchecked erosion may cause damage to the properties of homeowners next to the affected pond.

The slopes are susceptible to erosion due to

- wave action in the ponds
- the normal fluctuation of the groundwater levels between the rainy and dry seasons
- direct discharge of water from roofs or drains, such as through a roof downspout, a pool overflow pipe, or a water conditioner outflow pipe, that is very concentrated and can carry away soil in its path
- direct discharges from pool drains and water conditioners that contain chemicals such as chlorine or salt that can kill the grass and/or plants that keep the soil in place
- lack of grass and/or plants since vegetation helps keep the soil in place.

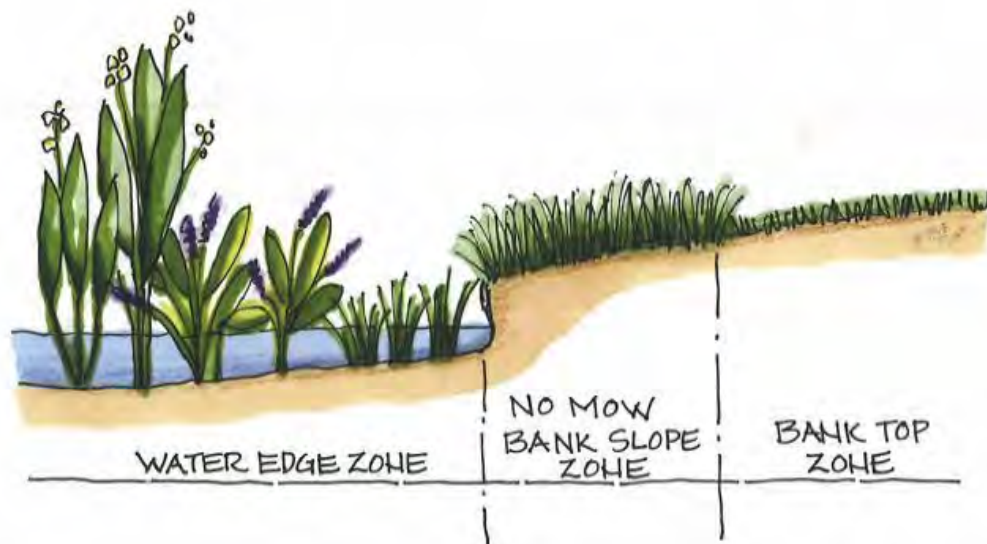
Discharges of water from roofs, pools, and water conditioners can significantly damage pond berms and slopes due to the quality of the water and the concentrated flow of water. Residents who have, or plan to create, a concentrated discharge of water must contact the CDD office to discuss ways to reduce the erosion potential. One way to avoid a concentrated discharge is shown in the illustration below:



It is also very important for vegetation to be established and maintained, on both private and CDD properties, within the pond berms and slopes so that bare soil doesn't lead to erosion. Any aquatic plants that the CDD may plant along the pond slopes should be protected to help stabilize the pond slope along and below the grass line and normal water level.

The District (CDD) performs regular inspections of the ponds to assess their conditions and identify any areas that have eroded or show potential for erosion. These areas are then scheduled for appropriate maintenance.

The CDD is implementing a new pond slope maintenance program in 2017 in accordance with guidelines from the University of Florida/IFAS Environmental Horticulture Department's Center for Landscape Conservation and Ecology. The program will use a Moderate to Gentle Slope with a cut bank for the ponds. Turf is planted to the water's edge and a no-mow zone will be established around the perimeter of the ponds. The no-mow strip will be groomed appropriately by the district's landscape maintenance company and will be left taller than a lawn. Homeowners must not mow, nor allow their landscape companies to mow, in the no-mow zone as this interferes with the proper functioning of the system. The following illustration provides more detail:



Nurse, Vanessa

From: Stewart, Tonja
Sent: Wednesday, May 29, 2019 12:08 PM
To: 'Sonny Whyte'; 'Doug Mays'
Subject: Abbotsford Pond Slope Erosion
Attachments: file-2.jpeg; article2.docx

I offer the following information regarding the site visit we performed yesterday in regard to the resident back yard pond slope erosion concern:

1. We think that it is important to better define what is considered erosion.

We have observed over the years that the Westchase community ponds have fairly consistent water levels throughout the year, and reviewing the field conditions yesterday and knowing that it has been a pretty dry spring, we continued to observe such with just a slight 12" or so lowering of the water levels. I've attached a picture of another local community that experiences significant fluctuation in water levels between the dry and wet seasons, and as you can see, the exposed slopes are susceptible to what we consider to be pond slope erosion. The attached article is also the information that we've discussed with the Board in the past and identifies ways to be proactive in managing potential erosion issues which the District has, and continues, to implement. The article seems to better show the condition of the ponds within Westchase, and thus, we don't consider the Westchase pond slopes to have significant erosion issues/potential as long as they are continued to be monitored and managed in accordance with our previously implemented best management practices (BMPs). Of course, isolated issues can occur, particularly at "point discharge" locations, i.e. side yard swales, roof drains, and pool discharges.

2. The pond slope condition shown in the article does result in irregularly shaped slopes, as we observed yesterday. It is our professional opinion that it would be cost prohibitive to maintain pond slopes in a more "perfect" condition, and as long as the following happens: 1) the District's pond slope mowing company can safely perform their services, 2) there is adequate space owned by the District outside private property to access the pond perimeters, and 3: there are no washouts occurring near or into private property. We also suggest, in order to maximize the implemented BMPs, that abutting private property owners not mow the CDD's owned pond maintenance berms and slopes. Continual educational programs might be helpful to accomplish this.

Let me know if you need additional information.

Thanks.

Tonja



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.

(4,153) 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

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Parkway Center CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607
attn: Gene Roberts

(813) 397-5120 x324

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

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Entrance Monuments	Install lighted wreaths with bows on 10 entry monument columns	\$12,000.00
	North Main Entrance	
	Install clear C9s across the top of black fencing	
	Install clear C9s across the top of entrance sign	
	Install lighted wreaths with bows on entry monument columns	
	Install clear mini lights in 3 Palm trees in front of entrance sign	
	Roundabout (North part of community)	
	Install clear mini lights in Oak tree - center of round about	
	Roundabout (South part of community)	
	Install clear mini lights in Oak tree - center of round about	
	South Main Entrance	
	Install lighted wreaths with bows on entry monument columns	
	Install clear mini lights in 6 Oak trees (3 exit side / 3 entrance side)	
	Amenity Center	
	Install warm white, C9s on lower and upper level of the Amenity Center (Clubhouse)	2,750.00
	Install wreath with lights and bow on front center gable of Amenity Center	
	Install garland with lights and bow on front two columns	1,000.00
	Maintenance throughout holiday season	
	Requires 50% Deposit	
TOTAL ESTIMATED JOB COST		\$15,750.00

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

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

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

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

Tim Gay
PREPARED BY

7/30/2022
DATE

AUTHORIZED SIGNATURE FOR PARKWAY CENTER MAIN CDD

DATE

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

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

August 24, 2022, Minutes of the Public Hearing and Regular Meeting

MINUTES OF THE PUBLIC HEARING AND REGULAR MEETINGS

The Public Hearing and Regular Meetings of the Board of Supervisors for Parkway Center Community Development District was 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.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Public Hearing and Regular Meetings of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, August 24, 2022, at 6:06 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Gene Roberts	District Manager, Inframark
Yessica Alvarez	Facility Manager

There were approximately fifteen (15) residents audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Roberts directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Adopting Final Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Ward
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

B. Staff Presentation

Mr. Roberts stated the proposed Budget for 2023 is \$980,110 an increase of \$75,000 from the fiscal year 2022 Budget of \$905,110. He stated a large portion of the increase is for waterway management to repair the pond bank erosion.

Supervisor Miller explained to the audience why the budget needed to be increased to repair the pond erosion.

Supervisor Ward also explained in depth to the audience that several ponds have erosion issues that is also impacting the storm drain system for the whole community and it would possibly take over five years to repair the ponds that currently have issues.

Supervisor Miller spoke briefly about the status of Envera installing the new security cameras and the facility janitorial service.

C. Public Comment

A few residents asked about the Budget process and debt service compared to the O&M's. Mr. Porter said he disagreed with the no mow zone around the ponds and there are no erosion issues with the pond behind his house.

D. Consideration of Resolution 2022-03; Adopting Final Fiscal Year 2023 Budget

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Bell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Bell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Bell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

B. Staff Presentation

Mr. Roberts noted that the proposed assessments increase would range from \$30.00 to \$62.00 annually depending on lot size.

C. Public Comment

One resident stated he was new to the community and was opposed to an increase.

D. Consideration of Resolution 2022-04; Levying O&M Assessments

The Board reviewed and discussed resolution 2022-04.

MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

E. Close the Public Hearing on Levying O&M Assessments

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Bell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

6. RETURN AND PROCEED TO THE REGULAR MEETING

Mr. Roberts directed the Board to proceed to the regular meeting.

7. MANAGEMENT REPORTS

A. District Counsel

There were no reports on behalf of the District Counsel.

B. District Engineer

Mr. Roberts stated he spoke with Tonja Stewart, and she has located another vendor that may be less expensive to do the erosion repair and she will attend or call in for September's meeting.

C. District Manager

i. Action Item List

ii. Community Inspection Report

iii. Yellowstone Inspection Report

The Board expressed dissatisfaction with the community's landscape conditions and requested that a representative from Yellowstone attends September's meeting.

Facility Manager's Report

Yessica went over the action list and updated the Board.

8. BUSINESS ITEMS

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

i. 8450 White Poplar Drive

ii. 8448 White Poplar Drive

The Board discussed allowing two residents that reside in harvest Glen to remove the pine trees behind their lots that are on district property. Supervisor O'Connor recommended that the district utilize landscape architect Celia Nichols oversee the project to assure the landscape is continuity.

Supervisor Ward made the motion that moving forward the CDD has Celia Nicholas coordinate and tree replacement along Falkenburg.

MOTION TO: Approve that the CDD has Celia Nicholas coordinate moving forward with tree replacement along Falkenburg.

MADE BY: Supervisor Ward

SECONDED BY: Supervisor Miller

DISCUSSION: None further.

RESULT: Called to Vote: Motion PASSED

5/0 – Motion passed unanimously

MOTION TO: Allow the replacement of the pine trees with Mrs. Nicholas guidance.

MADE BY: Supervisor Miller

SECONDED BY: Supervisor Ward

DISCUSSION: None further.

RESULT: Called to Vote: Motion PASSED

5/0 – Motion passed unanimously

B. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022

Supervisor Bell asked about the letter Grau mentions in the report sent on August 5. Mr. Roberts said he will need to check on it. The Board asked to table the acceptance until they can review the letter.

C. Consideration of Resolution 2022-05; Setting Fiscal Year 2023 Meeting Schedule

The Board reviewed the resolution.

MOTION TO: Approve Resolution 2022-05.

MADE BY: Supervisor Ward

SECONDED BY: Supervisor Miller

DISCUSSION: None further.

RESULT: Called to Vote: Motion PASSED

5/0 – Motion passed unanimously

D. Discussion on Fish for Pond #15 Proposal

The Board tabled until the proposal states the number of fish.

E. Discussion on Tree Relocation from Sanctuary

The Board thought Yellowstone's proposal was high. Staff has reached out to another vendor for an additional proposal.

