

Parkway Center

*Summary
Of
Observations*



YELLOWSTONE
LANDSCAPE

Parkway Center

SUMMARY OF OBSERVATIONS

Enclosed are our initial observations and action steps. Included photos are provided in support of our findings and intended for review by all parties.

- Yellowstone will conduct an Irrigation Audit. Many signs dry areas, and declining plant material were noted. The irrigation systems will be monitored for positive results as well as water conservation.*
- Options for turf replacement will be offered and discussed by all parties.*
- There are declining Loropetalum, Duranta, Ligustrum and other miscellaneous plant material. Replacement options for missing and dead plants will be discussed by all parties.*
- Proper ornamental tree and shrub pruning will be discussed by all parties and a routine schedule will be implemented immediately.*
- Dead pine trees along Still Creek Drive pose a risk of falling. Vines from the neighboring conservation area are growing on trees and hanging over sidewalks, which also pose a safety risk for pedestrians.*



Parkway Center

*30/60/90
Day Plan*



YELLOWSTONE
LANDSCAPE

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30 – 60 – 90 Day Plan

30 Day Plan

- ☐ *Meet with Property Manager to review 30 – 60 – 90 Day Plan*
- ☐ *Walk Property with Property Manager to identify areas of concern*
- ☐ *Complete an irrigation audit of the entire system*
- ☐ *Present irrigation deficiencies with plan for corrections*
- ☐ *Begin maintenance – mowing, blowing and edging*
- ☐ *Spot treat weeds in turf areas to be reclaimed*
- ☐ *Discuss options for turf areas beyond reclamation*
- ☐ *Continue weed control in planting beds*
- ☐ *Begin bed separation trimming in all planting beds*
- ☐ *Apply fertilizer to struggling shrubs throughout the property*
- ☐ *Begin insect and disease program on all plant material*
- ☐ *Discuss removing severely declining plant material*
- ☐ *Prepare proposals for replacing missing and dead shrub material throughout property*
- ☐ *Perform first turf fertilizer application*



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60 Day Plan

- ☐ *Walk property with Property Manager to evaluate improvements*
- ☐ *Continue irrigation maintenance and inspections*
- ☐ *Continue routine maintenance – mowing, blowing and edging*
- ☐ *Continue bed separation in all planting beds*
- ☐ *Retreat turf weeds*
- ☐ *Continue RoundUp applications throughout property*
- ☐ *Monitor and treat insect and disease problems in plant material throughout property*
- ☐ *Install Spring Annuals*

90 Day Plan

- ☐ *Walk property with Property Manager to evaluate improvements*
- ☐ *Assess results from actions taken in 30 day and 60 day plans.*
- ☐ *Continue irrigation maintenance/inspections*
- ☐ *Continue turf weed applications as needed*
- ☐ *Continue RoundUp applications throughout property*
- ☐ *Monitor and treat insect and disease problems in plant material throughout property*
- ☐ *Continue routine maintenance – mowing, blowing and edging*



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Site Analysis



YELLOWSTONE
LANDSCAPE

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SITE OBSERVATIONS

- *Dollar Weeds in turf due to oversaturation*

LANDSCAPE DESIGN SUGGESTIONS

⇒ *Conduct irrigation audit to control weeds*



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SITE OBSERVATIONS

- *Dry areas of turf due to possible Chinch Bugs or irrigation issues*
- *Weeds present in turf*

LANDSCAPE DESIGN SUGGESTIONS

- ⇒ *Conduct Irrigation Audit*
- ⇒ *Implement Proper Fert/Chem Treatments To Revitalize Turf*



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SITE OBSERVATIONS

- *Overgrown plant material*

LANDSCAPE DESIGN SUGGESTIONS

- ⇒ *Implement routine detail schedule*
- ⇒ *Monitor*



YELLOWSTONE
LANDSCAPE

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SITE OBSERVATIONS

- *Overgrown plant material*
- *Plants starting to grow together*

LANDSCAPE DESIGN SUGGESTIONS

- ⇒ *Implement routine detail schedule*
- ⇒ *Monitor*



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SITE OBSERVATIONS

- *Jasmine along privacy wall is dead and declining.*

LANDSCAPE DESIGN SUGGESTIONS

- ⇒ *Conduct irrigation audit*
- ⇒ *Discuss removal/replacement options*



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SITE OBSERVATIONS

- Declining *Loropetalum*, *Duranta*, *Ligustrum* and other plant material.



LANDSCAPE DESIGN SUGGESTIONS

- ⇒ Discuss Removal/Replacement Options
- ⇒ Conduct irrigation audit



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SITE OBSERVATIONS

- *Fire Ants prevalent around the property*

LANDSCAPE DESIGN SUGGESTIONS

⇒ *Top Choice application is recommended to help control and prevent ant mounds*



YELLOWSTONE
LANDSCAPE

Parkway Center

SITE OBSERVATIONS

- *Dead palm and pine trees*
- *Vines from conservation are growing on trees, and hanging down over sidewalk.*

LANDSCAPE DESIGN SUGGESTIONS

- ⇒ *Discuss removal/replacement options for dead trees*
- ⇒ *Cut back vines to keep high enough off sidewalk*





NICHOLS

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December 9, 2016/ January 12, 2017

LANDSCAPE ENHANCEMENT FOR FALKENBERG ROAD ENTRANCE PUNCH LIST INSPECTION REPORT – **WITH RE-INSPECTION**

Subject: Parkway Center CDD – Oak Creek
Hillsborough County, Florida

Prepared by: Celia R. Nichols, RLA, NICHOLS Landscape Architecture, Inc. (NLA)

Persons Present: **Rodger Phillips**, Aaron Denhoff, LMP (Contractor)
Celia Nichols, NLA (Consultant)

Re: Punch List Items for LMP to Address for Landscape

Dear Parkway CDD Board,

I met with Rodger Phillips (LMP) for a re-inspection on January 6, 2017. Please see yellow highlighted comments of items new to this report and /or not completed to date

On December 5, 2016, I met with LMP, the Landscape Contractor for this installation work, to review the new landscape and to determine its compliance with the construction plans prepared by NLA. In an effort to simplify the punch list information, I have divided the Landscape Report into the two (2) reports, one for each entrance; Riverview and Falkenberg. I have also separated the Irrigation Report, into its own report, since this was a separate walk-through with a different division of LMP. Upon the review and approval of Meritus, a copy of this report, and the others, can be provided to LMP, the Landscape Contractor for them to review and address accordingly.

A. FALKENBERG ROAD – LANDSCAPE

a. SOUTH END OF SIGN WALL AREA

1. **Apply fertilizer as specified on the plans to all beds.**
2. Tighten-up all tree staking, and ensure trees are plumb.
3. Remove all bamboo staking and tree tags from trees.
4. **LMP planted Mimosa instead of the Annuals/ Perennials as noted in the plans and plant list. These Mimosas must be removed, and LMP shall provide their typical soil berm and plant 4" pots of Poinsettias at 12" o.c. in this bed. This information was relayed to LMP on 12-6-16. QUANTITY DOES NOT FILL MIMOSA BED AS INTENDED.**

2016

5. Replace 4" plain aluminum edging that does not meet the plan specifications and detail, with the correct product.
6. Trim only the "brown" dead fronds from all of the new Palms. Leave 6" of the frond branch next to trunk; to better protect the head.
7. The new St. Augustine bed line does *not* match the plans for the area near the south end of the sign wall, by the column. It was agreed that we would allow this sod to stay as shown, but to cut/ round out the bed line as described in the field.
8. Install (1) missing medium sized boulder, per detail, to be located just north of grate inlet.
9. Grate inlet top has not been changed per plans. District Engineer to review.
10. Move mulch a maximum of 6" away from the trunk of all new and existing trees and palms. This has been "over-corrected", please move some back to cover all but keep @ MAX. 6" away from trunk.
11. Sod is overlapping in places and is uneven in areas causing "holes". Contractor shall add top soil to areas with holes, and relay sod to remove overlaps and roll with roller to ensure a smooth lain surface of sod.
12. ADD: Provide a 2' wide strip of Bahia sod to back of signwall to help maintain bed and new mulch beds to limits shown in the field. Contractor to water in, and roll and stake on embankment. THIS SOD IS DYING AND IS NOT STAKED. REPLACE AND STAKE. Ensure irrigation Punchlist is completed before replacing.
13. Modify front bed line on west side of entry signwall (Castle Creek side) to be one continuous curve as per plan. Move bed line north to line up with south side of new irrigation valve boxes. Add Variegated Minima Jasmine per plan specifications, to fill this bed in @ 18" o.c.
14. Add one (1) Dwarf Loropetalum 'Plum Delight', per specifications, in "open gap area" to the left side of the sign.
15. Elm Tree has been removed as requested near east end of sign wall.

b. MEDIAN

1. Apply fertilizer as specified on the plans to all beds.
2. Tighten-up all tree staking, and ensure trees are plumb.
3. Remove all bamboo staking and tree tags from trees.
4. Trim only the "brown" dead fronds from all of the new Palms. Leave 6" of the frond branch next to trunk; to better protect the head.
5. At the tip of the median (west end) replace the (5) Dwarf Loropetalum 'Plum Delight' with correct species of "Purple Pixie" as changed in plans dated 8-18-16 and resent on 10-10-16 with additional field notes. This change is very important because 'Plum Delight' does not meet the County/ FDOT's sight distance standards, and thus the County requested the revision – see rev.#1. You noted that you did not install these as you were unable to locate them. Please contact glenn@harrellsnursery.net or at 813-752-0931 for this 3-gallon

plant. LMP was instructed to remove the wrong species and leave open until plants are available. LMP to install new plants by final walk thru.

6. Aztec Grass west of sidewalk in median, does not match up with sidewalk as shown in plans. It was agreed that LMP will provide one (1) more row of Aztec Grass to this open mulched area.
7. Relocate some of the 14 Aztec Grass to east of sidewalk in median, to better match the square pattern of the design. Move the Loropetalum, in this area as needed.
8. LMP planted Mimosa instead of the Annuals/ Perennials as noted in the plans and plant list. These Mimosas must be removed, and LMP shall provide their typical soil berm and plant 4" pots of Poinsettias at 12" o.c. in this bed. This information was relayed to LMP on 12-6-16.
9. Sod is overlapping in places and is uneven in areas causing "holes". Contractor shall add top soil to areas with holes, and relay sod to remove overlaps and roll with roller to ensure a smooth lain surface of sod.

A. LMP TO REVIEW ORIGINAL IRRIGATION PUNCHLIST TO ADD: NEW BAHIA STRIP AFTER OWNER'S APPROVAL-- AFTER NEW IRRIGATION IS APPROVED AND INSTALLED ALONG ROADWAY BETWEEN SIDEWALK AND CURB UP TO THE INLET AT FALKENBERG DRIVE. SEE ORIGINAL IRRIGATION PUNCHLIST FOR THIS CHANGE ORDER REQUEST.

Contractor to Request a Final Punch List Inspection in writing, to Meritus and NICHOLS, once all of the above items have been corrected. Any change orders shall be submitted immediately. All items to be addressed in the field by LMP, *no later than* December 21st 2016.

ALL ITEMS SHALL BE COMPLETED AS QUICK AS POSSIBLE, BUT NO LATER THAN 1/30/17 SO THAT THIS AREA CAN BE TURNED OVER TO LANDSCAPE MAINTENANCE AND THE 1 YEAR WARRANTY PERIOD CAN BEGIN.

END OF REPORT



NICHOLS

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December 9, 2016 / January 12, 2017

LANDSCAPE ENHANCEMENT FOR RIVERVIEW DRIVE ENTRANCE PUNCH LIST INSPECTION REPORT – **WITH RE-INSPECTION**

Subject: Parkway Center CDD – Oak Creek
Hillsborough County, Florida

Prepared by: Celia R. Nichols, RLA, NICHOLS Landscape Architecture, Inc. (NLA)

Persons Present: Rodger Phillips, Aaron Denhoff, LMP (Contractor)
Celia Nichols, NLA (Consultant)

Re: Punch List Items for LMP to Address for Landscape

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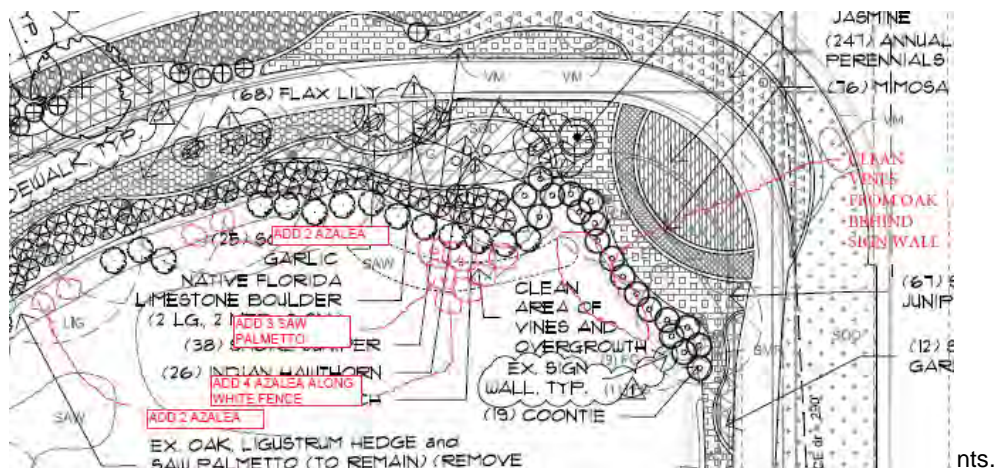
A. RIVERVIEW DRIVE – LANDSCAPE

a. WEST SIDE

1. Apply fertilizer as specified on the plans to all beds. LMP stated this would be installed by Jan. 10-11th.
2. Tighten-up all tree staking, and ensure trees are plumb.
3. Remove all bamboo staking and tree tags from trees.
4. Move mulch a maximum of 6" away from the trunk of all new and existing trees and palms. LMP should adjust this on each tree as they have moved too much away from trunks.

2016

5. Install one (1) missing Cardboard Palm.
6. Replace five (5) poor Mimosa. Add Two (2) missing.
7. Provide berm, soil material, and 4" pots of Poinsettias planted at 12" o.c. in open bed, as directed and provided to LMP on 12-6-16. There are five (5) missing where only holes exists. LMP to add back these plants.
8. Move (1) Coontie Palm; and adjust others to meet the 30" o.c. spacing specification.
9. Replace (1) or possibly all Coontie Palms located in front of sign as they are in poor condition. All are very poor, so replace all.
10. Reshape corner of sod as directed in field.
11. Remove old saw palmetto root mass that did not get properly "cleared and grubbed" per the demolition plans to the east of the fence.
12. ADD: 3 Saw Palmetto and 4 George Tabor Azalea per original specifications and spaced per original specifications to the open area next to white fence. Azaleas should be planted along fence. See sketch. Move one (1) new Saw Palmetto planted too close to the new azalea. See Flagged Location.
13. Place missing mulch in bed up to back corner of fence.
14. ADD: 4 George Tabor Azalea in areas around the existing Live Oaks to fill in the open gaps as per direction in field. See sketch.



15. Round out the "point" on the end of the sod bed by adding sod piece.
16. Replace 4" plain aluminum edging that does not meet the plan specifications, with the correct product.
17. Sod is overlapping in places and is uneven in areas causing "holes". Contractor shall add top soil to areas with holes, and relay sod to remove overlaps and roll with roller to ensure a smooth lain surface of sod.

b. MEDIAN ISLAND at the SOUTH

1. It was noted that Elemental Sulfur has been placed in the median per the soils report recommendation for this entrance. This was not verified in the other beds, but will be checked at the next walk through.
2. Apply fertilizer as specified on the plans to all beds.
3. Tighten-up all tree staking, and ensure trees are plumb.
4. Remove all bamboo staking and tree tags from trees.
5. Move mulch a maximum of 6" away from the trunk of all new and existing trees and palms.
6. Replace 4" plain aluminum edging that does not meet the plan specifications, with the correct product.
7. Straighten one (1) Palm hit by vehicle and re-stake. This tree is leaning towards road.
8. LMP has removed the existing large 4-6' ht. Philodendron that was to remain, in error. Fill this new open bed with approximately (40) forty - 3 gallon Coontie, spaced 30" o.c., as per redlined markup provided on 10-10-16. LMP to verify the bed area in the field for final amount. These new plants should meet the original specifications. LMP to deduct value of the (22) existing 5' ht. Philodendrons removed, from cost of new Coontie plants.
9. Repair "rut" created by tire tracks of a vehicle driving through bed of mimosa.
10. Trim only the "brown" dead fronds from all of the new Palms. Leave 6" of the frond branch next to trunk; to better protect the head.
11. Sod is overlapping in places and is uneven in areas causing "holes". Contractor shall add top soil to areas with holes, and relay sod to remove overlaps and roll with roller to ensure a smooth lain surface of sod. There still seems to be some "holes" – LMP to verify after first mowing and add topsoil to fill gaps.

c. EAST SIDE

1. Apply fertilizer as specified on the plans, to all beds.
2. Tighten-up all tree staking, and ensure trees are plumb.
3. Remove all bamboo staking and tree tags from trees.
4. Move mulch a maximum of 6" away from the trunk of all new and existing trees and palms.
5. Provide berm, soil material, and 4" pots of Poinsettias planted at 12" o.c. in open bed, as directed and provided to LMP on 12-6-16.
6. Replace (4) four poor Variegated Minima jasmine near sidewalk, by signwall.
7. Replace (2) Coontie, in poor condition in front of signwall. Coonties are located near north column by boulder.
8. ADD: 30 s.f. of St. Augustine Sod along property line to fill-in bare dirt and replace dead sod.
9. ADD: (3) Muhly Grass to meet the original specifications and spacing, to fill in open gap to the left of signwall,

in front of the saw palmetto.

10. Move (1) Azalea planted too close to a tree trunk, to area between pines as noted in the field. Move to the north near Agapanthus. See Flagged Location with label.
11. 87 s.f. of St. Augustine sod is missing at north end of bed near pines. It was decided that this area (which is now larger than the 87 s.f.) should be planted with 1-gallon Var. Minima Jasmine at 18" o.c., due to slope issues and irrigation installed. It was estimated that 72 Var. Minima Jasmine plants will be required. LMP to deduct cost of St. Augustine from this change.
12. Reshape bed of Var. Minima along road/ curb, to remove "bed point" and make it more curvilinear.
13. Relocate one (1) saw palmetto planted too close to azalea, to near the irrigation controller post at top of berm. See Flagged Location with label.
14. Sod is overlapping in places and is uneven in areas causing "holes". Contractor shall add top soil to areas with holes, and relay sod to remove overlaps and roll with roller to ensure a smooth lawn surface of sod.
15. **NEW ITEM:** One (1) Crape is leaning towards the road. Re-straighten to plumb. ADD: Prune back three (3) Oak's separate 2-3" dia. overhead branches by approx.. 6-10' to allow new Crape to mature properly.
16. **NEW ITEM:** Old sod strip was left in place when new Minima Jasmine was planted (item #11 above) LMP to remove this strip that is 10-12' long by 6" wide.
17. **NEWLY ADDED SOD IS DYING BEHIND SIGN DUE TO LACK OF IRRIGATION COVERAGE. REPLACE AFTER IRRIGATION PUNCHLIST IS COMPLETED.**

d. MEDIAN ISLAND at the NORTH

1. Trim only the "brown" dead fronds from all of the new Palms. Leave 6" of the frond branch next to trunk; to better protect the head
2. Verify Mimosa's vitality at next walk through.
3. Move mulch a maximum of 6" away from the trunk of all new and existing trees and palms.
4. Apply fertilizer as specified on the plans, to all beds.

Contractor to Request a Final Punch List Inspection in writing, to Meritus and NICHOLS, once all of the above items have been corrected. Any change orders shall be submitted immediately. All items to be addressed in the field by LMP, *no later than* December 21st 2016.

ALL ITEMS SHALL BE COMPLETED AS QUICK AS POSSIBLE, BUT NO LATER THAN 1/30/17 SO THAT THIS AREA CAN BE TURNED OVER TO LANDSCAPE MAINTENANCE AND THE 1 YEAR WARRANTY PERIOD CAN BEGIN.

END OF REPORT

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, November 16, 2016 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting and Public Hearing of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, November 16, 2016 at 6:33 p.m.**

Brian Howell led the Board in The Pledge of Allegiance.

Board Members Present:

JoAnn Ward	Chairman
Earl Kunke	Vice Chairman
Tanya O'Connor	Supervisor

Staff Members Present:

Brian Howell	Meritus
Scott Steady	District Counsel
Celia Nichols	Nichols Landscape Architecture

One (1) Audience Members Present

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

Mr. Fleary wanted it put into the record that he will be sworn in after the 22nd as a new Board of Supervisor and the Staff will provide him with an email address and iPad. Brian Howell confirmed this.

3. VENDOR/STAFF REPORTS

A. District Counsel

Scott Steady went over the parcels that Taylor Morrison owns on 78th street. There are no debt assessments on these parcels because there was no benefit given to them such as infrastructure etc. The other reason was at the time of development these parcels had no real value. The recommendation from counsel was for the district to contract these out of the district in other words remove them. The Board and Mr. Steady discussed whether they would receive any benefit from the pond maintenance on district property and Mr. Steady felt no they would not. The Board stated there had been discussion in the past that Taylor Morrison would potentially sell a parcel to the district and would they consider doing this still. Mr. Steady stated if ok with Board he could inquire on this regarding the 78th street parcels. There was also discussion on the CDD doing a monument on the parcel in which they own the right of way.

49 MOTION TO: Authorize Scott Steady to inquire if there would be a
50 parcel available for the district to purchase and if not
51 authorize the Chair to do a Funding Agreement,
52 execute any resolution and documents to contract
53 these parcels out from the district.
54 MADE BY: Supervisor O'Connor
55 SECONDED BY: Supervisor Kunke
56 DISCUSSION: None further
57 RESULT: Called to Vote: Motion PASSED
58 3/0 – Motion passed unanimously.

59
60 **B. District Engineer**

61
62 Mr. Howell noted that the District Engineer had nothing to report.
63

64 **4. BUSINESS ITEMS**

65 **A. Capital Improvement Project Update**

66 *This item occurred after Consideration of Minutes of Board of Supervisors Meeting October 27,*
67 *2016.*
68

69 Celia Nichols went over the capital improvement plan and stated plants and boulders that were
70 going in the median still needed landscaped. The date of completion was anticipated to be by
71 Thanksgiving and the plants would have a one year warranty. Brian Howell noted the receptacle
72 for the holiday lights were installed and the lighting would be done by Thanksgiving for all
73 monuments. There was discussion on a proposal to add an irrigation sleeve at the Riverview
74 Drive entrance and the Board felt this should have been anticipated by LMP during bid process
75 but gave authorization to Mr. Howell for the District to pay half of the cost if needed. The vines
76 still need to be removed from the Oaks at Riverview Drive entrance.
77

78 **B. General Matters of the District**
79

80 **5. CONSENT AGENDA**

81 *This item occurred after the District Engineer's report.*
82

83 **A. Consideration of Minutes of Board of Supervisors Meeting October 27, 2016**
84

85 The Board reviewed the minutes and noted revisions: remove Scott Steady from attendance as
86 he did not attend, and include Lynn Hoodless was a resident, line 113-116 needs supervisor
87 names in the motion box and add the word "went" to line 172.
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MOTION TO:	Approve October 27, 2016 Minutes with revisions.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously.

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B. Consideration of Operations and Maintenance Expenditures November 2016

This item occurred after the Capital Improvement Project Update.

100 The Board reviewed the O&M's. Mr. Howell answered questions on overnight express bill and
101 legal bill.
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MOTION TO:	Approve O&M's for November 2016.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously.

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C. Review of Financial Statements through September 30, 2016

112 The Financials were accepted. Mr. Howell noted that the District ended the year with a
113 \$15,000.00 surplus.
114

115 The Board of Supervisors discussed that it was time to bid out the landscape program to see how
116 the current pricing was market wise and to do a new clean contract to eliminate all addendums
117 that had been added over the years. Brian Howell will do the RFP and have bidders present at the
118 January meeting.
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MOTION TO:	Authorize Staff to do a RFP for the Landscape Maintenance Program.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously.

130 **6. MANAGEMENT REPORTS**

131 **A. District Manager's Report**

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133 Brian Howell went over his management report and advised the painting for the wall on
134 Moccasin Trail would begin within the next week or so. He also advised the Board that he went
135 back and reviewed the wall in the Hamlet section and after discussion with the district engineer it
136 was determined this had been deeded over to the HOA so he had cancelled the painting for that
137 wall. The "No Trespassing" signs are almost ready for pick up and they would be installed by
138 end of the month. The Trespass Authorization letter was mailed to Sheriff and the Board asked
139 Mr. Howell to send them a copy. Bales Security has started effective 11/1. Board asked Mr.
140 Howell to find out where they were storing their vehicle.