F. General Matters of the District

There are no general matters at this time.

9. CONSENT AGENDA ITEMS

A. Consideration of Board of Supervisors Regular Meeting Minutes July 27, 2022

Line 14 should read Gene Roberts not Brian Howell

Line 147 and 151 should read he, not she regarding Supervisor Miller.

Line 156 should read Mr. O'Connor.

MOTION TO:	Approve the Regular Minutes for July 27, 2022, with corrections.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures July 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 July 31, 2022

The Board had no questions on the financials.

6. SUPERVISOR REQUESTS

Supervisor Miller asked staff to get a proposal to add a stair climber for the gym.

Supervisor Ward questioned the status of installing an age requirement in the gym.

Supervisor Hazelwood asked about adding more streetlights in Summerwood.

Supervisor O'Connor reminded staff she had requested the job description for the facility manger.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Mr. Porter spoke again about his displeasure of the no mow zone around the pond banks and stated he has collected 31 names on a petition the eliminate the process. Mr. Roberts told him it will be added to September's agenda.

A resident inquired about using the clubhouse once a month for hosting a meeting.

A resident stated the board should change landscape vendors.

An HOA member from Harvest Glen said the logo sign at the entrance has been vandalized and needs to be replaced. Asked there can be some coordination between the HOA and CDD. Supervisor Miller said to contact district management with any concerns.

Mr. Fleary stated he sees positive benefits from the Amenity center.

A resident questioned why there are so many maintenance issues with the Amenity center being so new. Supervisor Miller explained a lot of them are warrantied.

8. ADJOURNMENT

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

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

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

Recorded by Records Administrator

Signature

Date

Official District Seal

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
AquaPRO	22 080209	\$ 2,100.00			Pool Maintenance - July
First Choice Aquatic Weed Management	73358	1,846.00			Waterway Services - August
First Choice Aquatic Weed Management	74313	2,276.00	\$ 4,122.00		Waterway Management - August
Yellowstone	406522	18,450.25			Landscape - August
Monthly Contract Sub-Total		\$ 24,672.25			

Variable Contract					
Supervisor: Charlotte Hazlewood	CH 082422	\$ 200.00			Supervisor Fee - 08/24/22
Supervisor: Jo Ann Ward	JW 072622	200.00			Supervisor Fee - 07/26/22
Supervisor: Koko Miller	KM 072622	200.00			Supervisor Fee - 07/26/22
Supervisor: KoKo Miller	KM 082422	200.00			Supervisor Fee - 08/24/22
Supervisor: Linda Bell	LB 072622	200.00			Supervisor Fee - 07/26/22
Supervisor: Linda Bell	LB 082422	200.00			Supervisor Fee - 08/24/22
Supervisor: Tanya O`Conner	TO 072622	200.00			Supervisor Fee - 07/26/22
Supervisor: Tanya O`Conner	TO 082422	200.00	\$ 400.00		Supervisor Fee - 08/24/22
Variable Contract Sub-Total		\$ 1,600.00			

Utilities					
Tampa Electric	211001800146 080522	\$ 750.61			Electricity Service - Thru 08/01/22
Tampa Electric	211001800369 080522	592.58			Electricity Service - Thru 08/01/22
Tampa Electric	211001800609 080522	557.48			Electricity Service - Thru 08/01/22
Tampa Electric	221007991963 080522	281.65			Electricity Service - Thru 08/01/22
Tampa Electric	221008055560 080522	1,266.78			Electricity Service - Thru 08/01/22
Tampa Electric	311000070319 080422	9,442.16	\$ 12,891.26	\$ 3,583.33	Electric Bill for 08.18.2022
Utilities Sub-Total		\$ 12,891.26			

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Regular Services					
All A/C & Refrigeration LLC	318	\$ 175.00			A/C Maintenance - 07/26/22
All A/C And Refrigeration LLC	321	550.00			Replaced Compressor - 08/18/22
Burr Forman	1325935	390.00			Professional Service - Thru 06/30/22
Don Harrison Enterprises	2923	450.00			Routine Maintenance - July
Don Harrison Enterprises	2924	370.00	\$ 820.00		Pool Pumps Maint. - 08/05/22
DoorKing	1860045	32.95			Cellular Service - Thru 08/13/22
Envera	IN00002502	654.75			Deposit - 08/22/22
Envera Hidden Eyes LLC	IN00002474	12,969.10			Deposit - 07/22/22
First Choice Aquatic Weed Management	74168	1,390.00			Supply & Deliver - 07/27/22
Navitas Credit Corp	40819292 080422	804.78			Contract Payment - 08/04/22
Phoenix National Security LLC	2752	2,352.00			Security Service - 07/19/22-08/01/22
Republic Services	0696 001051239	190.74			Pickup Services - 09/01-09/30/2022
Spearem Enterprises	5405	1,200.00			Labor & Material - 07/09/22-08/09/22
Spectrum	095561001081522	252.80			Internet & Phone Service - Thru 09/13/22
Tampa Bay Times	117541 072722	2,922.69			O&M Assessments - 07/27/22
Tampa Bay Times	117541 080322	391.88			Budget Hearing - 08/03/22
Tampa Bay Times	117541 080722	470.00	\$ 3,784.57		Hearing Time Change - 08/07/22
Yellowstone	406029	313.00			Irrigation Control Valve - January 2022
Yellowstone	406122	264.00			Irrigation Repairs - January 2022
Yellowstone	406123	168.50			Irrigation Repair - January 2022
Yellowstone	406124	368.65			Irrigation Repairs - January 2022
Yellowstone	413803	364.45			Irrigation Repairs - 08/08/22
Yellowstone	413804	115.10	\$ 1,593.70		Irrigation Repairs - 08/08/22
Regular Services Sub-Total		\$ 27,160.39			

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Additional Services					
Supervisor: Jo Ann Ward	JW 082422	\$ 200.00			Supervisor Fee - 08/24/22
Additional Services Sub-Total		\$ 200.00			
TOTAL:		\$ 66,523.90			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



AquaPRO
Pool Solutions

Jorge Lopez

Owner

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

INVOICE

INVOICE # 22-080209
DATE: AUGUST 2, 2022

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

JOB: **MONTHLY POOL MAINTENANCE**
JULY 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

53966 - 4607
CJR

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

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
7/26/2022	73358

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/25/2022

Description	Amount
Monthly waterway service for the month this invoice is dated - 16 waterways	1,408.00
Monthly maintenance for clubhouse for the month this invoice is dated	143.00
Monthly waterway service #23 for the month this invoice is dated	212.00
Monthly waterway service #25 for the month this invoice is dated	83.00
<p>53900-4615 CR</p>	

Thank you for your business.

Total	\$1,846.00
Payments/Credits	\$0.00
Balance Due	\$1,846.00



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 426

Customer: FCA - PARKWAY CENTER CDD

Technician: Jason / Alex

Date: 07/13/2022

Time: 08:56 AM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
1	x	x	x						
2	x	x	x						
3		x	x						
4	x	x	x						
5	x		x						
6		x	x						
7			x						
8	x		x						
9	x		x	x					
10			x						
11			x	x					
12			x						
13			x	x					
14			x	x					
15			x	x					
16			x	x					
17/24			x						
23	x	x	x						

CLARITY

- ☐ < 1'
☒ 1-2'
☐ 2-4'
☐ > 4'

FLOW

- ☐ None
☒ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
☐ Truck

CARP PROGRAM

- ☐ Carp observed
☐ Barrier Inspected

WATER LEVEL

- ☐ High
☒ Normal
☐ Low

WEATHER

- ☐ Clear
☒ Cloudy
☒ Windy
☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- ☐ Alligator
☒ Anhinga
☒ Bass
☒ Bream
☒ Catfish
☐ Coots
☒ Cormorant
☒ Egrets
☒ Gallinules
☒ Gambusia
☒ Herons
☒ Ibis
☒ Osprey
☐ Otter
☐ Snakes
☒ Turtles
☐ Woodstork

NATIVE WETLAND HABITAT MAINTENANCE

- ☐ Arrowhead
☐ Bacopa
☐ Blue Flag Iris
☐ Bulrush
☐ Chara
☐ Cordgrass
☐ Golden Canna
☐ Gulf Spikerush
☐ Lily

Beneficial Vegetation Notes:

- ☐ Naiad
☐ Pickerelweed
☐ Soft Rush

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
8/15/2022	74313

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	9/14/2022

Description	Amount
Monthly waterway service for the month this invoice is dated - 16 waterways	1,408.00
Monthly maintenance for clubhouse for the month this invoice is dated	143.00
Monthly waterway service #23 for the month this invoice is dated	212.00
Monthly waterway service #25 for the month this invoice is dated	83.00
Quarterly waterway service for the month this invoice is dated	430.00
53900-465 C/L	

Thank you for your business.

Total	\$2,276.00
Payments/Credits	\$0.00
Balance Due	\$2,276.00



Job Name:

Customer: FCA - PARKWAY CENTER CDD

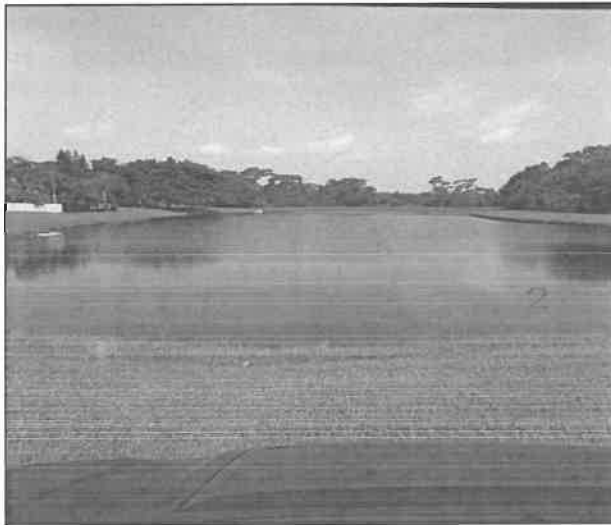
Date: 08/10/2022

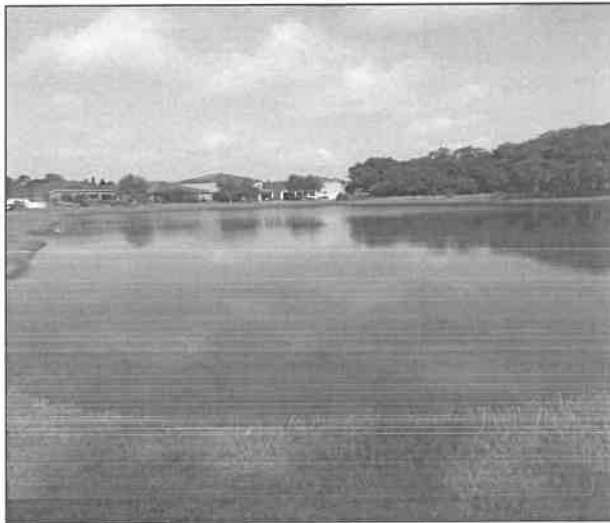
Time: 10:45 AM

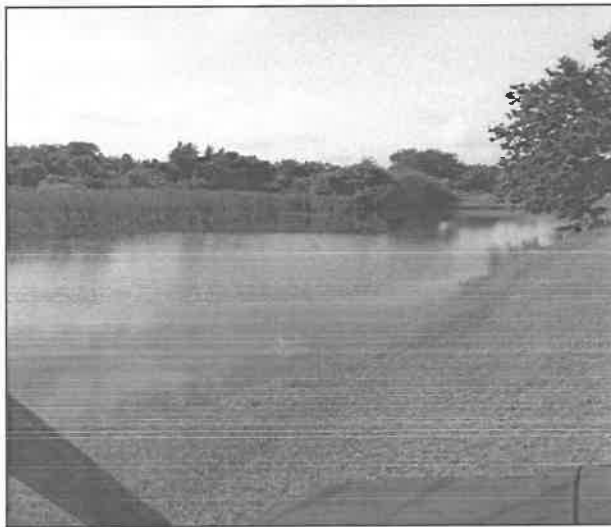
[illegible]☐ Rainy☒ Turtles

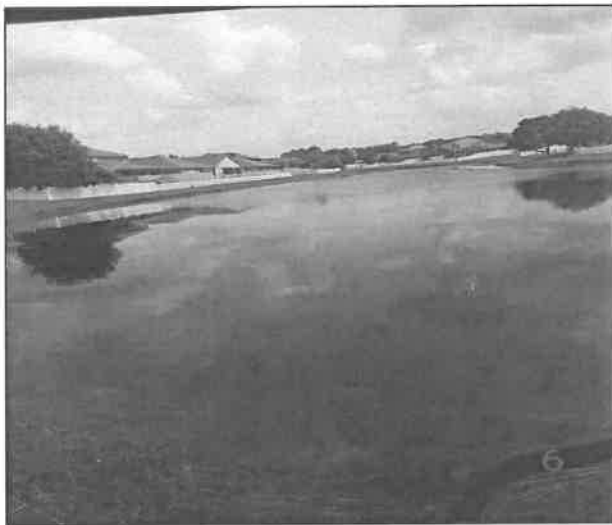
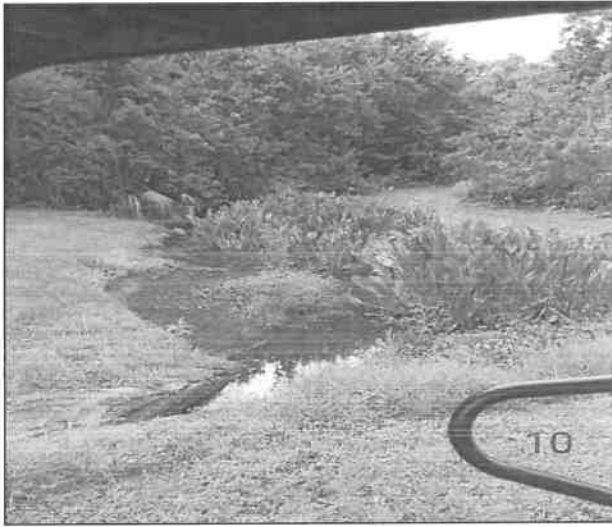
☒ Lily

☐ Soft Rush

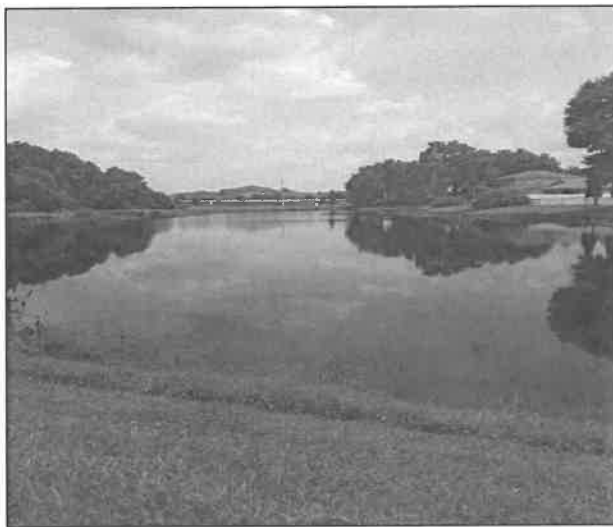
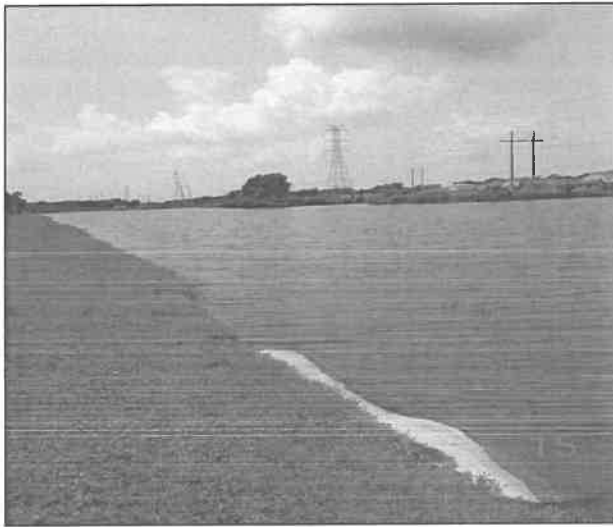












AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 426

Customer: FCA - PARKWAY CENTER CDD

Technician: Aleksey Solano

Date: 08/10/2022

Time: 01:10 PM

Customer Signature:

[illegible]

CLARITY

- ☒ $< 1'$
☐ $1-2'$
☐ $2-4'$
☐ $> 4'$

FLOW

- ☒ None
☐ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
- ☐ Truck

CARP PROGRAM

- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL

- ☐ High
☐ Normal
☒ Low

WEATHER

- ☐ Clear
☒ Cloudy
☒ Windy
☐ Rainy

FISH and WILDLIFE OBSERVATIONS

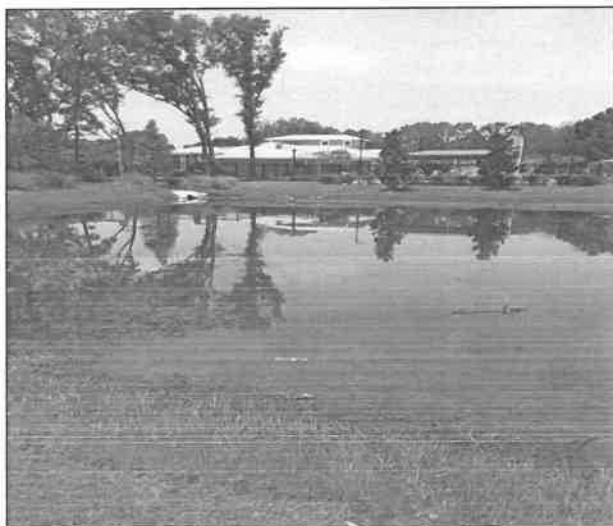
- | | | | | |
|---|---|--|---|------------------------------------|
| <input type="checkbox"/> Alligator | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input checked="" type="checkbox"/> Anhinga | <input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

NATIVE WETLAND HABITAT MAINTENANCE

- ☒ Arrowhead ☒ Bulrush ☐ Golden Canna
☐ Bacopa ☐ Chara ☒ Gulf Spikerush
☐ Blue Flag Iris ☒ Cordgrass ☒ Lily

Beneficial Vegetation Notes:

- ☐ Naiad
☒ Pickerelweed
☐ Soft Rush



**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 406522	8/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2022

Invoice Amount: \$18,450.25

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

Invoice Total **\$18,450.25**

Excellence
IN COMMERCIAL LANDSCAPING

53900 - 4604
42

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

Parkway Center CDD

MEETING DATE: August 24, 2022

CR

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

DMS Staff Signature Gene Roberts

CH 082422

Parkway Center CDD

MEETING DATE: July 26, 2022

CJR

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

DMS Staff Signature Gene Roberts

JW 072622

Parkway Center CDD

MEETING DATE: July 26, 2022

Copy

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

DMS Staff Signature Gene Roberts

K M 072622

Parkway Center CDD

MEETING DATE: August 24, 2022

GR

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

DMS Staff Signature Gene Roberts

K m 082422

Parkway Center CDD

MEETING DATE: July 26, 2022

CDD

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

DMS Staff Signature Gene Roberts

LB 072622

Parkway Center CDD

MEETING DATE: August 24, 2022

CR

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

DMS Staff Signature Gene Roberts

LB 082422

Parkway Center CDD

MEETING DATE: July 26, 2022

CR

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

DMS Staff Signature Gene Roberts

TO 072622

Parkway Center CDD

MEETING DATE: August 24, 2022

CR

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

DMS Staff Signature Gene Roberts

TO 082422



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/05/2022

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:	08/26/2022

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

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



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

Thanks for your vote of confidence.

We are proud to be recognized as a 2022 Trusted Business Partner, according to the 2022 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



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



See reverse side for more information

Account: 211001800146

Current month's charges:	\$750.61
Total amount due:	\$750.61
Payment Due By:	08/26/2022

Amount Enclosed \$ 632865307675

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

6328653076752110018001460000000750619



ACCOUNT INVOICE

tampaelectric.com



Account: 211001800146
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

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

00000073-0000783-Page 11 of 26

Important Messages

Seeking approval to increase bills less than 1 percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/05/2022

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:	08/26/2022

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

Thanks for your vote of confidence.

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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:	08/26/2022

Amount Enclosed

\$

632865307676

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

6328653076762110018003690000000592587



ACCOUNT INVOICE

tampaelectric.com



Account: 211001800369
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

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	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

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Important Messages

Seeking approval to increase bills less than 1 percent

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/05/2022

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:	08/26/2022

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

00000072-0000788-Pag 21 of 26

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COGENT COMMUNICATIONS

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See reverse side for more information

Account: 211001800609

Current month's charges:	\$557.48
Total amount due:	\$557.48
Payment Due By:	08/26/2022

Amount Enclosed \$ 632865307677

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

6328653076772110018006090000000557488



ACCOUNT INVOICE

tampaelectric.com



Account: 211001800609
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

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

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Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/05/2022
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:	08/26/2022

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

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EMAIL and
TEXT ALERTS

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RESEARCH CONSULTING

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See reverse side for more information

Account: 221007991963

Current month's charges:	\$281.65
Total amount due:	\$281.65
Payment Due By:	08/26/2022

Amount Enclosed \$ 648914635399

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

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

6489146353992210079919630000000281656



ACCOUNT INVOICE

tampaelectric.com



Account: 221007991963

Statement Date: 08/05/2022

Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

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

00000073-0000780-Page 5 of 26

Important Messages

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PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Statement Date: 08/05/2022
Account: 221008055560

Current month's charges:	\$1,266.78
Total amount due:	\$1,266.78
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$1,269.37
Payment(s) Received Since Last Statement	-\$1,269.37
Current Month's Charges	\$1,266.78
Total Amount Due	\$1,266.78

Received
AUG 10 2022

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008055560

Current month's charges:	\$1,266.78
Total amount due:	\$1,266.78
Payment Due By:	08/26/2022

Amount Enclosed \$
648914635400

00004844 01 AV 0.45 33607 FTECO108062201284710 00000 03 01000000 014 02 14020 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

64891463540022100805556000000001266780



Account: 221008055560
Statement Date: 08/05/2022
Current month's charges due 08/26/2022

Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: General Service Demand - Standard

Meter Location: CLUBHOUSE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	08/01/2022	88,940		75,064		13,876 kWh	1	32 Days
1000813546	08/01/2022	30.72		0		30.72 kW	1	32 Days

Daily Basic Service Charge	32 days @ \$1.07000	\$34.24
Billing Demand Charge	31 kW @ \$13.75000/kW	\$426.25
Energy Charge	13,876 kWh @ \$0.00730/kWh	\$101.29
Fuel Charge	13,876 kWh @ \$0.04126/kWh	\$572.52
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	13,876 kWh @ \$0.00130/kWh	\$18.04
Clean Energy Transition Mechanism	31 kW @ \$1.10000/kW	\$34.10
Florida Gross Receipt Tax		\$31.67

Electric Service Cost

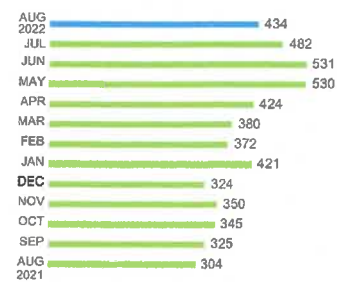
\$1,266.78

Total Current Month's Charges

\$1,266.78

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing Demand (Kilowatts)



Load Factor

(Percentage)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/04/22

Account: 311000070319

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



Current month's charges:	\$9,442.16
Total amount due:	\$9,442.16
Payment Due By:	08/18/22

Your Account Summary

Previous Amount Due	\$9,118.70
Payment(s) Received Since Last Statement	-\$9,118.70
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$9,442.16
Total Amount Due	\$9,442.16

DO NOT PAY. Your account will be drafted on 08/18/22

Things to do:

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

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.