141
142 **B. Field Manager**

143 **1. District Inspection Report**

144 **2. Staff Action List**

145 **3. Aquatic Systems Reports**

146 **4. Spear Security Reports**

147 **5. LMP Landscape Proposal**

148 Board reviewed the LMP proposal for vegetation cutback and decided to table until after
149 landscape bids came in. They questioned why the section in the Hamlet was allowed to become
150 overgrown again when it had been cleaned up earlier this year.

151
152 Brian Howell confirmed holiday lights were on schedule.

153
154
155 **7. SUPERVISOR REQUESTS**

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

158
159 **9. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - 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					
Aquatic Systems	0000358610	\$ 1,170.00			Lake and Wetland Services - December
Landscape Maintenance Professionals, Inc.	115495	15,755.57			Ground Maintenance - December
Meritus	7665	7,864.83			Management Services - December
Monthly Contract Sub-Total		\$ 24,790.40			

Variable Contract					
Burr Forman	941168	\$ 2,725.36			Professional Services - thru 10/31/16
Cardno	211870	225.00			Professional Services - Thru 11/10/16
Stantec	1126800	271.00			Professional Services - thru 11/11/16
Variable Contract Sub-Total		\$ 3,221.36			

Utilities					
TECO	0401 0837070 110416	\$ 609.43			Electric Service - thru 11/01/16
TECO	0401 0855210 110416	449.25			Electric Service - Thru 11/01/16
TECO	0401 0865600 110416	403.91			Electric Service - thru 11/01/16
TECO	04010837070 120616	585.43			Electric Service - thru 12/02/16
TECO	04010855210 120616	434.85			Electric Service - thru 12/02/16
TECO	04010865600 120616	403.91			Electric Service - thru 12/02/16
TECO	2198 0087210 103116	6,907.46			Electric Service - Thru 10/31/16
TECO	2198 0087210 113016	7,076.27			Electric Service - thru 11/30/16
TECO	2198 0087210 123016	6,702.98	\$ 23,573.49	\$ 15,000.00	Electric Service - thru 12/30/16
Verizon	9779531431	80.40			Wireless Service for Ipad - thru 12/06/16
Utilities Sub-Total		\$ 23,653.89			

Regular Services					
Regular Services Sub-Total		\$ 0.00			

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Additional Services					
C & S Graphics, Inc.	382415	\$ 4,390.00			Aluminium Signs - 12/08/16
Don Harrison Enterprises	2391	147.85			Replaced Defective Photo - 12/05/16
Don Harrison Enterprises	2395	313.85	\$ 461.70		Replaced Fixtures - 12/09/16
Illuminations Holiday Lighting	PC1216	3,100.00			Holiday lighting - 12/12/16
Landscape Maintenance Professionals, Inc.	115095	720.00			Ornamental Grass Shaping - 11/17/16
Landscape Maintenance Professionals, Inc.	115344	1,150.00			Ribbon Palm - 11/18/16
Landscape Maintenance Professionals, Inc.	115345	475.00			Remove Elm Tree - 11/18/16
Landscape Maintenance Professionals, Inc.	115826	261.76			Irrigation Inspection Repairs - 11/29/16
Landscape Maintenance Professionals, Inc.	115848	305.20			Irrigation Repairs -11/30/16
Landscape Maintenance Professionals, Inc.	115969	42,052.61			Landscaping Services - 12/09/16
Landscape Maintenance Professionals, Inc.	115982	540.89			Irrigation Repairs - 12/09/16
Landscape Maintenance Professionals, Inc.	116013	82.40	\$ 45,587.86		Irrigation Repairs - 12/10/16
LLS Tax Solutions	001036	650.00			Arbitrage Calculation - thru 08/10/16
MHD Communications	10252	77.50			Ipad Troubleshoot - 12/01/16
Nichols Landscape Architecture Inc.	MCP 16 3 06	350.55			Landscape Construction Service - 12/12/16
Nichols Landscape Architecture Inc.	MPC15 2 21	525.07	\$ 875.62		Landscape Construction Service - 12/12/16
Spearem	2389	80.00			Replaced Lock - 11/29/16

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Additional Services Sub-Total		\$ 55,222.68			
TOTAL:		\$ 106,888.33			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 12/1/2016

INVOICE NUMBER: 0000358610

CUSTOMER NUMBER: 0045990

PO NUMBER:

PAYMENT TERMS: Net 30

Parkway Center CDD
C/O Meritus Corp
2005 Pan AM Circle #120
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - December		1,170.00	1,170.00

DEC 02 2016

SALES TAX: (0.0%)

\$0.00

LESS PAYMENT:

\$0.00

TOTAL DUE:

\$1,170.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 12/1/2016

INVOICE NUMBER: 0000358610

CUSTOMER NUMBER: 0045990

TOTAL AMOUNT DUE: \$1,170.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/1/2016	115495

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Services for the month of December 2016

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	11,995.50	11,995.50
Addendum #2	1	4,000.00	4,000.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)	1	-239.93	-239.93
<p>Please submit all payments to LMP by 12/31/2016 to help with year-end close out. Any questions or concerns please call 813-757-6500, ext. 5103 or e-mail arpayments@lmpopro.com Thank you in advance.</p> <p><i>Handwritten signature</i></p>			
Total			\$15,755.57
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	12/31/2016	Balance Due \$15,755.57

Approved 1/12/2017 by dpate1

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 7665
Invoice Date: Dec 1, 2016
Page: 1

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

Bill To:

Parkway Center CDD
2005 Pan Am Circle
Ste 120
Tampa, FL 33607

Ship to:

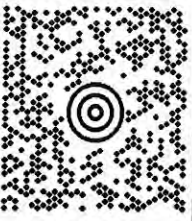

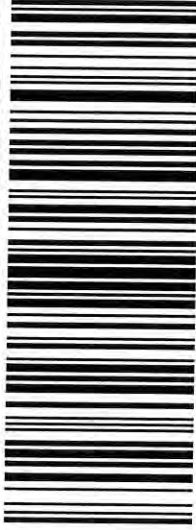

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		12/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - December - 3101		2,403.33
	FMS	Field Management - 4611		2,308.93
	RS	Recording Secretary - 3102		461.92
	TS	Technology Services - 5102		200.00
	FS	Financial Services - 3207		2,223.08
	IR	Investment Reporting Services - 4906		183.33
	TS	Technology Services - credit for bill paid - 5102		-49.00
		directly by district		
	Postage	Postage - October - 4101		10.23
642.00	Copies - B/W	Copies: B/W - October - 4101	0.15	96.30
2.00	Copies - Color	Copies: Color - October - 4101	0.50	1.00
	EXP	Express Delivery Service 10/27/16 - 4101		25.71

Subtotal	7,864.83
Sales Tax	
Total Invoice Amount	7,864.83
Payment/Credit Applied	
TOTAL	7,864.83

Check/Credit Memo No:

Approved 1/12/2017 by dpatel

BRIAN HOWELL 8133975120 MERITUS CORPORATION 5680 W CYPRESS ST STE A TAMPA FL 33607		0.5 LBS LTR	1 OF 1
SHIP TO: JOANN WARD 8134680304 PARKWAY CENTER CDD 9063 PINEBREEZE DR. RIVERVIEW FL 33578			
		FL 336 9-05 	
UPS NEXT DAY AIR SAVER 1P TRACKING #: 1Z A7E 454 13 9301 0987			
			
BILLING: P/P <i>Parkway Center</i>		 XOL 16.09.06 NV45 81.0A 10/2016	

25.71



Post Office Box 830719
Birmingham, Alabama 35283-0719
Office: (205) 251-3000
Fax: (205) 458-5100
BURR.COM

9 Nov 2016
Invoice # 941168
Page 2

PARKWAY CENTER CDD
5680 W. CYPRESS STREET, STE 5680A
TAMPA, FL 33607

9 Nov 2016
Invoice # 941168
Bill Atty: SIS
As of 10/31/16

9 Nov 2016
Invoice # 941168
Bill Atty: SIS
As of 10/31/16

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

EMPLOYER I.D. #63-0322727

EMPLOYER I.D. #63-0322727

BILL SUMMARY THROUGH OCTOBER 31, 2016

Professional Services	\$2,722.50
Disbursements	2.86

TOTAL DUE THIS BILL

\$2,725.36

Previous Balance Due

\$1,140.00 -pd

TOTAL BALANCE DUE

\$3,865.36

Value

\$450.00

\$90.00

\$90.00

\$300.00

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

9 Nov 2016
Invoice # 941168
Page 3

Date	Description	Atty	Hours	Rate	Value
	with TM.				
10/10/16	Email to Craig Hotop regarding issues with 78th Street parcels.	SIS	0.20	300.00	\$60.00
10/19/16	Revise resolution and letter to Sheriff's Office; draft and send no trespassing letter.	MEK	1.70	225.00	\$382.50
10/24/16	Research issues to address for the contraction of 78th street parcels for Taylor Morrison; review statutes, county's specific requirement for financial information and outline issues to address; email Jimmy, Tonja and TM status of issues and game plan.	SIS	2.50	300.00	\$750.00
10/27/16	Briefly review Chapter 190 for when new board members get sworn in; email Brian Howell information; email with Julie at County to determine what info needs to be filed for a contraction of the 78th Street parcels; review response and outline issues.	SIS	1.00	300.00	\$300.00
10/31/16	Call with John Healey to confirm contraction costs; call to Meritus to confirm amounts; email to Taylor Morrison on contraction costs; follow-up emails.	SIS	1.00	300.00	\$300.00
Total Services					\$2,722.50

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

9 Nov 2016
Invoice # 941168
Page 4

Date	Disbursements	Value
	Photocopies	2.40
	Postage	0.46
	Total Disbursements	\$2.86
	Total Services and Disbursements	\$2,725.36
	Previous Balance Due	\$1,140.00
	TOTAL NOW DUE	\$3,865.36

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	\$300.00	7.80	\$2,340.00
Madison Kebler	\$225.00	1.70	\$382.50
TOTALS		9.50	\$2,722.50



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

INVOICE

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

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

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

Parkway Center CDD
Brian Howell
5680 W. Crypress Street
Suite A
Tampa FL 33607

Invoice # : 211870
Invoice Date : 11/10/2016
Terms : 30 Days
Project : RT21600010
Project Manager : Boser, Patrick G.

Project Name : Falkenburg Rd Extension

October 2016 Services

EMAIL ONLY- brian.howell@merituscorp.com

For Professional Services Rendered through: 10/28/2016

Phase: 1000 - Maintenance

	Amount
Per-Event Fee	225.00
Subtotal	225.00
Total This Phase	\$225.00
Total Fee Type CPM:	225.00

Amount Due this Invoice
\$225.00

Billing Summary

Previously Billed	225.00	Contract Amount	10,500.00
Total This Invoice	225.00	Billed To Date	450.00
Paid To Date	0.00	Contract Balance	10,050.00

Outstanding Invoices

Number	Date	Balance
211870	11/10/2016	225.00
209869	10/18/2016	225.00
Total Now Due		450.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
450.00	0.00	0.00	0.00

4614

Approved 1/12/2017 by dpate1

Project #:	RT21600010	Lake Management	
Project Name:	Falkenburg Rd Ext	Mitigation Maintenance	
Phase:	1000	Technician:	ME
		Other	✓

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
10/24/16	Reviewed and treated sites w/Herbicide
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:					
algae	-	paragrass	X	Additional Services:	
alligator weed	-	pennywort	-	dead fish clean up	-
azola	-	primrose willow	X	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	-
bahiagrass	-	ragweed	-		
barnyard grass	X	salt bush	-		
Bermuda grass	-	sedges	-		
Brazilian pepper	-	sesbania	-		
caeserweed	-	soda apple	-		
Carolina willow	-	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	X	spike rush	-		
Chinese tallow	-	thistle	-		
climbing hempvine	-	torpedograss	X		
cogongrass	-	vetch	-		
dayflower	-	vines	-		
dog fennel	-	water fern	-		
dollarweed	-	water hyacinth	-		
duckweed	-	water-lettuce	-		
elderberry	-	water-lily	-		
grasses	X	watermeal	-		
hairy-pod cowpea	-	widgit grass	-		
hydrilla	-	wild taro	-		
hydrocotyle	-				
indigo	-				

Comments:



INVOICE

Page 1 of 1

NOV 28 2016

Invoice Number 1126800
Invoice Date November 18, 2016
Purchase Order 215600346
Customer Number 83368
Project Number 215600346

Bill To

Parkway Center CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle Drive Suite 120
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Parkway Center Community Dev District

Project Manager Stewart, Tonja L For Period Ending November 11, 2016
Current Invoice Total (USD) 271.00

Research and transmit maintenance map; review wall ownership question with District Manager

Top Task 217 2017 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	2.00	63.00	126.00
Stewart, Tonja L	1.00	145.00	145.00
Subtotal Professional Services	3.00		271.00

Top Task Subtotal 2017 FY General Consulting 271.00

Total Fees & Disbursements 271.00

INVOICE TOTAL (USD) 271.00

Due on Receipt

Please contact Brenna Kaiser if you have any questions concerning this invoice.