53102 4301
52104 4301
52106 4301
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:	\$9,442.16
Total amount due:	\$9,442.16
Payment Due By:	08/18/22

Amount Enclosed \$

700250002246 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 08/18/22

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

AUG 11 2022

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



tampaelectric.com

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 ChoicesSM – 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 SelectSM – 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 GoSM – 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 SystemsSM – 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



00000033-0000350-Page 5 of 22

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$91.12
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$100.11
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$57.42
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$4404.61
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	\$107.42
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$102.90
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$79.76
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$47.47
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$42.72
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
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$408.87



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486
Statement Date: 08/01/22

Details of Charges – Service from 06/02/22 to 06/30/22

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	06/30/22	16,664		16,155		509 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.74000				\$21.46	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		509 kWh @ \$0.07035/kWh				\$35.81		
Fuel Charge		509 kWh @ \$0.04126/kWh				\$21.00		
Storm Protection Charge		509 kWh @ \$0.00315/kWh				\$1.60		
Clean Energy Transition Mechanism		509 kWh @ \$0.00402/kWh				\$2.05		
Florida Gross Receipt Tax						\$2.10		
Electric Service Cost						\$84.02		
State Tax						\$7.10		
Total Electric Cost, Local Fees and Taxes						\$91.12		
Current Month's Electric Charges						\$91.12		

Billing information continues on next page

00000039-0000350-Page 6 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738759
Statement Date: 08/01/22

Details of Charges – Service from 06/02/22 to 06/30/22

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

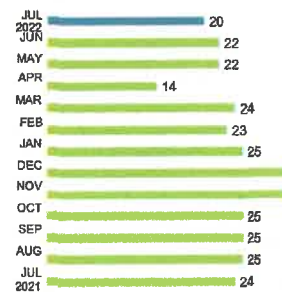
Rate Schedule: General Service - Non Demand

00000033-0000351-Page 7 of 22

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	06/30/22	22,217		21,640		577 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.74000				\$21.46		
Energy Charge		577 kWh @ \$0.07035/kWh				\$40.59		
Fuel Charge		577 kWh @ \$0.04126/kWh				\$23.81		
Storm Protection Charge		577 kWh @ \$0.00315/kWh				\$1.82		
Clean Energy Transition Mechanism		577 kWh @ \$0.00402/kWh				\$2.32		
Florida Gross Receipt Tax						\$2.31		
Electric Service Cost						\$92.31		
State Tax						\$7.80		
Total Electric Cost, Local Fees and Taxes						\$100.11		
Current Month's Electric Charges						\$100.11		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739302
Statement Date: 08/01/22

Details of Charges – Service from 06/02/22 to 06/30/22

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	06/30/22	10,185		9,931		254 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.74000				\$21.46	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		254 kWh @ \$0.07035/kWh				\$17.87		
Fuel Charge		254 kWh @ \$0.04126/kWh				\$10.48		
Storm Protection Charge		254 kWh @ \$0.00315/kWh				\$0.80		
Clean Energy Transition Mechanism		254 kWh @ \$0.00402/kWh				\$1.02		
Florida Gross Receipt Tax						\$1.32		
Electric Service Cost						\$52.95		
State Tax						\$4.47		
Total Electric Cost, Local Fees and Taxes						\$57.42		
Current Month's Electric Charges						\$57.42		



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567
Statement Date: 08/01/22

Details of Charges – Service from 06/02/22 to 06/30/22

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	5999 kWh @ \$0.03079/kWh	\$184.71
Fixture & Maintenance Charge	71 Fixtures	\$1489.57
Lighting Pole / Wire	71 Poles	\$2098.76
Lighting Fuel Charge	5999 kWh @ \$0.04060/kWh	\$243.56
Storm Protection Charge	5999 kWh @ \$0.01028/kWh	\$61.67
Clean Energy Transition Mechanism	5999 kWh @ \$0.00033/kWh	\$1.98
Florida Gross Receipt Tax		\$12.61
State Tax		\$311.75

Lighting Charges

\$4,404.61

Current Month's Electric Charges

\$4,404.61

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Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864
Statement Date: 08/01/22

Details of Charges – Service from 06/02/22 to 06/30/22

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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: 08/01/22

Details of Charges – Service from 06/22/22 to 07/21/22

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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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Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604
Statement Date: 08/01/22

Details of Charges – Service from 06/22/22 to 07/21/22

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103
Statement Date: 08/01/22

Details of Charges – Service from 06/02/22 to 06/30/22

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

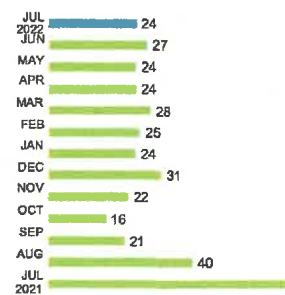
Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	06/30/22	21,694		20,993		701 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.74000				\$21.46		
Energy Charge		701 kWh @ \$0.07035/kWh				\$49.32		
Fuel Charge		701 kWh @ \$0.04126/kWh				\$28.92		
Storm Protection Charge		701 kWh @ \$0.00315/kWh				\$2.21		
Clean Energy Transition Mechanism		701 kWh @ \$0.00402/kWh				\$2.82		
Florida Gross Receipt Tax						\$2.69		
Electric Service Cost						\$107.42		
Current Month's Electric Charges						\$107.42		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376
Statement Date: 08/01/22

Details of Charges – Service from 06/02/22 to 06/30/22

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

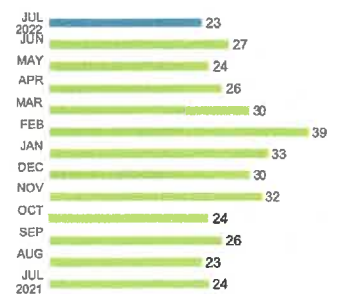
Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492499	06/30/22	20,248		19,584		664 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.74000				\$21.46		
Energy Charge		664 kWh @ \$0.07035/kWh				\$46.71		
Fuel Charge		664 kWh @ \$0.04126/kWh				\$27.40		
Storm Protection Charge		664 kWh @ \$0.00315/kWh				\$2.09		
Clean Energy Transition Mechanism		664 kWh @ \$0.00402/kWh				\$2.67		
Florida Gross Receipt Tax						\$2.57		
Electric Service Cost						\$102.90		
Current Month's Electric Charges						\$102.90		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640
Statement Date: 08/01/22



Details of Charges – Service from 06/02/22 to 06/30/22

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

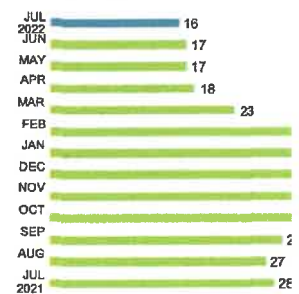
Rate Schedule: General Service - Non Demand

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period	
1000492524	06/30/22	15,361		14,887		474 kWh	1	29 Days	
Daily Basic Service Charge		29 days @ \$0.74000		\$21.46		<div><div>Tampa Electric Usage History</div><div>Kilowatt-Hours Per Day (Average)</div><div><div><div>JUL 2022</div><div>JUN</div><div>MAY</div><div>APR</div><div>MAR</div><div>FEB</div><div>JAN</div><div>DEC</div></div><div><div>16</div><div>17</div><div>17</div><div>18</div><div>23</div><div></div><div></div><div></div></div></div></div>			
Energy Charge		474 kWh @ \$0.07035/kWh		\$33.35					
Fuel Charge		474 kWh @ \$0.04126/kWh		\$19.56					
Storm Protection Charge		474 kWh @ \$0.00315/kWh		\$1.49					
Clean Energy Transition Mechanism		474 kWh @ \$0.00402/kWh		\$1.91					
Florida Gross Receipt Tax				\$1.99					
Electric Service Cost						\$79.76			
Current Month's Electric Charges						\$79.76			

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450897
Statement Date: 08/01/22

Details of Charges – Service from 06/02/22 to 06/30/22

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

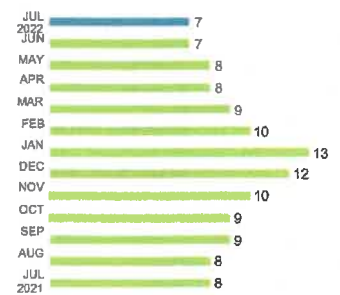
Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000536130	06/30/22	6,196		5,987		209 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.74000				\$21.46		
Energy Charge		209 kWh @ \$0.07035/kWh				\$14.70		
Fuel Charge		209 kWh @ \$0.04126/kWh				\$8.62		
Storm Protection Charge		209 kWh @ \$0.00315/kWh				\$0.66		
Clean Energy Transition Mechanism		209 kWh @ \$0.00402/kWh				\$0.84		
Florida Gross Receipt Tax						\$1.19		
Electric Service Cost						\$47.47		
Current Month's Electric Charges						\$47.47		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 211014451127
Statement Date: 08/01/22

Details of Charges – Service from 06/02/22 to 06/30/22

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

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period																		
1000323057	06/30/22	23,396		23,226		170 kWh	1	29 Days																		
Daily Basic Service Charge			29 days @ \$0.74000		\$21.46	<div><div>Tampa Electric Usage History</div><div>Kilowatt-Hours Per Day (Average)</div><table><thead><tr><th>Month</th><th>Average kWh</th></tr></thead><tbody><tr><td>JUL 2022</td><td>6</td></tr><tr><td>JUN</td><td>4</td></tr><tr><td>MAY</td><td>7</td></tr><tr><td>APR</td><td>10</td></tr><tr><td>MAR</td><td>14</td></tr><tr><td>FEB</td><td>12</td></tr><tr><td>JAN</td><td>12</td></tr><tr><td>DEC</td><td>12</td></tr></tbody></table></div>			Month	Average kWh	JUL 2022	6	JUN	4	MAY	7	APR	10	MAR	14	FEB	12	JAN	12	DEC	12
Month	Average kWh																									
JUL 2022	6																									
JUN	4																									
MAY	7																									
APR	10																									
MAR	14																									
FEB	12																									
JAN	12																									
DEC	12																									
Energy Charge			170 kWh @ \$0.07035/kWh		\$11.96																					
Fuel Charge			170 kWh @ \$0.04126/kWh		\$7.01																					
Storm Protection Charge			170 kWh @ \$0.00315/kWh		\$0.54																					
Clean Energy Transition Mechanism			170 kWh @ \$0.00402/kWh		\$0.68																					
Florida Gross Receipt Tax					\$1.07																					
Electric Service Cost						\$42.72																				
Current Month's Electric Charges						\$42.72																				

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317
Statement Date: 08/01/22

Details of Charges – Service from 06/22/22 to 07/21/22

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

Rate Schedule: Lighting Service

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

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 08/01/22

Details of Charges – Service from 06/22/22 to 07/21/22

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

Rate Schedule: Lighting Service

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

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Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 08/01/22

Details of Charges – Service from 06/22/22 to 07/21/22

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

Rate Schedule: Lighting Service

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

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739070
Statement Date: 08/02/22



Details of Charges – Service from 06/02/22 to 06/30/22

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	06/30/22	70,693		67,779		2,914 kWh	1	29 Days																												
Daily Basic Service Charge		29 days @ \$0.74000				\$21.46	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) <table><tr><th>Month</th><th>Value</th></tr><tr><td>JUL 2022</td><td>100</td></tr><tr><td>JUN</td><td>2</td></tr><tr><td>MAY</td><td>3</td></tr><tr><td>APR</td><td>3</td></tr><tr><td>MAR</td><td>3</td></tr><tr><td>FEB</td><td>80</td></tr><tr><td>JAN</td><td>63</td></tr><tr><td>DEC</td><td>80</td></tr><tr><td>NOV</td><td>63</td></tr><tr><td>OCT</td><td>80</td></tr><tr><td>SEP</td><td>80</td></tr><tr><td>AUG</td><td>63</td></tr><tr><td>JUL 2021</td><td>80</td></tr></table>		Month	Value	JUL 2022	100	JUN	2	MAY	3	APR	3	MAR	3	FEB	80	JAN	63	DEC	80	NOV	63	OCT	80	SEP	80	AUG	63	JUL 2021	80
Month	Value																																			
JUL 2022	100																																			
JUN	2																																			
MAY	3																																			
APR	3																																			
MAR	3																																			
FEB	80																																			
JAN	63																																			
DEC	80																																			
NOV	63																																			
OCT	80																																			
SEP	80																																			
AUG	63																																			
JUL 2021	80																																			
Energy Charge		2,914 kWh @ \$0.07035/kWh				\$205.00																														
Fuel Charge		2,914 kWh @ \$0.04126/kWh				\$120.23																														
Storm Protection Charge		2,914 kWh @ \$0.00315/kWh				\$9.18																														
Clean Energy Transition Mechanism		2,914 kWh @ \$0.00402/kWh				\$11.71																														
Florida Gross Receipt Tax						\$9.43																														
Electric Service Cost						\$377.01																														
State Tax						\$31.86																														
Total Electric Cost, Local Fees and Taxes						\$408.87																														
Current Month's Electric Charges						\$408.87																														
Total Current Month's Charges						\$9,442.16																														

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.



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

Invoice No: 318
Date: 07/26/2022
Terms: NET 30
Due Date: 08/25/2022

Description

Quantity	Rate	Amount
----------	------	--------

A/C preventive maintenance. Sprayed cleaned coils and flushed drains and checked operation. Cleaned air filters.

1	\$175.00	\$175.00
---	----------	----------

Parts Subtotal		\$175.00
----------------	--	----------

Subtotal		\$175.00
----------	--	----------

TAX 0%		\$0.00
--------	--	--------

Total		\$175.00
-------	--	----------

PAID		\$0.00
------	--	--------

Balance Due		\$175.00
-------------	--	----------

57200-4912
CR



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

Invoice No: 321
Date: 08/18/2022
Terms: NET 30
Due Date: 09/17/2022

Description	Quantity	Rate	Amount
Mens room ac needs compressor. Picked up compressor. Recovered refrigerant, replaced compressor and reset controller. Compressor only under warranty.	1	\$550.00	\$550.00
Parts Subtotal			\$550.00

Subtotal \$550.00
TAX 0% \$0.00
Total \$550.00
PAID \$0.00

Balance Due \$550.00

57200 - 4912
CID



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

26 Jul 2022
Invoice # 1325935
Bill Atty: S. STEADY
As of 06/30/22

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH JUNE 30, 2022

Professional Services	\$390.00
TOTAL DUE THIS BILL	\$390.00

WIRING/ACH INSTRUCTIONS:

Account Name: Burr & Forman LLP
420 North 20th 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

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

26 Jul 2022
Invoice # 1325935
Page 2

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

26 Jul 2022
Invoice # 1325935
Bill Atty: S. STEADY
As of 06/30/22

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
06/06/22	Call with Tonja to discuss issues with pond erosion.	SIS	0.50	325.00	\$162.50
06/08/22	Email to CDD lawyer for copy of renegotiated agreement with Envera.	SIS	0.20	325.00	\$65.00
06/28/22	Compare drafts for security; revise draft and send to Koko for execution.	SIS	0.50	325.00	\$162.50
Total Services					\$390.00
Total Services and Disbursements					\$390.00
TOTAL NOW DUE					\$390.00

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
SCOTT STEADY	\$325.00	1.20	\$390.00
TOTALS		1.20	\$390.00

[illegible]

[illegible]

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

DKS Cellular Subscription

INVOICE

INVOICE#

1860045

INVOICE DATE

August 14, 2022

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

User ID: **ParkwayCenter**

Period Starts: July 14, 2022

Period Ends: August 13, 2022

Previous Balance: \$42.95 **Note: All \$ amounts are in US Dollars.**
Payment Received: (\$42.95)
New Charges: \$32.95
Total Amount Due: \$32.95 USD Due by September 13, 2022

Payments

Date	Details	Amount
7/27/2022	Check received	(\$42.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
7/14/2022	8/13/2022		813 230 5734	9999	0	39	\$32.95

Summary

Total Amount Due

This amount is due by September 13, 2022

\$32.95 USD

Cut along the dotted line and include with the check.

Please also write the Invoice Number (" **1860045** ") on your check.

Invoice# 1860045
Dated August 14, 2022
User ID ParkwayCenter
Period Starts: July 14, 2022
Period Ends: August 13, 2022
Amount Due: **\$32.95 USD**

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

RECEIVED
AUG 18 2022


ENVERA
 Hidden Eyes LLC
 d/b/a Envera Systems
 8281 Blaikie Ct
 Sarasota, FL 34240

Number:	IN00002502
Page:	1
Date:	8/22/2022

Sold To:	Parkway Center CDD c/o District Management Services, LLC 2005 Pan Am Circle, Suite 300 Tampa, FL 33607-2529
-----------------	--

Ship To:	Amenities 7461 S. Falkenburg Rd. Riverview, FL 33578
-----------------	--

Reference - P.O. No.	Customer No.	Salesperson	Ship Via	Terms Code
	002900D			ONRCP

Item No.	Description/Comments	Quantity	UOM	Unit Price	Amount
CO DEPOSIT	Change Order (50% Deposit) Add Infrastructure	1	EA	1,309.50	654.75
53960-4965 42					

Remit To:
 Hidden Eyes LLC
 d/b/a Envera Systems
 8281 Blaikie Ct
 Sarasota, FL 34240

Subtotal before taxes	654.75
Total taxes	0.00
Total amount	654.75
Credit Amount	0.00
Payment received	0.00
Discount taken	0.00
Amount due	654.75

Invoice

ENVERA
Hidden Eyes LLC
d/b/a Envera Systems
 8281 Blaikie Ct
 Sarasota, FL 34240

Number: IN00002474
Page: 1
Date: 7/22/2022

Sold To: Parkway Center CDD
 c/o District Management Services, LLC
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607-2529

Ship To: Amenities
 7461 S. Falkenburg Rd.
 Riverview, FL 33578

Reference - P.O. No.	Customer No.	Salesperson	Ship Via	Terms Code
	002900D			ONRCP

Item No.	Description/Comments	Quantity	UOM	Unit Price	Amount
AVS DEPOSIT	Active & Passive Video System Installation (50% De	1	EA	21,703.19	10,851.60
RMR DEPOSIT	Monitoring & Ser/Maint. Deposit	2	MONTH	1,058.75	2,117.50
<p style="text-align: center;">57200-6404 48</p>					

Remit To:
Hidden Eyes LLC
d/b/a Envera Systems
 8281 Blaikie Ct
 Sarasota, FL 34240

Subtotal before taxes	12,969.10
Total taxes	0.00
Total amount	12,969.10
Credit Amount	0.00
Payment received	0.00
Discount taken	0.00
Amount due	12,969.10

Invoice

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
7/31/2022	74168

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/30/2022

Description	Amount
Supply & deliver (75) 8'-9" carp in pond #3 associated with Parkway CDD. Completed 7/27/2022	1,125.00
Deliver Fee	265.00
<p>539.00 - 461.00 QR</p>	

Thank you for your business.

Total	\$1,390.00
Payments/Credits	\$0.00
Balance Due	\$1,390.00



NAVITAS CREDIT CORP.
A UNITED COMMUNITY BANK COMPANY

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

Return Service Requested

Invoice Date: 08/04/2022

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

Remittance Section

Contract Number: 40819292
Due Date: 8/25/2022
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



000408192922022080400000804785

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



NAVITAS CREDIT CORP.
A UNITED COMMUNITY BANK COMPANY

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
8/25/2022	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
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	08/25/2022	\$766.03			\$38.75		\$804.78
SUBTOTALS:			\$766.03			\$38.75		\$804.78



NAVITAS CREDIT CORP.

A UNITED COMMUNITY BANK COMPANY

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

Please log onto my.navitascredit.com or email customerservice@navitascredit.com

Your Opinion Matters

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

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

Thank you for your business!

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



NAVITAS CREDIT CORP.
A UNITED COMMUNITY BANK COMPANY

PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
8/25/2022	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

For 24/7 online support, visit us @ <http://my.navitascredit.com>

My Navitas Mobile is another "smart" way to manage your financing contracts. Now you can make payments, review your account and request support when it's convenient for you. Search for Navitas in the Apple App Store or visit Google Play Today!



**NAVITAS
CREDIT CORP.**

A UNITED COMMUNITY BANK COMPANY



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: 2752

Invoice Date: August 1, 2022

Payment Due: August 16, 2022

Amount Due (USD): \$2,352.00

 Pay Securely Online

Services	Hours	Rate	Amount
7/19/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/20/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/21/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/22/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/23/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/24/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/25/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/26/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/27/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/28/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/29/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00

57200-4904
ur



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.phoenixnationalecurity.com

Services	Hours	Rate	Amount
7/30/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
7/31/22 1 Guard From 12 Pm to 8 Pm	8	\$21.00	\$168.00
8/1/22 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/296d28-skndh6



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	0696-001051239
Invoice Date	August 17, 2022
Previous Balance	\$194.42
Payments/Adjustments	-\$194.42
Current Invoice Charges	\$190.74

Total Amount Due	Payment Due Date
\$190.74	September 06, 2022

PAYMENTS/ADJUSTMENTS

<u>Description</u>	<u>Reference</u>	<u>Amount</u>
Payment - Thank You 08/02	5810	-\$194.42

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 09/01-09/30			\$115.64	\$115.64
Container Refresh 09/01-09/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$66.10
CURRENT INVOICE CHARGES				\$190.74

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	\$190.74
Payment Due Date	September 06, 2022
Account Number	3-0696-0046402
Invoice Number	0696-001051239

☐

For Billing Address Changes
Check Box and Complete Reverse.