Phone: (813) 223-9500 E-mail: brenna.kaiser@Stantec.com

** PLEASE INCLUDE INVOICE # WITH PAYMENT **

Thank you.

31031

Approved 1/12/2017 by dpate1

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9471-1 1400

November Billing Information:

718834

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

Account Number
0401 0837070

Statement Date
Nov 04, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		609.43	
Payments Received - Thank You	As of November 04, 2016	-609.43	
			\$0.00
New Charges Due by Nov 28, 2016		Service for 29 days from Oct 03 to Nov 01	
Lighting Service Items LS-1	19 Lights, 19 Poles	512.43	
Energy Flat Charge		24.89	
Fuel Charge	836 kWh @ \$.03627/kWh	30.40	
Florida Gross Receipts Tax	Based on \$55.29	1.33	
Florida Sales Tax-light/Pole	Based on \$512.43	35.88	
Fla State Taxes-energy/Fuel	Based on \$56.62	4.50	
This Month's Charges			\$609.43
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$609.43

Approved 11/17/2016 by dthomas

1307

RECEIVED
NOV 09 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718834



Account No.
0401 0837070

New Charges
\$609.43
Payable by Nov 28

Total Bill Amount
\$609.43

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

9471-11400 11400-1040



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



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November Billing Information:

718835

PARKWAY CENTER CDD
BLUE BEECH RD
RIVERVIEW FL 33569-0000

Account Number
0401 0855210

Statement Date
Nov 04, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		449.25	
Payments Received - Thank You	As of November 04, 2016	-449.25	
			\$0.00
New Charges Due by Nov 28, 2016		Service for 29 days from Oct 03 to Nov 01	
Lighting Service Items LS-1	15 Lights, 15 Poles	404.55	
Energy Flat Charge		19.65	
Fuel Charge	660 kWh @ \$.03627/kWh	24.00	
Florida Gross Receipts Tax	Based on \$43.65	1.05	
This Month's Charges			\$449.25
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$449.25

430711

TECO
NOV 09 2016

Approved 1/12/2017 by dpatel

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718835



Account No.
0401 0855210

New Charges
\$449.25
Payable by Nov 28

Total Bill Amount
\$449.25

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

9471-11401 11401-1041



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



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November Billing Information:

718836

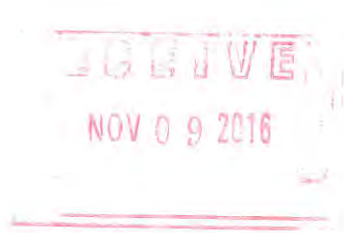
PARKWAY CENTER CDD
OAK CRK PRC 6 BL
RIVERVIEW FL 33578-0000

Account Number
0401 0865600

Statement Date
Nov 04, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		403.91	
Payments Received - Thank You	As of November 04, 2016	-403.91	
			\$0.00
New Charges Due by Nov 28, 2016		Service for 29 days from Oct 03 to Nov 01	
Lighting Service Items LS-1	13 Lights, 13 Poles	386.36	
Energy Flat Charge		7.67	
Fuel Charge	260 kWh @ \$.03627/kWh	9.49	
Florida Gross Receipts Tax	Based on \$17.16	0.39	
This Month's Charges			\$403.91
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$403.91

430
m



Approved 1/12/2017 by dpatel

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718836



Account No.
0401 0865600

New Charges
\$403.91
Payable by Nov 28

Total Bill Amount
\$403.91

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

9471-11402 11402-1042



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



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1671-11474

December Billing Information:

718957

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

Account Number
0401 0837070

Statement Date
Dec 06, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		609.43	
Payments Received - Thank You	As of December 06, 2016	-609.43	
			\$0.00
New Charges Due by Dec 28, 2016		Service for 31 days from Nov 01 to Dec 02	
Lighting Service Items LS-1	19 Lights, 19 Poles	512.43	
Energy Flat Charge		24.89	
Fuel Charge	836 kWh @ \$.03627/kWh	30.40	
Florida Gross Receipts Tax	Based on \$55.29	1.33	
Florida Sales Tax-light/Pole	Based on \$512.43	35.88	
Fla State Taxes-energy/Fuel	Based on \$56.62	4.50	
This Month's Charges			\$609.43
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Interest On Deposit		-24.00	
Total Miscellaneous Charges			\$24.00 CR
Total Due			\$585.43

DEC 09 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718957



Account No.
0401 0837070

New Charges
\$585.43
Payable by Dec 28

Total Bill Amount
\$585.43

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1671-11474 11474-1844



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



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1671-11475

December Billing Information:

718958

PARKWAY CENTER CDD
BLUE BEECH RD
RIVERVIEW FL 33569-0000

Account Number
0401 0855210

Statement Date
Dec 06, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		449.25	
Payments Received - Thank You	As of December 06, 2016	-449.25	
			\$0.00
New Charges Due by Dec 28, 2016		Service for 31 days from Nov 01 to Dec 02	
Lighting Service Items LS-1	15 Lights, 15 Poles	404.55	
Energy Flat Charge		19.65	
Fuel Charge	660 kWh @ \$.03627/kWh	24.00	
Florida Gross Receipts Tax	Based on \$43.65	1.05	
This Month's Charges			\$449.25
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Interest On Deposit		-14.40	
Total Miscellaneous Charges			\$14.40 CR
Total Due			\$434.85

DEC 09 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718958



Account No.
0401 0855210

New Charges
\$434.85
Payable by Dec 28

Total Bill Amount
\$434.85

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1671-11475 11475-1845



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



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1671-11476

December Billing Information:

718959

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

Account Number
0401 0865600

Statement Date
Dec 06, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		403.91	
Payments Received - Thank You	As of December 06, 2016	-403.91	
			\$0.00
New Charges Due by Dec 28, 2016		Service for 31 days from Nov 01 to Dec 02	
Lighting Service Items LS-1	13 Lights, 13 Poles	386.36	
Energy Flat Charge		7.67	
Fuel Charge	260 kWh @ \$.03627/kWh	9.49	
Florida Gross Receipts Tax	Based on \$17.16	0.39	
This Month's Charges			\$403.91
Amount not paid by due date may be assessed a late payment charge.			
Total Due			\$403.91

DEC 09 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718959



Account No.
0401 0865600

New Charges
\$403.91
Payable by Dec 28

Total Bill Amount
\$403.91

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1671-11476 11476-1846



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



45

0 1800 06 0401 0865600 0000403.91

Approved 1/12/2017 by dpate1

Visit our
Web site at
tampaelectric.com

October Billing Information:

108936

PARKWAY CENTER CDD
702 FRANKLIN ST N
TAMPA FL 33602-4429

Account Number
2198 0087210

Statement Date
Oct 31, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		6,926.04	
Payments Received - Thank You	As of October 31, 2016	-6,926.04	
			\$0.00

New Charges Due by Summary Bill Due Date **November 14, 2016**
SUMMARY BILL

Please see attached for account billing details
Amount not paid by due date may be assessed a late payment charge.

This Month's Detail Charges	\$6,907.46
Total Due	\$6,907.46

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

437

Approved 1/12/2017 by dpate1



Account No.
2198 0087210

New Charges
\$6,907.46
Payable by Nov 14

Total Bill Amount
\$6,907.46

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

108936

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318



PARKWAY CENTER CDD
c/o PARKWAY CENTER
5680 W CYPRESS ST # 5680A
TAMPA FL 33607-7002

Electric Bill

LIFE RUNS ON ENERGY™



Visit our
Web site at
tampaelectric.com

November Billing Information:

108534

PARKWAY CENTER CDD
702 FRANKLIN ST N
TAMPA FL 33602-4429

Account Number
2198 0087210

Statement Date
Nov 30, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		6,907.46	
Payments Received - Thank You	As of November 30, 2016	-6,907.46	
			\$0.00

New Charges Due by Summary Bill Due Date **December 14, 2016**

SUMMARY BILL

Please see attached for account billing details
Amount not paid by due date may be assessed a late payment charge.

This Month's Detail Charges	\$7,076.27
Total Due	\$7,076.27

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

DEC 05 2016

Approved 1/12/2017 by dpate1



Account No.
2198 0087210

New Charges
\$7,076.27
Payable by Dec 14

Total Bill Amount
\$7,076.27

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

108534

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318



PARKWAY CENTER CDD
c/o PARKWAY CENTER
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Visit our
Web site at
tampaelectric.com

December Billing Information:

108804

PARKWAY CENTER CDD
702 FRANKLIN ST N
TAMPA FL 33602-4429

Account Number
2198 0087210

Statement Date
Dec 30, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		7,076.27	
Payments Received - Thank You	As of December 30, 2016	-7,076.27	
			\$0.00

New Charges Due by Summary Bill Due Date **January 16, 2017**

SUMMARY BILL

Please see attached for account billing details
Amount not paid by due date may be assessed a late payment charge.

This Month's Detail Charges	\$6,702.98
Total Due	\$6,702.98

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Approved 1/12/2017 by dpate1



Account No.
2198 0087210

New Charges
\$6,702.98
Payable by Jan 16

Total Bill Amount
\$6,702.98

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

108804

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318



PARKWAY CENTER CDD
c/o PARKWAY CENTER
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529



PO BOX 4001
ACWORTH, GA 30101

0008983 02 AB 0.396 **AUTO T0 0 3576 33607-177573 -C08-P08991-I



PARKWAY CENTER COMMUNITY DEVOP
5680 W CYPRESS ST STE A
TAMPA, FL 33607-1775



Manage Your Account	Account Number	Date Due
www.vzw.com	623590921-00001	01/01/17
Change your address at vzw.com/changeaddress	Invoice Number	9776531431

Quick Bill Summary

Nov 07 – Dec 06

Previous Balance (see back for details)	\$80.40
Payment – Thank You	-\$80.40
Balance Forward	\$0.00
Monthly Charges	\$80.00
Surcharges and Other Charges & Credits	\$0.40
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current Charges	\$80.40

Total Charges Due by January 01, 2017 **\$80.40**

Verizon Wireless News

Save Time Go Online

If you have questions about your bill, or need help with your devices, you can find answers using go.vzw.com/Support. You can also easily access Support through the My Verizon app. Try it today.

Pay from phone	Pay on the Web	Questions:
#PMT (#768)	My Verizon at www.vzw.com	1.800.922.0204 or *611 from your phone



PARKWAY CENTER COMMUNITY DEVOP
5680 W CYPRESS ST STE A
TAMPA, FL 33607-1775

Bill Date
Account Number
Invoice Number

December 06, 2016
623590921-00001
9776531431

Total Amount Due

Deducted from bank account on 12/31/16
DO NOT MAIL PAYMENT

\$80.40

PO BOX 660108
DALLAS, TX 75266-0108



97765314310106235909210000100000008040000000080400

Overview of Lines

Your Account's Plan

Data Plan 4GB

\$30.00 monthly charge

4 monthly GB allowance

\$15.00 per GB after allowance

Have more questions about your charges?
Get details at www.vzw.com. Sign into My Verizon.

Breakdown of Charges

Account Charges & Credits	pg 2	\$30.00
813-480-1687	pg 4	\$10.08
Brian Howell		
813-480-7047	pg 5	\$10.08
Brian Howell		
813-480-7348	pg 6	\$10.08
Brian Howell		
813-480-7863	pg 7	\$10.08
Brian Howell		
813-924-1468	pg 8	\$10.08
Brian Howell		
Total Current Charges		\$80.40

Breakdown of Shared Usage

	Data GB Used
813-480-1687 pg 4	.007
813-480-7047 pg 5	0
813-480-7348 pg 6	.009
813-480-7863 pg 7	0
813-924-1468 pg 8	.005
Total Used	.021
Shared Allowance	4.000
Usage Over Allowance	0
Total Shared Usage Charges	\$0.00



Summary for Brian Howell: 813-480-1687

Your Plan

Data Plan 4GB
(see pg 3)

Monthly Charges

Tablet Line Access	12/07 – 01/06	10.00
		\$10.00

Usage and Purchase Charges

Data		Allowance	Used	Billable	Cost
Gigabyte Usage	<i>gigabytes</i>	4.000 (shared)	.007	--	--
Total Data					\$.00
Total Usage and Purchase Charges					\$.00

Surcharges+

Regulatory Charge	.02
Administrative Charge	.06
\$.08	

Total Current Charges for 813-480-1687 **\$10.08**

+Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.



Invoice Number Account Number Date Due Page

9776531431 623590921-00001 01/01/17 5 of 9

Summary for Brian Howell: 813-480-7047

Your Plan

Data Plan 4GB

(see pg 3)

Monthly Charges

Tablet Line Access	12/07 – 01/06	10.00
		\$10.00

Surcharges⁺

Regulatory Charge	.02
Administrative Charge	.06
	\$.08

Total Current Charges for 813-480-7047	\$10.08
---	----------------

⁺Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.

Summary for Brian Howell: 813-480-7348

Your Plan

Data Plan 4GB
(see pg 3)

Monthly Charges

Tablet Line Access	12/07 – 01/06	10.00
		\$10.00

Usage and Purchase Charges

Data		Allowance	Used	Billable	Cost
Gigabyte Usage	<i>gigabytes</i>	4.000 (shared)	.009	--	--
Total Data					\$.00
Total Usage and Purchase Charges					\$.00

Surcharges⁺

Regulatory Charge	.02
Administrative Charge	.06
	\$.08

Total Current Charges for 813-480-7348 **\$10.08**

⁺Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.



Invoice Number Account Number Date Due Page

9776531431 623590921-00001 01/01/17 7 of 9

Summary for Brian Howell: 813-480-7863

Your Plan

Data Plan 4GB

(see pg 3)

Monthly Charges

Tablet Line Access	12/07 – 01/06	10.00
		\$10.00

Surcharges⁺

Regulatory Charge	.02
Administrative Charge	.06
	\$.08

Total Current Charges for 813-480-7863	\$10.08
---	----------------

⁺Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.



Summary for Brian Howell: 813-924-1468

Your Plan

Data Plan 4GB
(see pg 3)

Monthly Charges

Tablet Line Access	12/07 – 01/06	10.00
		\$10.00

Usage and Purchase Charges

Data		Allowance	Used	Billable	Cost
Gigabyte Usage	<i>gigabytes</i>	4.000 (shared)	.005	--	--
Total Data					\$.00
Total Usage and Purchase Charges					\$.00

Surcharges+

Regulatory Charge	.02
Administrative Charge	.06
\$.08	

Total Current Charges for 813-924-1468 **\$10.08**

+Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.

C & S GRAPHICS, INC.

1335 W North B Street
Tampa, FL 33606
813-251-4411

DEC 12 2016

Invoice

DATE	INVOICE #
12/8/2016	382415

BILL TO
Parkway Center CDD c/o Meritus Corp. 2005 Pan American Circle Drive Suite 120 Tampa, FL 33607

SHIP TO
Ordered By Nicole Chamberlain Parkway Center CDD

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
	Net 15		12/8/2016			
QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT		
28	Signs	Produce 28/18"x24" s/f aluminum signs mounted to 4"x4"x96" posts with copy to read: No Trespassing Parkway Center CDD	150.00	4,200.00		
2	Signs	Produce 2/18"x24" s/f aluminum signs (no posts) with copy to read: No Trespassing Parkway Center CDD	95.00	190.00		
	Signs	7% Sales Tax	307.30	307.30		
Thank You			4408	4390.00		
			Total	\$4,697.30		

Approved 1/12/2017 by dpatel

[illegible]

Illuminations Holiday Lighting

Invoice PC1216

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Parkway Center CDD
5680 W Cypress St, Suite A
Tampa, FL 33607
attn: Brian Howell

(813) 397-5120 x324

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

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Entrance Monuments		\$6,000.00
Install lighted wreaths with bows on entry monument columns		
Install clear C9s across top of entrance signs		
Maintenance throughout holiday season		
Wreath Replacement		\$100.00
Requires 50% Deposit		
	PAID	\$3,000.00
BALANCE DUE		\$3,100.00

Price includes rental of materials, labor, installation and service.

~~Removal Fee of 10% billed separately in January of 2017 waived~~

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

Work listed on exterior above is dependant on adequate power

MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

4910 m

Tim Gay
PREPARED BY

12/12/2016
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.

Approved 1/12/2017 by dpate1



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/17/2016	115095

Bill To

Parkway Center CDD
c/o Meritus
2005 Pan Am Cir.
Suite 120
Tampa, FL 33607

P.O. No.

Terms:

Net 30

Description	Qty	Rate	Amount
Off of Riverview Dr., along walls cutback ornamental grasses down to a cone shape.		620.00	620.00
Debris & disposal		100.00	100.00
		<i>4605 m</i>	
		Total	\$720.00
		Payments/Credits	\$0.00
		Balance Due	\$720.00

Approved 1/12/2017 by dpatel



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/18/2016	115344

Bill To

Parkway Center CDD
c/o Meritus
2005 Pan Am Cir.
Suite 120
Tampa, FL 33607

P.O. No.

Terms:

Net 30

Description	Qty	Rate	Amount
Oak Creek Riverview Entry Ribbon Palm	2	575.00	1,150.00
		4613	
Total			\$1,150.00
Payments/Credits			\$0.00
Balance Due			\$1,150.00

Approved 1/12/2017 by dpate1



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/18/2016	115345

Bill To

Parkway Center CDD
c/o Meritus
2005 Pan Am Cir.
Suite 120
Tampa, FL 33607

P.O. No.

Terms:

Net 30

Description	Qty	Rate	Amount
Oak Creek Falkenburg Entry Removal of Elm Tree	1	475.00	475.00
		1160.00	
Total			\$475.00
Payments/Credits			\$0.00
Balance Due			\$475.00

Approved 1/12/2017 by dpatel



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/29/2016	115826

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 11-26-2016	1	141.76	141.76
Irrigation parts	1.5	80.00	120.00
Labor: 2 men @ \$ 80.00 per hour			
contrôller # 2		Total	\$261.76
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	12/29/2016	Balance Due \$261.76

Approved 1/12/2017 by dpate1

115826



Landscape Maintenance Professionals

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

PARKWAY CDD - CONTINUATION #2

Property Name	SANCTUARY - STILL CREEK DR.		Date	11-26-16	Technician	SWAN	
Clock Type/#	ESP m	Clock Time	Actual Time (if different)		Time arrived on site		Time Left
Battery Date		Battery Replaced	yes (no)	Seasonal Adjust	Rain Sensor	OK	bad
Program		Start Time 1	A 12:00 PM	Start Time 2	Please make additional notes on the reverse side of this report		

Zone Information

Zone #	Mins	Type	Program	Start Time 1	Start Time 2	Actual Time (if different)	Seasonal Adjust	Time arrived on site	Time Left	T	F	S
1	10	S	2- Nozzles									
2	40	R/S	2- Rotors									
3	40	R	OK									
4	25	R	2- Rotors									
5	40	R	2- Rotors									
6	40	R	OK									

Please attach additional sheet for zones over note next to zone # what programs and start times affect the zone

Use standard invoice forms for additional charges

Please

Technician Use Only

Please

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Amount	
Total Labor	\$ 120.00
Total Materials	\$ 141.76

Sub Total	\$
Grand Total	\$ 261.76

Bill To:

INVOICE -



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/30/2016	115848

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repairs completed on 11-26-2016			
Irrigation parts	1	185.20	185.20
Labor: 2 men @ \$ 80.00 per hour	1.5	80.00	120.00
Replace broken / leaking rotors.			
Repair drip irrigation leaks.			
Controller # 1 - Amberly on Still Creek Dr		Total	\$305.20
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	12/30/2016	Balance Due \$305.20

Approved 1/12/2017 by dpatel

INVOICE

115848

Irrigation Service/Proposal Request

Property: PARKWAY CDD - CONTROLLER # 1 DATE 11-26-16
Location Rotors zone
Along Sidewalk on BOTH Sides of Street

Emergency?

Work Ordered By: Josh

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

water all Hot Spots AND make Repairs

Materials needed :

8 - Rotors 184.40

2 - NetAFin Couplings .80

Foreman:

Manager

Date Completed

Total Man Hours

Inspected by

Date

Special Tools Needed:

Materials 185.20

Labor - 120.00

Total 305.20

2 man at 1.5 = 120.00



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/9/2016	115969

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
32545

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Oak Creek			
Riverview Dr Entry			
Ribbon Palm 8-10'ct	1	494.00	494.00
Red Maple #opt3 13'htx5'spr, 3"cal	3	660.81	1,982.43
River Birch 9-9.5'htx 3-4'spr, .75"cal/3 trunk w/2'min ct	2	317.95	635.90
Crape Myrtle, Muskogee 9'htx4'spr, 2-2.5"cal, 6' ct, std	8	237.66	1,901.28
Silver Saw Palmetto 3gal	6	30.65	183.90
Dwf. Schillings Holly 3gal	67	11.35	760.45
Coontie3gal	42	24.81	1,042.02
Cardboard Palm 3gal	8	34.08	272.64
Dwf. Loropetalum 3gal	24	12.49	299.76
Azalea 3gal	30	10.22	306.60
Anise 3gal	11	11.92	131.12
Crinum Lily 7gal	2	45.40	90.80
Flax Lily 1gal	215	6.24	1,341.60
Indian Hawthorn 3gal	26	11.01	286.26
Lily of the Nile 1gal	33	5.68	187.44
Muhly Grass, Red 3gal	36	11.01	396.36

			Total
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	1/8/2017	Balance Due

Approved 1/12/2017 by dpate1

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/9/2016	115969

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
32545

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Mimosa 1gal	421	5.68	2,391.28
Var. Minima Jasmine 1gal	439	4.43	1,944.77
Society Garlic 1gal	329	4.20	1,381.80
Shore Juniper 3gal	206	11.35	2,338.10
Native Florida Limestone Boulders large	5	594.00	2,970.00
Native Florida Limestone Boulders Medium	10	67.50	675.00
Native Florida Limestone Boulders Small	10	22.50	225.00
River Rock With Filter Fabric 4-6"dia	15	348.00	5,220.00
Annuals/Perennials 4"	383	1.75	670.25
Removal/Disposal	1	4,200.00	4,200.00
Irrigation Modification	1	5,000.00	5,000.00
Sod	2,129	0.65	1,383.85
Mulch Pine Bark Mini	59	40.00	2,360.00
Soil Sampling	1	80.00	80.00
Edging - 15 16' Aluminum Edging	15	60.00	900.00

			Total
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	1/8/2017	Balance Due



PO Box 267
Seffner, FL 33583

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
12/9/2016	115969

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
32545

Work Order #

PO / PA #

Description	Qty	Rate	Amount
<p>*Modifications throughout 5 existing standard 24vac irrigation zones*</p> <p>*Not liable for existing landscape lighting, Sunshine811 will not locate*</p> <p>Please submit all payments to LMP by 12/30/2016 to help with year-end close out. Any questions or concerns, please call 813-757-6500, ext. 5103 or email arpayments@lmppro.com</p> <p>Thank you in advance.</p> <p>Mail all payments to:</p> <p>Landscape Maintenance Professionals, Inc. P.O. Box 267 Seffner, FL 33527</p>			
		Total	\$42,052.61
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	1/8/2017	Balance Due \$42,052.61



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/9/2016	115982

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 12-5-2016			
Irrigation parts	1	340.89	340.89
Labor: 2 men @ \$ 80.00 per hour	2.5	80.00	200.00

4612 m

Controller # 1		Total	\$540.89
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	1/8/2017	Balance Due
			\$0.00
			\$540.89

Approved 1/12/2017 by dpate1

115982

PARADISE CDD CONTROL #1
(Still Creek Moccasin Trail) **IMP**

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

Property Name	PARADISE CDD - CONTROL #1				Date	12-5-16	Technician	JSMACI	manuel
Clock Type/ #		Clock Time		Actual Time (if different)	7:30	Time arrived on site	7:30	Time Left	
Battery Date		Battery Replaced	yes	Seasonal Adjust	100	0.00%	Rain Sensor	bad	Main Run Day
Program		Start Time 1	12:30	Start Time 2			Please make additional notes on the reverse side of this report		
Zone #	Mins	Type	Zone Information						

Zone #	Mins	Type	Labor	Hrs	Rate	Amount
1	45	R	Supervisor JSMACI	2.5	\$ 40.00	\$ 100.00
2	22	S	Technician manuel	2.5	\$ 40.00	\$ 100.00
3	45	R				
4	45	R				
5	45	R				
6	20	S	6 inch pop up	6		
7	20	S	6 inch pop up	7		
8	20	S	6 inch pop up	1		
9	45	R				
10	45	R	ROTOR	2		
11	20	S				
12	20	S	6 inch pop up	7		
13	45	R				
14	45	R	ROTOR	1		
15	45	R				
16	50	G				
17	45	R				
18			Shop Supplies	1		
19			Materials totals			
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Amount	
Total Labor	\$ 700.00
Total Materials	\$ 340.89
Sub Total	\$ 540.89
Grand Total	\$



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/10/2016	116013

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repairs completed on 12-1-2016	1	2.40	2.40
Irrigation parts	1	80.00	80.00
Labor: 2 men @ \$ 80.00 per hour			
Locate and replace faulty decoder under warranty.			
Zone 14 - Falkenburg berm, east of Summerwood entrance.		Total	\$82.40
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>		Terms	Due Date
		Net 30	1/9/2017
		Payments/Credits	\$0.00
		Balance Due	\$82.40

Approved 1/12/2017 by dpate1

INVOICE

116013

Irrigation Service / Proposal Request

Property: <u>PARKWAY CAD -</u>	Date <u>12/1/16</u>
Location of work <u>FALKENBURG BERM EAST OF</u>	
<u>SUMMER WOOD ENTRANCE</u>	
<u>(ZONE #14)</u>	

Work Ordered By: F.A.