Make Checks Payable To:



00004581
N206

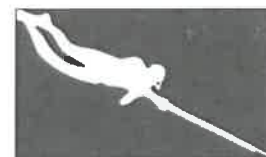
PARKWAY CENTER CDD
RICK REIDIT
2005 PAN AM CIR
TAMPA FL 33607-2359



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

306960046402000000105123900001907400000190740

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 5405

DATE 08/11/2022

DUE DATE 08/26/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 7/9 to 8/9 4 weeks CLUBHOUSE CLEAN three times per week. including straitening 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

57200 - 4912
GR



August 15, 2022
Invoice Number: 095561001081522
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 08/14/22 through 09/13/22 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 08/31/22	\$252.80

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.



Received
AUG 18 2022

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 08152022 NNNNNY 01 000205 0001

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



August 15, 2022

PARKWAY CENTER CBD

Invoice Number: 095561001081522
Account Number: 0050955610-01
Service At: 7461 S FALKENBURG RD
RIVERVIEW, FL 33578-8652

Total Due by 08/31/22 \$252.80

Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001000100509556100109025280



Invoice Number: 095561001081522
Account Number: 0050955610-01
Security Code: 5433

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249
7635 1610 NO RP 15 08152022 NNNNNY 01 000205 0001

Charge Details		
Previous Balance		252.80
Payments Received - Thank You	08/05	-252.80
Remaining Balance		\$0.00

Payments received after 08/15/22 will appear on your next bill.

Services from 08/14/22 through 09/13/22

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	08/14 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 08/31/22	\$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**.



Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/27/22	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
07/27/2022	Deirdre Bonett	117541
Total Amount Due		Ad Number
\$2,922.69		0000237543

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/27/22	07/27/22	0000237543	Times	Legals CLS	O&M Assessments	1	5x10.25 IN	\$2,918.69
07/27/22	07/27/22	0000237543	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	5x10.25 IN	\$0.00 \$4.00
51360 - 4801 602								

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

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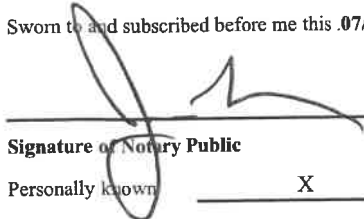
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/27/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



 Signature Affiant

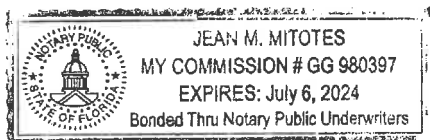
Sworn to and subscribed before me this **07/27/2022**



 Signature of Notary Public

Personally known _____ X _____ or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Parkway Center Community Development District

The Board of Supervisors (the "Board") of the Parkway Center Community Development District (the "District") will hold a public hearing and a meeting on **Wednesday, August 24, 2022, at 6:30 p.m Parkway Center CDD Clubhouse Located at 7461 S Falkenburg Rd River-view, FL 33578.**

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement

of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting (<http://myoakcreekcommunity.net>), or may be obtained by contacting the District Manager's office via email at Gene.Roberts@inframark.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

		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 2005															
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.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at The Clubhouse or by conference line. Please check the District's website at <http://myoakcreekcommunity.net>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Gene Roberts
District Manager



Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/ 3/22	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
08/03/2022	Deirdre Bonett	117541
Total Amount Due	Ad Number	
\$391.88	0000237549	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000237549	Times	Legals CLS	Budget Hearing	1	2x54 L	\$389.88
08/03/22	08/03/22	0000237549	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x54 L	\$0.00 \$2.00

AUG 10 2 12

51300-4801
LIR

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
08/ 3/22	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
08/03/2022	Deirdre Bonett	117541
Total Amount Due	Ad Number	
\$391.88	0000237549	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing** was published in said newspaper by print in the issues of: **8/3/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} SS

**Notice of Public Hearing and Board of Supervisors Meeting
of the Parkway Center Community Development District**

The Board of Supervisors (the "Board") of the Parkway Center Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, August 24, 2022, at 6:30 p.m. Parkway Center Clubhouse Located at 7461 S Falkenburg Rd Riverview, FL 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting (<http://myoakcreekcommunity.net>), or may be obtained by contacting the District Manager's office via email at Brian.Howell@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at The Clubhouse or by conference line. Please check the District's website at <http://myoakcreekcommunity.net>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Gene Roberts
District Manager

Run Date: August 3, 2022

0000237549

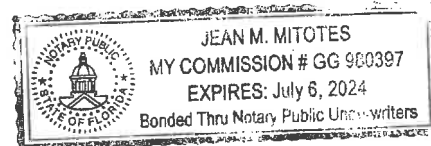
Signature Affiant

Sworn to and subscribed before me this **08/03/2022**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced





tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/ 7/22	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
08/07/2022	Deirdre Bonett	117541
Total Amount Due		Ad Number
\$470.00		0000239674

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/07/22	08/07/22	0000239674	Times	Legals CLS	Hearing Time Change	1	2x51 L	\$468.00
08/07/22	08/07/22	0000239674	Tampabay.com	Legals CLS	Hearing Time Change AffidavitMaterial	1	2x51 L	\$0.00 \$2.00

51300 - 4801
WR

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
08/ 7/22	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
08/07/2022	Deirdre Bonett	117541
Total Amount Due		Ad Number
\$470.00		0000239674

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

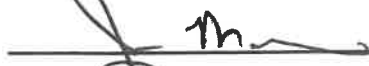
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Hearing Time Change** was published in said newspaper by print in the issues of: **8/ 7/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **08/07/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**Notice of Public Hearing and Board of Supervisors of the
Parkway Center Community Development District
"CHANGE IN MEETING TIME"**

The Board of Supervisors (the "Board") of the Parkway Center Community Development District (the "District") public hearing and a meeting being held on Wednesday, August 24, 2022, at 6:30 p.m. at the Parkway Center Clubhouse located at 7461 S Falkenburg Rd Riverview, FL 33578 has been changed to August 24, 2022, at 6:00 p.m. at the Parkway Center Clubhouse located at 7461 S Falkenburg Rd Riverview, FL 33578

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting (<http://myoakcreekcommunity.net>) or may be obtained by contacting the District Manager's office via email at gene.roberts@inframark.com or via phone at (813) 873-7300.

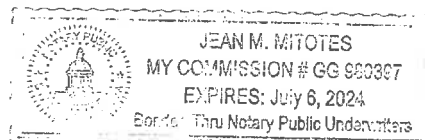
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at The Clubhouse or by conference line. Please check the District's website at <http://myoakcreekcommunity.net>, prior to the public hearing/meeting date for the call-in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Gene Roberts
District Manager
Run Date: August 7, 2022

0000239674





INVOICE

INVOICE #	INVOICE DATE
TMC 406029	7/29/2022
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: August 28, 2022

Invoice Amount: \$313.00

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

#186580 - Irrigation Control Valve Investigation/Repairs January 2022 (Controller A- Zone 5)

- During the irrigation system inspection of clock A, zone(s) 5 would not turn on automatically from the irrigation controller (timer). Further evaluation will be necessary and repairs will be made based on the findings. The valve will need to be electronically located and excavated. Repairs could range from wire splicing to replacement of solenoid, valve disassembly and cleaning, diaphragm replacement, to complete valve replacement including all fittings needed to repair. This proposal reflects the worse case scenario (total valve replacement). Any lesser repairs would be billed at a time and material basis which would result in a lower amount.

Irrigation Repairs

\$313.00

IN COMMERCIAL LANDSCAPING

Invoice Total

\$313.00

53900-4612
CR

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

Track # 125



YELLOWSTONE

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

Invoice #

Invoice Date #

IRRIGATION WORK AUTHORIZATION

Date:

[] Existing Customer- Job #

[] New Customer (no job#)

CUSTOMER NAME:

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

Job Address:

Description of Work Authorized

Please Print All Information

Description of Work Authorized	Fiscal Year	Amount	Status
* Per proposal # 186580	2020	5	was located and required

[illegible]

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

(YS) Prepared By: (X)

(YS) Work Completed By: (X)

Date:

** Post To Accounting Code #

Manager Approval:

I herein 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:

Authorized & Accepted by: (X)

Twck # 125



YELLOWSTONE

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

Invoice #

Invoice Date #

IRRIGATION WORK AUTHORIZATION

Date:

[] Existing Customer- Job #

1 New Customer (no job#)

CUSTOMER NAME:

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

Job Address:

Description of Work Authorized

Please Print All Information

Description of Work Authorized	Amount Authorized	Funds Available	Funds Expended
* Per proposal # 186580 2020 5 was located and repaired			

[illegible]

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

(YS) Prepared By: (X)

(YS) Work Completed By: (X)

Date:

** Post To Accounting Code #

Manager Approval:

I herein 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:

Authorized & Accepted by: (X)



Proposal #186580

Date: 02/15/2022

From: Wayne Ebanks

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

Irrigation Control Valve Investigation/Repairs January 2022 (Controller A - Zone 5)
- Zone 5)

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	5.00	\$250.00
Irrigation Part(s)	1.00	\$287.50

Client Notes

-
- During the irrigation system inspection of clock A, zone(s) 5 would not turn on automatically from the irrigation controller (timer). Further evaluation will be necessary and repairs will be made based on the findings. The valve will need to be electronically located and excavated. Repairs could range from wire splicing to replacement of solenoid, valve disassembly and cleaning, diaphragm replacement, to complete valve replacement including all fittings needed to repair. This proposal reflects the worse case scenario (total valve replacement). Any lesser repairs would be billed at a time and material basis which would result in a lower amount.

Signature

x

SUBTOTAL	\$537.50
SALES TAX	\$0.00
TOTAL	\$537.50

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.



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TMC 406122	7/29/2022
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: August 28, 2022

Invoice Amount: \$264.00

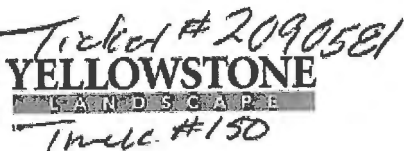
Description	Current Amount
#186583 - Irrigation Repairs January 2022 (Controller D) <ul style="list-style-type: none">The below are the estimated materials and labor to make repairs and retest for operation upon completion. Irrigation Repairs	\$264.00

Invoice Total \$264.00

IN COMMERCIAL LANDSCAPING

53900. 4612
602

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



CONTROL# 533289
Invoice #
Invoice Date #

Date: 7/28/22

IRRIGATION WORK AUTHORIZATION

[] Existing Customer- Job #

☐ New Customer (no job#)

CUSTOMER NAME: Parkway Center

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address: ★ Bill

Job Address:

Description of Work Authorized

Please Print All Information

—Repairs

[illegible]

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

(YS) Prepared By: (X)

(YS) Work Completed By: (X)

Date: 7/28/22

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

Manager Approval:

I herein 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:

Authorized & Accepted by: (X)



Invoice Date #

Date: 7/28/22

1 New Customer (no job#)

FAX #:

Phone #:

Job Address:

Please Print All Information

Total

196



YELLOWSTONE
LANDSCAPE

Proposal #186583

Date: 02/15/2022

From: Wayne Ebanks

Proposal For

Location

Parkway Center CDD

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

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

7461 S. Falkenburg Road
Riverview, FL 33578

Property Name: Parkway Center CDD

Irrigation Repairs January 2022 (Controller D)

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	3.00	\$150.00
Irrigation Part(s)	1.00	\$127.05

Client Notes

- The below are the estimated materials and labor to make repairs and retest for operation upon completion.