Field Contact if any:

Phone

Description of Work to be performed:

LOCATE AND REPLACE DEFECTIVE I-STATION
HUNTER VALVE DECOPEN UNDER WARRANTY

Parts Needed:

- (1) HUNTER ICD-100 - A.O. (WARRANTY REPLACE)
- (2) King Blue 5x1.20 - \$2.40

Foreman: <u>J. AXMAKER</u>	Special Tools Needed:
Manager	<u>PARTS - \$2.40</u>
Date Completed	<u>LABOR - \$80.00</u>
Date Billed	<u>TOTAL - \$82.40</u>
Budgeted Time <u>2.0 HRS x</u>	
Actual Time <u>1 MAN @ \$40.00/hr</u>	

= \$80.00



Specializing In Tax - Exempt Bond Services

LLS Tax Solutions
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

INVOICE

BILL TO:

Parkway Center Community Development District
c/o Meritus Districts
5680 W. Cypress Street, Suite A
Tampa, Florida 33607

DATE: September 22, 2016
INVOICE # 001036

DESCRIPTION	AMOUNT
Total billings in connection with the Parkway Center Community Development District (Hillsborough County, Florida) \$6,780,000 Special Assessment Revenue Refunding Bonds, Series 2004A \$15,830,000 Special Assessment Revenue Refunding Bonds, Series 2004B – Arbitrage Calculation for the period ended August 10, 2016.	<u>\$650.00</u> 3203 R1

PAYMENT TERMS

1. Due and Payable upon receipt
2. Please include the invoice number on your check or wire transfer

Total \$650.00

Mail checks to LLS Tax Solutions Inc. 2172 W. Nine Mile Road #352, Pensacola FL 32534

Thank You For Your Business!

Approved 1/12/2017 by dpate1



INVOICE

DATE	12/1/2016
INVOICE #	10252
TERMS	Net 30
DUE DATE	12/31/2016

Please Remit Payment To:
 5808 Breckenridge Pkwy Ste G. Tampa, FL 33610
 Phone: 813-948-0202 Fax: 813-319-2680
 www.MHDcommunications.com

BILL TO		SHIP TO	
Parkway Center 5680 W. Cypress Street Suite 5680A Tampa, FL 33607			
DESCRIPTION	QUANTITY	RATE	AMOUNT
Re: WO # 9379717 11/30/16: Picked up iPad from Meritus office. Attempted to perform work but need iTunes password. Returning iPad to Meritus office.	0.5	105.00	52.50
Trip Charge to Tampa Location	1	25.00	25.00
Sales Tax		7.00%	0.00
A late payment charge of 5% per month will be applied to all unpaid balances.		Total	\$77.50
We appreciate your business. Thank you! Please let us know how we can help you further!		Payments/Credits	\$0.00
		Balance Due	\$77.50

Commercial Phone Systems - Computer Networks - Access Control Systems - Low Voltage Cabling
 Wireless Nurse Call Systems - Security & Surveillance Systems - Office Technology Moves/Relocation

Approved 1/12/2017 by dpatel



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.8810 o.
www.nichols-la.com

813.298.8880 c.
cells@nichols-la.com

877.246.3714 f.
LC26C00399

Invoice

Invoice No.

MCP16-3.06

Due Date

12/27/2016

Bill To

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

Sent via Email on December 12, 2016

PARKWAY CDD
Landscape Construction Services

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
11/4/2016	Principal Landscape Architect Get install updates from Rodger.	0.25	151.00	37.75
11/16/2016	Principal Landscape Architect Stop by site to review landscape installation at Riverview entrance on way back from Ruskin area. Call/ text with Rodger about items.	1.75	151.00	264.25
11/28/2016	Principal Landscape Architect Update with BH and LMP - Rodger	0.25	151.00	37.75
11/16/2016	Mileage Travel to site on the way back from another site to review install progress to date.	20	0.54	10.80

4908
m

2016

We Appreciate Your Business!

Total Due:

\$350.55

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

Approved 1/12/2017 by dpate1



NICHOLS

LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.8810 o.
www.nichols-la.com

813.298.8880 c.
cells@nichols-la.com

877.246.3714 f.
LC26C00399

Invoice

Invoice No.

MPC15-2.21

Due Date

12/27/2016

Bill To

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

Sent via Email on December 12, 2016

PARKWAY CDD Miscellaneous Tasks

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
11/16/2016	Principal Landscape Architect Travel, attend and present at CDD Meeting.	3.25	151.00	490.75
11/14/2016	B/W =/ >24"x 36" Digital Plots plot for meeting.	1	5.75	5.75
11/14/2016	B/W Photocopies (Bond Paper; Letter or Legal) 3 b/w copies of LMP proposals.	3	0.20	0.60
11/16/2016	Mileage Travel to Rivercrest Clubhouse for CDD Meeting.	51.8	0.54	27.97

490.75

2016

We Appreciate Your Business!

Total Due:

\$525.07

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

Approved 1/12/2017 by dpate1

Spearem Enterprises, LLC
8348 Little Rd. Ste. 201
New Port Richey 34654
(727) 237-2316
spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 2389**DATE** 11/29/2016**DUE DATE** 12/29/2016**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Installed/Replaced vandalized lock on TECO access fence. Material and Labor included.	1	80.00	80.00

BALANCE DUE**\$80.00**

11/6/18

Approved 1/12/2017 by dpate1

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2016



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Parkway Center Community Development District

Combining Balance Sheet

As of 11/30/2016

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2004	Debt Service Fund - Series 2008	Capital Projects Fund - Series 2004	Capital Projects Fund - Series 2008	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets								
Cash- Operating Acct	503,041	0	0	0	0	0	0	503,041
Cash on Hand	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Accounts Receivable	11,816	0	0	0	0	0	0	11,816
Due From General Fund	0	63,877	22,146	0	0	0	0	86,022
Due From Debt Service Fund	0	0	0	0	0	0	0	0
Interest Receivable	0	0	0	0	0	0	0	0
Investments--Reserve Fund B--Series 2000-Suntrust	0	0	0	0	0	0	0	0
Investments - 2004 A Reserve	0	500,612	0	0	0	0	0	500,612
Investments - 2004 B Reserve	0	93,728	0	0	0	0	0	93,728
Investments 2004 A Interest	0	0	0	0	0	0	0	0
Investments - 2004 B Interest	0	4	0	0	0	0	0	4
Invest - Developer Reserve Fund	0	13,474	0	0	0	0	0	13,474
Investments-Revenue Account-Series 2004	0	27,282	0	0	0	0	0	27,282
Investment - Sinking - 2004	0	0	0	0	0	0	0	0
Investments--Prepayment Acct--Series 2004B	0	294,395	0	0	0	0	0	294,395
Investments-Prepayment Acct A - Series 2004	0	29,787	0	0	0	0	0	29,787
Investments-COI-Series 2004B	0	0	0	880	0	0	0	880
Investments-Revenue Account-Series 2008	0	0	57,382	0	0	0	0	57,382
Investments-Interest Account-Series 2008	0	0	0	0	0	0	0	0
Investments-Reserve Account-Series 2008	0	0	17,293	0	0	0	0	17,293
Inv - Redemption Series 2008	0	0	0	0	0	0	0	0
Investments-Const. Account-Series 2008	0	0	0	0	29,429	0	0	29,429
Investments-COI-Series 2008	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Deposits	9,035	0	0	0	0	0	0	9,035

Parkway Center Community Development District

Combining Balance Sheet

As of 11/30/2016

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2004	Debt Service Fund - Series 2008	Capital Projects Fund - Series 2004	Capital Projects Fund - Series 2008	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Improvements Other Than Buildings	0	0	0	0	0	2,653,526	0	2,653,526
Ancillary Costs	0	0	0	0	0	937,602	0	937,602
Construction Work In Progress	0	0	0	0	0	50,482	0	50,482
Amount Available-Debt Service	0	0	0	0	0	0	1,119,979	1,119,979
Amount To Be Provided-Debt Service	0	0	0	0	0	0	10,830,021	10,830,021
Total Assets	<u>523,892</u>	<u>1,023,159</u>	<u>96,820</u>	<u>880</u>	<u>29,429</u>	<u>3,641,610</u>	<u>11,950,000</u>	<u>17,265,790</u>
Liabilities								
Accounts Payable	16,276	0	0	0	0	0	0	16,276
Accounts Payable Other	0	0	0	0	0	0	0	0
Unallocated Funds	0	0	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0	0	0
Due To Debt Service Fund	86,022	0	0	0	0	0	0	86,022
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposit - Due Developer	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0
Revenue Bonds 2004 A	0	0	0	0	0	0	5,330,000	5,330,000
Revenue Bonds 2004 B	0	0	0	0	0	0	4,830,000	4,830,000
Refunding Bonds - 2008	0	0	0	0	0	0	1,790,000	1,790,000
Total Liabilities	<u>102,299</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>11,950,000</u>	<u>12,052,299</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	1,340,913	119,002	880	29,429	0	0	1,490,224
Fund Balance-Unreserved	472,677	0	0	0	0	0	0	472,677
Investment In General Fixed Assets	0	0	0	0	0	3,641,610	0	3,641,610
Other	(51,083)	(317,755)	(22,182)	0	0	0	0	(391,020)
Total Fund Equity & Other Credits	<u>421,593</u>	<u>1,023,159</u>	<u>96,820</u>	<u>880</u>	<u>29,429</u>	<u>3,641,610</u>	<u>0</u>	<u>5,213,492</u>
Total Liabilities & Fund Equity	<u>523,892</u>	<u>1,023,159</u>	<u>96,820</u>	<u>880</u>	<u>29,429</u>	<u>3,641,610</u>	<u>11,950,000</u>	<u>17,265,790</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2016 Through 11/30/2016
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance	540,847	65,953	(474,894)	(88)%
Assmts-Tax Roll				
Interest Earnings				
Interest Earnings	50	0	(50)	(100)%
Other Miscellaneous Revenues				
Undesignated Reserves	15,000	0	(15,000)	(100)%
Total Revenues	555,897	65,953	(489,944)	(88)%
Expenditures				
Legislative				
Supervisor Fees	10,000	1,200	8,800	88 %
Financial & Administrative				
District Manager	28,840	4,807	24,033	83 %
Recording Secretary	5,543	924	4,619	83 %
District Engineer	6,000	271	5,729	95 %
Disclosure Report	1,000	0	1,000	100 %
Trustees Fees	7,000	2,891	4,109	59 %
Auditing Services	7,600	0	7,600	100 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Financial Services	26,677	4,446	22,231	83 %
Postage, Phone, Faxes, Copies	600	134	466	78 %
Digital Meeting Media	1,500	0	1,500	100 %
Public Officials Insurance	2,500	714	1,786	71 %
Legal Advertising	550	0	550	100 %
Bank Fees	186	36	150	81 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	500	0	500	100 %
Investment Reporting Fees	2,000	367	1,633	82 %
Office Supplies	200	0	200	100 %
Technology Services	4,000	382	3,618	90 %
Website Administration	2,500	0	2,500	100 %
Legal Counsel				
District Counsel	10,000	3,865	6,135	61 %
Electric Utility Services				
Electric Utility Services - Other	11,000	0	11,000	100 %
Street Lighting	90,000	16,909	73,091	81 %
Other Physical Environment				
Property & Casualty Insurance	12,400	6,906	5,494	44 %
Entry & Walls Maintenance	5,500	305	5,195	94 %
Landscape Maintenance - Contract	151,834	31,511	120,323	79 %
Landscape Maintenance - Other	12,000	19,395	(7,395)	(62)%
Field Manager	27,707	4,618	23,089	83 %
Irrigation Maintenance	5,000	1,832	3,168	63 %
Plant Replacement Program	12,500	1,150	11,350	91 %
Waterway Management	14,040	2,783	11,257	80 %
Program-Contract				
Waterway Management Program -	5,000	450	4,550	91 %
Other				
Waterway Management Program -	5,000	0	5,000	100 %
Erosion Control				
Irrigation Improvements	5,000	0	5,000	100 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 11/30/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Waterway Mgt. Program-Aquatic Plantings	4,000	0	4,000	100 %
Capital Improvements	15,000	3,504	11,496	77 %
Road & Street Facilities				
Street/Decorative Light Maintenance	5,000	0	5,000	100 %
Pavement & Signage Repairs	4,500	0	4,500	100 %
Holiday Lighting	5,000	0	5,000	100 %
Parks & Recreation				
Miscellaneous Maintenance	5,000	3,075	1,925	39 %
Security Patrol	21,000	4,387	16,613	79 %
Special Events	2,000	0	2,000	100 %
Reserves				
Capital Asset Reserves	18,720	0	18,720	100 %
Total Expenditures	<u>555,897</u>	<u>117,036</u>	<u>438,861</u>	<u>79 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(51,083)</u>	<u>(51,083)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	472,677	472,677	0 %
Fund Balance, End of Period	<u>0</u>	<u>421,593</u>	<u>421,593</u>	<u>0 %</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2004