Signature

x

SUBTOTAL	\$277.05
SALES TAX	\$0.00
TOTAL	\$277.05

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

Wayne Ebanks
Office:
wayne@flogreen.com

2 Rotor
2 spray
2 nozzle
4 st 90 1/2
2 st 90 3/4 x 1/2
2 Feet Flex

Ebanks, Wayne (Thomas)

From: Rhodes, Robin
Sent: Thursday, June 2, 2022 1:34 PM
To: Ebanks, Wayne (Thomas)
Subject: Fwd: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

Here's approval for Parkway

Sent from my iPhone

Begin forwarded message:

From: Gene Roberts <Gene.Roberts@inframark.com>
Date: June 2, 2022 at 1:33:07 PM EDT
To: "Rhodes, Robin" <rrrhodes@yellowstonelandscape.com>
Subject: RE: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

[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]

Thank you

From: Rhodes, Robin <rrrhodes@yellowstonelandscape.com>
Sent: Thursday, June 2, 2022 1:30 PM
To: Gene Roberts <Gene.Roberts@Inframark.com>
Subject: Re: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments

I will have them taken care of quickly.

Sent from my iPhone

On Jun 2, 2022, at 12:23 PM, Gene Roberts <Gene.Roberts@inframark.com> wrote:

[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]

Robin- if these are the estimates your referring to, they are approved.



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TMC 406123	7/29/2022
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: August 28, 2022

Invoice Amount: \$168.50

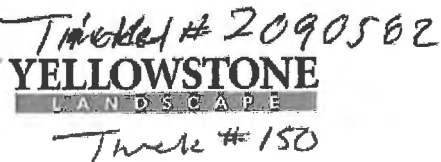
Description	Current Amount
#186584 - Irrigation Repairs January 2022 (Controller E) <ul style="list-style-type: none">The below are the estimated materials and labor to make repairs and retest for operation upon completion. Irrigation Repairs	\$168.50

Invoice Total \$168.50

IN COMMERCIAL LANDSCAPING

53906-4612
472

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



CONTROL#	533290
Invoice #	
Invoice Date #	

Date: 7/25/72

[] Existing Customer- Job #

☐ New Customer (no job#)

CUSTOMER NAME: Razkewy Center

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address: ★ Bill

Job Address: *Proposal #186584*

Description of Work Authorized

Please Print All Information

- Repairs

[illegible]

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

(YS) Prepared By: (X)

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

Date: 7/28/22

** Post To Accounting Code # 23

Manager Approval:

I herein 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:

Proposal #186584

Authorized & Accepted by: (X)



Time # 150

Date: 7/28/78

Please Print All Information



Proposal #186584

Date: 02/15/2022

From: Wayne Ebanks

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

Irrigation Repairs January 2022 (Controller E)

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	3.00	\$150.00
Irrigation Part(s)	1.00	\$78.60

Client Notes

- The below are the estimated materials and labor to make repairs and retest for operation upon completion.

	SUBTOTAL	\$228.60
Signature	SALES TAX	\$0.00
x	TOTAL	\$228.60

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

Wayne Ebanks
Office:
wayne@flogreen.com

5 nozzle
10 couplings Drip
3 T Drip
4 Feet Drip

Ebanks, Wayne (Thomas)

From: Rhodes, Robin
Sent: Thursday, June 2, 2022 1:34 PM
To: Ebanks, Wayne (Thomas)
Subject: Fwd: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

Here's approval for Parkway

Sent from my iPhone

Begin forwarded message:

From: Gene Roberts <Gene.Roberts@inframark.com>
Date: June 2, 2022 at 1:33:07 PM EDT
To: "Rhodes, Robin" <rrhodes@yellowstonelandscape.com>
Subject: RE: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

[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]

Thank you

From: Rhodes, Robin <rrhodes@yellowstonelandscape.com>
Sent: Thursday, June 2, 2022 1:30 PM
To: Gene Roberts <Gene.Roberts@Inframark.com>
Subject: Re: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments

I will have them taken care of quickly.

Sent from my iPhone

On Jun 2, 2022, at 12:23 PM, Gene Roberts <Gene.Roberts@inframark.com> wrote:

[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]

Robin- if these are the estimates your referring to, they are approved.



INVOICE

INVOICE #	INVOICE DATE
TMC 406124	7/29/2022
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: August 28, 2022

Invoice Amount: \$368.65

Description	Current Amount
#186585 - Irrigation Repairs January 2022 (Controller F)	
<ul style="list-style-type: none">The below are the estimated materials and labor to make repairs and retest for operation upon completion.	
Irrigation Repairs	\$368.65

Invoice Total \$368.65

IN COMMERCIAL LANDSCAPING

53900-4612
UL

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



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

Invoice #

Invoice Date #

Date: 7/28/22

☐ New Customer (no job#)

CUSTOMER NAME: Parkway Center

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address: ★ B.I.I

Job Address:

Description of Work Authorized

Please Print All Information

- Repairs

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

(YS) Prepared By: (X) *[Signature]*

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

Date: 7/28/20

** Post To Accounting Code #

Manager Approval:

I herein 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:

Authorized & Accepted by: (X)



Track #150

CONTROL# 533291

Invoice #

Invoice Date #

IRRIGATION WORK AUTHORIZATION

Date: 7/28/22

[] Existing Customer- Job #

☐ New Customer (no job#)

CUSTOMER NAME: Parkway Center

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address: *Star Bill*

Job Address:

Description of Work Authorized

Please Print All Information

[illegible]

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

(YS) Prepared By: (X) *[Signature]*

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

Date: 7/18/20

** Post To Accounting Code #

Manager Approval:

I herein 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:

Authorized & Accepted by: (X)



Proposal #186585

Date: 02/15/2022

From: Wayne Ebanks

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

Irrigation Repairs January 2022 (Controller F)

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	4.00	\$200.00
Irrigation Part(s)	1.00	\$199.30

Client Notes

- The below are the estimated materials and labor to make repairs and retest for operation upon completion.

Signature

X

SUBTOTAL	\$399.30
SALES TAX	\$0.00
TOTAL	\$399.30

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

Wayne Ebanks
Office:
wayne@flcgreen.com

3 Rota
2 spray
3 st 90 3/4 x 1/2
5 st 90 1/2
7 couplings 1/2
9 nozzle
4 Feet Flt

Ebanks, Wayne (Thomas)

From: Rhodes, Robin
Sent: Thursday, June 2, 2022 1:34 PM
To: Ebanks, Wayne (Thomas)
Subject: Fwd: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

Here's approval for Parkway

Sent from my iPhone

Begin forwarded message:

From: Gene Roberts <Gene.Roberts@inframark.com>
Date: June 2, 2022 at 1:33:07 PM EDT
To: "Rhodes, Robin" <rrrhodes@yellowstonelandscape.com>
Subject: RE: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

[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]

Thank you

From: Rhodes, Robin <rrrhodes@yellowstonelandscape.com>
Sent: Thursday, June 2, 2022 1:30 PM
To: Gene Roberts <Gene.Roberts@inframark.com>
Subject: Re: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments

I will have them taken care of quickly.

Sent from my iPhone

On Jun 2, 2022, at 12:23 PM, Gene Roberts <Gene.Roberts@inframark.com> wrote:

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Robin- if these are the estimates your referring to, they are approved.



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 413803	8/8/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 7, 2022

Invoice Amount: \$364.45

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

#186582 - Irrigation Repairs January 2022 (Controller C)

- The below are the estimated materials and labor to make repairs and retest for operation upon completion.

Irrigation Repairs \$364.45

Invoice Total \$364.45

IN COMMERCIAL LANDSCAPING

53900-4612
42

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



210



Proposal #186582

Date: 02/15/2022

From: Wayne Ebanks

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

Irrigation Repairs January 2022 (Controller C)

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	4.00	\$200.00
Irrigation Part(s)	1.00	\$206.20

Client Notes

- The below are the estimated materials and labor to make repairs and retest for operation upon completion.

Signature

x

SUBTOTAL	\$406.20
SALES TAX	\$0.00
TOTAL	\$406.20

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

Wayne Ebanks
Office:
wayne@flcgreen.com

2 spray
2 st 90 1/2
2 nozzle
2 Feet Flex 1/2
1 slip fix 1 1/2
1 Couplings 1 1/2

Ebanks, Wayne (Thomas)

From: Rhodes, Robin
Sent: Thursday, June 2, 2022 1:34 PM
To: Ebanks, Wayne (Thomas)
Subject: Fwd: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

Here's approval for Parkway

Sent from my iPhone

Begin forwarded message:

From: Gene Roberts <Gene.Roberts@inframark.com>
Date: June 2, 2022 at 1:33:07 PM EDT
To: "Rhodes, Robin" <rrhodes@yellowstonelandscape.com>
Subject: RE: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

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Thank you

From: Rhodes, Robin <rrhodes@yellowstonelandscape.com>
Sent: Thursday, June 2, 2022 1:30 PM
To: Gene Roberts <Gene.Roberts@inframark.com>
Subject: Re: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

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I will have them taken care of quickly.

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Robin- if these are the estimates your referring to, they are approved.



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 413804	8/8/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 7, 2022

Invoice Amount: \$115.10

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

#186588 - Irrigation Repairs January 2022 (Controller K)

- The below are the estimated materials and labor to make repairs and retest for operation upon completion.

Irrigation Repairs

\$115.10

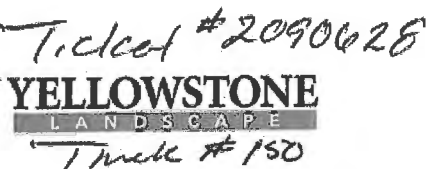
Invoice Total

\$115.10

IN COMMERCIAL LANDSCAPING

53900-4612
CR

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



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

Invoice Date #

Date: 7-28-22

IRRIGATION WORK AUTHORIZATION

☐ New Customer (no job#)

FAX #:

Phone #:

Billing Address: ~~Star~~ B-11

Job Address:

Description of Work Authorized

Please Print All Information

—Repairs MADE

[illegible]

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

(YS) Prepared By: (X)

(YS) Work Completed By: (X)

Date: 7/28/22

**** Post To Accounting Code #**

Manager Approval:

I herein 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:

Authorized & Accepted by: (X)



YELLOWSTONE
LANDSCAPE

Proposal #186588

Date: 02/15/2022

From: Wayne Ebanks

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

Irrigation Repairs January 2022 (Controller K)

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	2.00	\$100.00
Irrigation Part(s)	1.00	\$15.95
7.975		

Client Notes

- The below are the estimated materials and labor to make repairs and retest for operation upon completion.