From 10/1/2016 Through 11/30/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	828,911	60,732	(768,179)	(93)%
Debt Service Prepayments	0	313,233	313,233	0 %
Debt Service Assessment-Lot Closing	0	20,079	20,079	0 %
Interest Earnings				
Interest Earnings	0	14	14	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	287,669	287,669	0 %
Total Revenues	<u>828,911</u>	<u>681,727</u>	<u>(147,184)</u>	<u>(18)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	663,911	334,482	329,429	50 %
Principal Payments	165,000	665,000	(500,000)	(303)%
Total Expenditures	<u>828,911</u>	<u>999,482</u>	<u>(170,571)</u>	<u>(21)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(317,755)</u>	<u>(317,755)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,340,913	1,340,913	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,023,159</u>	<u>1,023,159</u>	<u>0 %</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2016 Through 11/30/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	169,725	21,063	(148,662)	(88)%
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	169,725	21,064	(148,661)	(88)%
Expenditures				
Debt Service Payments				
Interest Payments	84,724	43,246	41,478	49 %
Principal Payments	85,000	0	85,000	100 %
Total Expenditures	169,724	43,246	126,478	75 %
Excess of Revenues Over(Under) Expenditures	1	(22,182)	(22,183)	(2,218,282)%
Fund Balance, Beginning of Period	0	119,002	119,002	0 %
Fund Balance, End of Period	1	96,820	96,819	9,681,914 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2016 Through 11/30/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over(Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	880	880	0 %
Fund Balance, End of Period	0	880	880	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2016 Through 11/30/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Excess of Revenues Over(Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	29,429	29,429	0 %
Fund Balance, End of Period	0	29,429	29,429	0 %

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

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 11/30/16
Reconciliation Date: 11/30/2016
Status: Locked

Bank Balance	510,312.86
Less Outstanding Checks/Vouchers	7,271.63
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	503,041.23
Balance Per Books	<u>503,041.23</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

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

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 11/30/16

Reconciliation Date: 11/30/2016

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
3937	8/25/2016	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
3981	10/25/2016	System Generated Check/Voucher	3,503.99	Nichols Landscape Architecture, Inc
3995	11/21/2016	System Generated Check/Voucher	1,170.00	Aquatic Systems, Inc.
3997	11/21/2016	System Generated Check/Voucher	700.00	Grau & Associates
3999	11/21/2016	System Generated Check/Voucher	1,697.64	Spear Security Services
Outstanding Checks/Vouchers			7,271.63	

Commercial Checking Acct Public Funds

Account number:
Image count: 18

■ November 1, 2016 - November 30, 2016 ■ Page 1 of 2



PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$426,268.47	\$147,748.01	-\$63,703.62	\$510,312.86

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	11/04	4,285.34	Hills Tax Licens Dist ID 28 DN022034 Parkway Center
	11/16	27,873.04	Hills Tax Licens Dist ID #2 DN022034 Parkway Center
	11/23	115,589.63	Hills Tax Licens Dist ID 28 DN022034 Parkway Center
		\$147,748.01	Total electronic deposits/bank credits
		\$147,748.01	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	11/02	80.40	Verizon Wireless Payments 161102 062359092100001 0000000062359092100001
	11/14	19.09	Client Analysis Svc Chrg 161110 Svc Chge 1016 002000027191958
		\$99.49	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
3978	443.00	11/09	3985*	1,140.00	11/14	3989	7,838.49	11/07
3979	175.00	11/04	3986	225.00	11/15	3990	200.00	11/17
3982*	7,198.93	11/09	3987	200.00	11/14	3991	200.00	11/14
3983	2,482.91	11/09	3988	34,045.41	11/14	3992	6,907.46	11/18

**Checks paid (continued)**

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
3996 *	304.60	11/30	4000 *	700.00	11/28	4002	449.25	11/25
3998 *	80.74	11/28	4001	609.43	11/25	4003	403.91	11/25
\$63,604.13			Total checks paid					

* Gap in check sequence.

\$63,703.62 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
10/31	426,268.47	11/14	376,730.58	11/23	512,860.79
11/02	426,188.07	11/15	376,505.58	11/25	511,398.20
11/04	430,298.41	11/16	404,378.62	11/28	510,617.46
11/07	422,459.92	11/17	404,178.62	11/30	510,312.86
11/09	412,335.08	11/18	397,271.16		
Average daily ledger balance		\$437,191.60			



MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: Wednesday, January 17, 2017

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	<u>Good</u>
INVASIVE MATERIAL (FLOATING)	20	20	0	<u>Good</u>
INVASIVE MATERIAL (SUBMERSED)	20	19	-1	<u>Overall good</u>
FOUNTAINS/AERATORS	20	20	0	<u>Good</u>
DESIRABLE PLANTS	15	14	-1	<u>Overall good</u>
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	<u>Not applicable</u>
CLUBHOUSE EXTERIOR	3	3	0	<u>Not applicable</u>
POOL WATER	10	10	0	<u>Not applicable</u>
POOL TILES	10	10	0	<u>Not applicable</u>
POOL LIGHTS	5	5	0	<u>Not applicable</u>
POOL FURNITURE/EQUIPMENT	8	8	0	<u>Not applicable</u>
FIRST AID/SAFETY ITEMS	10	10	0	<u>Not applicable</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>Not applicable</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>Not applicable</u>
RECREATIONAL FACILITIES	7	7	0	<u>Not applicable</u>
RESTROOMS	6	6	0	<u>Not applicable</u>
HARDSCAPE	10	10	0	<u>Not applicable</u>
ACCESS & MONITORING SYSTEM	3	3	0	<u>Not applicable</u>
IT/PHONE SYSTEM	3	3	0	<u>Not applicable</u>
TRASH RECEPTACLES	3	3	0	<u>Good condition</u>
FOUNTAINS	8	8	0	<u>Not applicable</u>
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good condition</u>
PAINTING	25	25	0	<u>Good condition</u>
CLEANLINESS	25	25	0	<u>Good condition</u>
GENERAL CONDITION	25	25	0	<u>Good condition</u>



MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway CenterDate: Wednesday, January 17, 2017

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	<u>New landscaping installation complete</u>
RECREATIONAL AREAS	30	30	0	<u>Not applicable</u>
SUBDIVISION MONUMENTS	30	30	0	<u>Good</u>
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	<u>Wall painting complete</u>
SIDEWALKS	30	30	0	<u>Overall good</u>
SPECIALTY MONUMENTS	15	15	0	<u>Good condition</u>
STREETS	25	25	0	<u>Overall Good</u>
PARKING LOTS	15	15	0	<u>Not applicable</u>
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	<u>OK</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>Overall Good</u>
MONUMENT LIGHTING	30	30	0	<u>Overall Good</u>
AMENITY CENTER LIGHTING	15	15	0	<u>Not applicable</u>
GATES				
ACCESS CONTROL PAD	25	25	0	<u>Not applicable</u>
OPERATING SYSTEM	25	25	0	<u>Not applicable</u>
GATE MOTORS	25	25	0	<u>Not applicable</u>
GATES	25	25	0	<u>Not applicable</u>
SCORE	700	698	-2	100%

Manager's Signature:

Nicole Chamberlain1/17/2017

Supervisor's Signature:

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: Tuesday, January 17, 2016

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	<u>Good Condition</u>
TURF FERTILITY	10	9	-1	<u>Overall Good</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>No weeds observed</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	5	0	<u>Overall Good</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Good</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	10	0	<u>Overall good</u>
CLEANLINESS	5	5	0	<u>Good condition</u>
MULCHING	5	5	0	<u>Mulch installed week of January 16th</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>Good - new work complete</u>
INSECT/DISEASE CONTROL	7	7	0	<u>Good condition</u>
DEADHEADING/PRUNING	3	3	0	<u>Good condition</u>

SCORE

100	99	-1	99%
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Contractor Signature: _____

Manager's Signature: Nicole Chamberlain 1/17/2017

Supervisor's Signature: _____

Action Item Template

Date	January 1 2017
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Notice to owner encroaching onto CDD land	BH	3/1/16	Nov meeting		open	Waiting on final confirmation that all items are gone.
2	Fish in Ponds	BH	11/1/16	Nov meeting		done	Completed
4	Landscape Enhancements	BH	6/1/16	Nov meeting		open	See reports enclosed-all final items to be completed by the 30th per Celia.
5	Painting of additional walls	BH	11/1/16	Nov meeting		done	Completed
6	Ponds	BH	1/1/17	Nov meeting		done	Please see report by Aquatics Systems.
7	Landscape Bids	BH	11/1/16	Nov meeting		done	See bids in book. Brian will send out email to board by the 24th with info on responses.
8	LMP Proposal for trimming	BH	9/1/16	Nov meeting		done	Proposal in book
9	Trespassing Signs	BH	8/1/16	Nov meeting		done	Completed



Parkway Center CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 12/12/2016

Prepared for:

Mr. Brian Howell

Meritus Corporation

2005 Pan Am Circle Drive, Suite #120

Tampa, Florida 33607

Prepared by:

Virginia Tillman, Assistant Account Representative

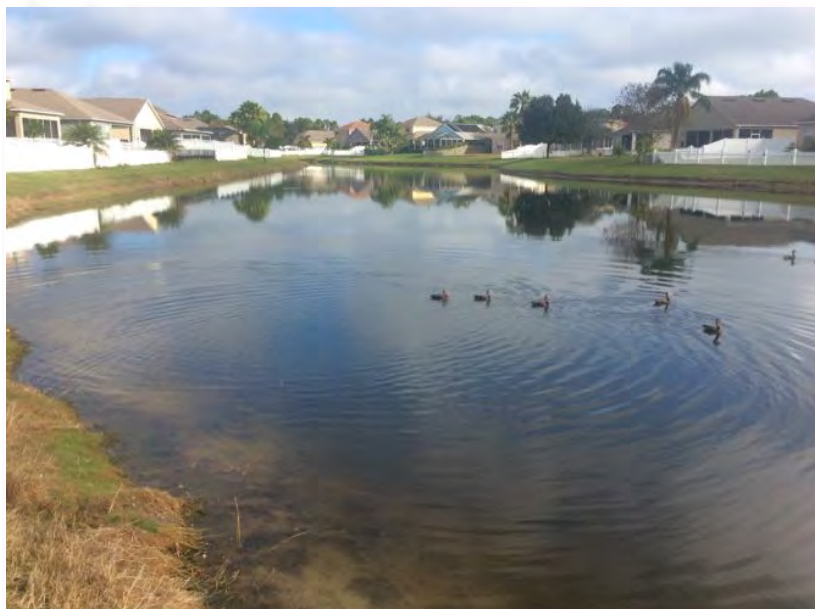
Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

Site: 6



Comments: Normal growth observed

Minor Filamentous Algae and submersed Slender Spikerush were observed along the perimeter of pond #6, both of which will be treated during our routine visits.