Signature

x

SUBTOTAL	\$115.95
SALES TAX	\$0.00
TOTAL	\$115.95

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

Wayne Ebanks
Office:
wayne@fieggreen.com

1 spray
1 5' x 90 1/2"
2 couplings drip

Ebanks, Wayne (Thomas)

From: Rhodes, Robin
Sent: Thursday, June 2, 2022 1:34 PM
To: Ebanks, Wayne (Thomas)
Subject: Fwd: Emailing: Parkway center cdd irrigation repairs estimates 2-15-22.pdf

Here's approval for Parkway

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Robin- If these are the estimates your referring to, they are approved.

Parkway Center CDD

MEETING DATE: August 24, 2022

GR

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

DMS Staff Signature Gene Roberts

JW 082422

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 8/31/2022

(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	260,972.00	0.00	0.00	0.00	0.00	0.00	0.00	260,972.00
Investment - Revenue 2008 (9000)	0.00	134,565.00	0.00	0.00	0.00	0.00	0.00	134,565.00
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	129,860.00	0.00	0.00	0.00	129,860.00
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	224,075.00	0.00	0.00	0.00	0.00	224,075.00
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	2,899.00	0.00	0.00	0.00	0.00	0.00	0.00	2,899.00
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	277,010.00	151,858.00	414,935.00	274,558.00	19.00	7,810,423.00	9,195,000.00	18,123,802.00
Liabilities								
Accounts Payable	15,118.00	0.00	0.00	0.00	0.00	0.00	0.00	15,118.00

Parkway Center Community Development District
Combining Balance Sheet
As of 8/31/2022

(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
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	<u>15,055.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>9,195,000.00</u>	<u>9,210,055.00</u>
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	<u>172,994.00</u>	<u>3,610.00</u>	<u>(3,141.00)</u>	<u>18,233.00</u>	<u>(6,570.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>185,126.00</u>
Total Fund Equity & Other Credits	<u>261,955.00</u>	<u>151,858.00</u>	<u>414,935.00</u>	<u>274,558.00</u>	<u>19.00</u>	<u>7,810,423.00</u>	<u>0.00</u>	<u>8,913,747.00</u>
Total Liabilities & Fund Equity	<u>277,010.00</u>	<u>151,858.00</u>	<u>414,935.00</u>	<u>274,558.00</u>	<u>19.00</u>	<u>7,810,423.00</u>	<u>9,195,000.00</u>	<u>18,123,802.00</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

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				
Interest Earnings	0.00	100.00	100.00	0 %
Miscellaneous	0.00	7,992.00	7,992.00	0 %
Landscape Maintenance - Contract	0.00	7,499.00	7,499.00	0 %
Total Revenues	905,110.00	962,778.00	57,668.00	6 %
Expenditures				
Legislative				
Supervisor Fees	12,000.00	10,600.00	1,400.00	12 %
Financial & Administrative				
District Manager	28,840.00	24,072.00	4,768.00	17 %
Recording Secretary	2,772.00	3,666.00	(895.00)	(32)%
District Engineer	5,000.00	12,384.00	(7,384.00)	(148)%
Disclosure Report	6,000.00	5,500.00	500.00	8 %
Trustees Fees	12,500.00	8,699.00	3,801.00	30 %
Accounting Services	28,667.00	23,897.00	4,770.00	17 %
Auditing Services	9,300.00	11,776.00	(2,476.00)	(27)%
Arbitrage Rebate Calculation	1,000.00	0.00	1,000.00	100 %
Postage, Phone, Faxes, Copies	750.00	2,206.00	(1,456.00)	(194)%
Public Officials Insurance	3,256.00	3,064.00	192.00	6 %
Legal Advertising	1,000.00	4,482.00	(3,482.00)	(348)%
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	3,089.00	111.00	3 %
ADA Website Compliance	1,500.00	0.00	1,500.00	100 %
Legal Counsel				
District Counsel	7,500.00	8,365.00	(865.00)	(12)%
Electric Utility Services				
Street Lighting	90,000.00	113,672.00	(23,672.00)	(26)%
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	61,505.00	(1,505.00)	(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	227,017.00	22,983.00	9 %
Landscape Maintenance - Other	15,000.00	13,196.00	1,804.00	12 %
Pool Service	20,000.00	28,675.00	(8,675.00)	(43)%
Gate Maintenance	2,500.00	142.00	2,358.00	94 %
Field Manager	27,707.00	24,479.00	3,228.00	12 %
Irrigation Maintenance	15,000.00	9,557.00	5,443.00	36 %
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	24,088.00	(4,588.00)	(24)%
Waterway Management Program - Other	5,000.00	3,668.00	1,332.00	27 %
Clubhouse Security Systems	2,000.00	5,451.00	(3,451.00)	(173)%

Parkway Center Community Development District
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Playground/Amenity	0.00	548.00	(548.00)	0 %
Road & Street Facilities				
Street/Decorative Light Maintenance	5,000.00	9,022.00	(4,022.00)	(80)%
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	9,251.00	10,749.00	54 %
Special Events	10,000.00	185.00	9,815.00	98 %
Playground/Amenity	10,000.00	28,873.00	(18,873.00)	(189)%
Miscellaneous Reserve/Contingency	<u>154,368.00</u>	<u>32,431.00</u>	<u>121,938.00</u>	<u>79 %</u>
Total Expenditures	<u>905,110.00</u>	<u>789,784.00</u>	<u>115,326.00</u>	<u>13 %</u>
Excess of Revenue Over(Under) Expenditures	<u>0.00</u>	<u>172,994.00</u>	<u>172,994.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0.00	88,961.00	88,961.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>261,955.00</u>	<u>261,955.00</u>	<u>0 %</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

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	<u>0.00</u>	<u>269.00</u>	<u>269.00</u>	<u>0 %</u>
Total Revenues	<u>167,382.00</u>	<u>173,533.00</u>	<u>6,151.00</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	<u>(1.00)</u>	<u>3,610.00</u>	<u>3,611.00</u>	<u>(361,119)%</u>
Fund Balance, Beginning of Period	0.00	148,248.00	148,248.00	0 %
Fund Balance, End of Period	<u>(1.00)</u>	<u>151,858.00</u>	<u>151,859.00</u>	<u>(15,185,913)%</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

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>21.00</u>	<u>21.00</u>	<u>0 %</u>
Total Revenues	<u>381,719.00</u>	<u>382,603.00</u>	<u>884.00</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>(3,141.00)</u>	<u>(3,141.00)</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>414,935.00</u>	<u>414,935.00</u>	<u>0 %</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

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	13.00	13.00	0 %
Other Miscellaneous Revenues				
Miscellaneous	0.00	20,243.00	20,243.00	0 %
Total Revenues	<u>287,495.00</u>	<u>310,181.00</u>	<u>22,686.00</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>18,233.00</u>	<u>18,233.00</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>274,558.00</u>	<u>274,558.00</u>	<u>0 %</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

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	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0.00</u>	<u>6,580.00</u>	<u>(6,580.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>6,580.00</u>	<u>(6,580.00)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>10.00</u>	<u>10.00</u>	<u>0 %</u>
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>(6,570.00)</u>	<u>(6,570.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0.00</u>	<u>6,589.00</u>	<u>6,589.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>19.00</u>	<u>19.00</u>	<u>0 %</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

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: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked

Bank Balance	300,607.57
Less Outstanding Checks/Vouchers	39,910.87
Plus Deposits in Transit	275.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	260,971.70
Balance Per Books	<u>260,971.70</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: 08/31/2022
Reconciliation Date: 8/31/2022
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.
5785	6/29/2022	System Generated Check/Voucher	200.00	Linda W. Bell
5812	8/4/2022	System Generated Check/Voucher	175.00	All A/C and Refrigeration LLC
5817	8/4/2022	System Generated Check/Voucher	200.00	Linda W. Bell
5826	8/18/2022	System Generated Check/Voucher	2,100.00	AquaPRO Pool Solutions
5830	8/28/2022	System Generated Check/Voucher	550.00	All A/C and Refrigeration LLC
5831	8/28/2022	System Generated Check/Voucher	252.80	Charter Communications
5832	8/28/2022	System Generated Check/Voucher	820.00	Don Harrison Enterprises LLC
5833	8/28/2022	System Generated Check/Voucher	32.95	DoorKing Inc.
5834	8/28/2022	System Generated Check/Voucher	654.75	Hidden Eyes LLC dba Envera Systems
5835	8/28/2022	System Generated Check/Voucher	2,276.00	First Choice Aquatic Weed Management, LLC.
5836	8/28/2022	System Generated Check/Voucher	190.74	Republic Services #696
5837	8/28/2022	System Generated Check/Voucher	1,200.00	Speare Enterprises LLC
5838	8/28/2022	System Generated Check/Voucher	7,499.02	Sunrise Landscape
5839	8/28/2022	System Generated Check/Voucher	470.00	Times Publishing Company
5840	8/28/2022	System Generated Check/Voucher	<u>18,929.80</u>	Yellowstone Landscape
Outstanding Checks/Vouchers			<u>39,910.87</u>	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Outstanding Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR587	8/5/2022	July Clubhouse Income	150.00	
CR589	8/12/2022	July Clubhouse Income	<u>125.00</u>	
Outstanding Deposits			<u>275.00</u>	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5784	6/29/2022	System Generated Check/Voucher	200.00	Koko L. Miller
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
5813	8/4/2022	System Generated Check/Voucher	390.00	Burr & Forman LLP
5814	8/4/2022	System Generated Check/Voucher	12,969.10	Hidden Eyes LLC dba Envera Systems
5815	8/4/2022	System Generated Check/Voucher	1,846.00	First Choice Aquatic Weed Management, LLC.
5816	8/4/2022	System Generated Check/Voucher	200.00	Koko L. Miller
5818	8/4/2022	System Generated Check/Voucher	2,352.00	Phoenix National Security LLC
5819	8/4/2022	System Generated Check/Voucher	2,922.69	Times Publishing Company
5820	8/4/2022	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
5821	8/4/2022	System Generated Check/Voucher	200.00	Jo Ann Ward
5822	8/4/2022	System Generated Check/Voucher	1,114.15	Yellowstone Landscape
5823	8/11/2022	System Generated Check/Voucher	9,300.00	Grau & Associates
5824	8/11/2022	System Generated Check/Voucher	10,131.99	Inframark LLC
5825	8/11/2022	System Generated Check/Voucher	804.78	Navitas Credit Corp
CD215	8/12/2022	Payroll 08.12.22	1,783.49	
5827	8/18/2022	System Generated Check/Voucher	1,390.00	First Choice Aquatic Weed Management, LLC.
5828	8/18/2022	System Generated Check/Voucher	391.88	Times Publishing Company

Parkway Center Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5829	8/18/2022	System Generated Check/Voucher	3,449.10	TECO
311000070319 080422	8/23/2022	paid by ACH service 06/02/22 - 06/30/22	9,442.16	TECO
CD216	8/26/2022	Payroll 08.26.22	<u>1,545.41</u>	
Cleared Checks/Vouchers			<u>87,024.44</u>	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared 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	100.00	
CR579	8/1/2022	Clubhouse Rental - CK# 3002 - 7.18.22	75.00	
CR586	8/10/2022	July Clubhouse Income	100.00	
CR591	8/19/2022	Rtn Check from Nichols	<u>7,499.02</u>	
Cleared Deposits			<u>8,599.02</u>	