Site: 2



Comments: Treatment in progress

Pond #2 looks good. There were minor shoreline weeds observed along the perimeter, which were targeted during our routine visit on 11/16. The grasses should clear within 21-28 days.

Parkway Center CDD Waterway Inspection Report

12/12/2016

Site: 1



Comments: Treatment in progress

Minor shoreline weeds were treated on pond #1 during our routine visit on 11/16. The grasses should clear within 21-28 days.

Site: 5



Comments: Requires attention

Substantial Hydrilla and moderate Filamentous Algae were observed in pond #5, both of which will be aggressively targeted during our upcoming routine visits. The Algae should clear within 10-14 days following treatment.

Site: 16



Comments: Site looks good

Pond #16 looks good. There were minor shoreline weeds observed in front of the beneficial plants, which will be treated during our routine visits.

Site: 17



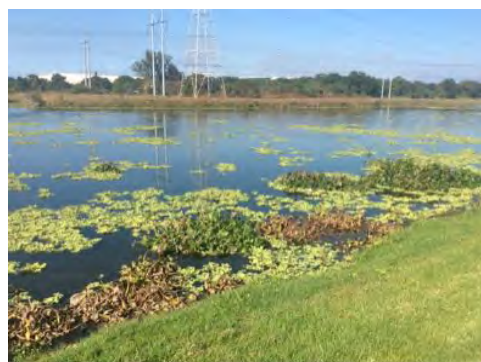
Comments: Treatment in progress

Pond #17 looks good. There were minor strands of treated Alligatorweed, which are in the process of decaying following treatment on 11/10.

Parkway Center CDD Waterway Inspection Report

12/12/2016

Site: 15



Comments: Normal growth observed

Moderate Water Lettuce and Water Hyacinth were observed floating on pond #15, both of which will be targeted during our upcoming routine visits. The floating weeds should clear within 14-21 days following treatment.

Site: 11



Comments: Site looks good

Pond #11 looks great!

Site: 10



Comments: Site looks good
Pond #10 looks great!

Site: 9



Comments: Normal growth observed
Minor Duckweed, Slender Spikerush and shoreline weeds were observed along the perimeter of pond #9. The grasses were treated during our routine visit on 11/16 and should clear within 21-28 days. The Duckweed and Slender Spikerush will be targeted during our routine visits.

Parkway Center CDD Waterway Inspection Report

12/12/2016

Management Summary

The following 10 ponds within the Parkway Center CDD community were visually assessed during today's inspection: ponds #1, #2, #5, #6, #9, #10, #11, #15, #16 and #17 respectively.

Filamentous Algae was observed on ponds #5 and #6 during today's inspection. The minor Algae on pond #6 and the moderate growth on pond #5 will be targeted during our upcoming routine visits. The Algae should clear within 10-14 days following treatment.

Shoreline weeds, such as Alligatorweed and Torpedograss, were observed along the perimeter of ponds #1, #2, #9, #11 and #16, and surrounding the native vegetation on pond #16. The grasses on ponds #1, #2, #9 and #11 were treated during our routine visit on 11/16 and should clear within 21-28 days. The minor shoreline weeds on pond #16 will be treated during our routine maintenance visits.

Submersed weeds were present in ponds #5, #6 and #9 during today's inspection. The minor Slender Spikerush in ponds #6 and #9 and the substantial Hydrilla in pond #5 will be targeted during our upcoming routine visits. Invasive Slender Spikerush can range from a rooted submersed plant to a free-floating mat on the pond's surface whereas Hydrilla is rooted, yet it can grow up to an inch a day.

Floating weeds were observed on ponds #9 and #15 during today's visit. The minor Duckweed on pond #9 will be treated during our upcoming routine visits. The Water Hyacinth on pond #15 has been significantly reduced following our routine maintenance visits, however the minor new growth and the moderate Water Lettuce will be aggressively targeted during our upcoming routine visits. The floating weeds should clear within 14-21 days following treatment.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds within the community for Algal growth and target on contact.
- Target the new Filamentous Algal growth on ponds #5 and #6.
- Continue to treat the shoreline weed on all sites during our routine visits.
- Treat the minor Torpedograss on pond #16.
- Target the minor submersed Slender Spikerush on ponds #6 and #9.
- Aggressively treat the Hydrilla on pond #5.
- Contact the floating weeds on ponds #9 and #15 during our upcoming routine visits.

THANK YOU FOR CHOOSING ASI!





Parkway Center CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 1/9/2017

Prepared for:

Mr. Brian Howell

Meritus Corporation

2005 Pan Am Circle Drive, Suite #120

Tampa, Florida 33607

Prepared by:

Virginia Tillman, Assistant Account Representative

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

Parkway Center CDD Waterway Inspection Report

1/9/2017

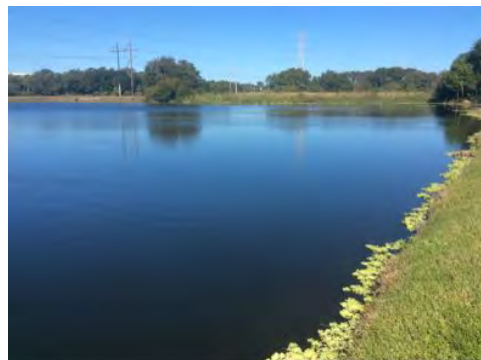
Site: 15



Comments: Normal growth observed

The Water Lettuce and Water Hyacinth have greatly reduced following our treatment on 12/14. The remaining floating weeds will be targeted during our routine visits.

Site: 14



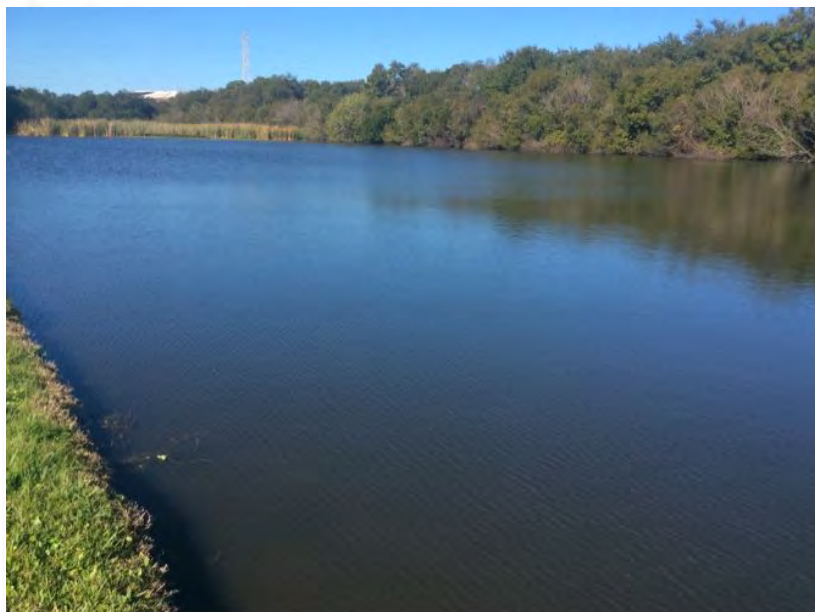
Comments: Normal growth observed

Overall, the open water of Pond #14 looks great. There were minor patches of Water Lettuce windblown along the perimeter (top right) with an overall coverage of 10%.

Parkway Center CDD Waterway Inspection Report

1/9/2017

Site: 13



Comments: Site looks good

Pond #13 looks great! Positive results following treatments has cleared the Water Lettuce and will continue to monitor the pond for future growth.

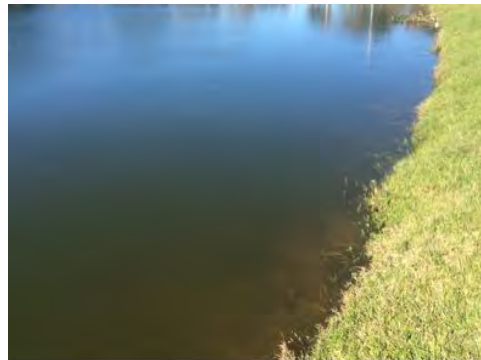
Site: 12



Comments: Normal growth observed

The open water of pond #12 is in great condition! There was a minor patch of Water Hyacinth in the west corner of the pond.

Site: 3



Comments: Site looks good

Pond #3 looks great. Minimal amounts of Torpedograss were observed along the perimeter of the pond.

Site: 16



Comments: Site looks good

Pond #16 looks great! Positive results following treatments were observed (bottom right).

Site: 4



Comments: Normal growth observed

Minor Filamentous Algae, Planktonic Algae and shoreline weeds were observed on the west side of the pond, all of which will be targeted during our upcoming routine visits.

Site: 5



Comments: Normal growth observed

Minor Planktonic Algae and Alligatorweed were observed in the north (bottom right) and south side (top right). The substantial amount of Hydrilla has significantly been reduced to less than 10% of the bottom. Above is the decaying remains of the treated Hydrilla dispersed throughout the water column.

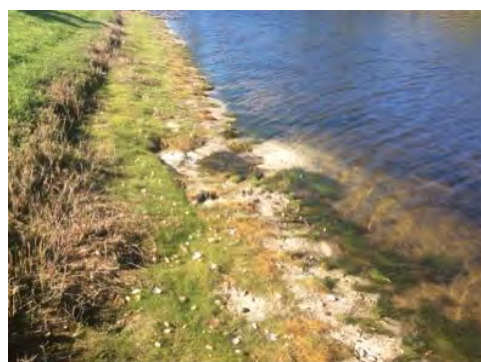
Site: 7



Comments: Normal growth observed

The submersed Slender Spikerush (bottom right) was observed to inactive and decaying during today's inspection.

Site: 8



Comments: Site looks good

Pond #8 looks great! There was 4ft of exposed banks and minor patches of exposed native Chara (bottom right) observed during today's inspection.

Parkway Center CDD Waterway Inspection Report

1/9/2017

Management Summary

Overall, the ponds within the Parkway Center CDD community look great! The 100% coverage of submersed Hydrilla in Pond #5 has been significantly reduced to less than 10% of the pond. The following 10 ponds were visually assessed during today's inspection: Ponds #3, #4, #5, #7, #8, #12, #13, #14, #15 and #16 respectively.

The floating Water Lettuce on Ponds #14 and #15 have reduced following our routine treatments. Pond #15 has an overall coverage of 20% and was observed to windblown along the perimeter. Pond #14 has an overall coverage of 10% and was observed along the perimeter. The remaining patches of Water Lettuce on both ponds will be treated during our routine visits.

The minor patches of floating Water Hyacinth on Ponds #12 and #15 have improved after being targeted during our routine treatments. Pond #12 has a minor patch in the southwest corner and Pond #15 has a few minor patches on the south side. The remaining patches on both ponds will be targeted during our routine visits.

Ponds #3, #7, #8, #12, #13, #14, #15 and #16 were all clear of any Algal growth during today's inspection. The minor Filamentous Algae on Pond #4 and the minor Planktonic Algae on Ponds #4 and #5 will be targeted during our upcoming routine visits. Positive results should be seen within 10-14 days following treatment.

Common shoreline weeds, such as Torpedograss and Alligatorweed, were present on Ponds #3, #4 and #5. The minor strands of Torpedograss on Ponds #3 and #4; and the Alligatorweed on Pond #5 will be treated during our routine maintenance visits. Positive results should be seen within 21-28 days following treatment. Positive results on Pond #16 were observed and the remaining strands of Alligatorweed will continue to decay.

Lastly, Pond #7 was observed to have minor Slender Spikerush along the perimeter and on the exposed banks. The minor patches were observed to be inactive during today's inspection and will be monitored for new growth during our routine visits.

Recommendations/Action Items

- Routine Maintenance.
- Target the remaining minor Water Lettuce on Ponds #14 and #15.
- Treat the minor Water Hyacinth on Ponds #12 and #15.
- Continue to monitor all sites within the community for Algal growth and target on contact.
- Target the minor Algae on Ponds #4 and #5.
- Continue to treat all sites for shoreline weeds during our routine visits.
- Treat the shoreline weeds on Ponds #3, #4 and #5.
- Monitor the Slender Spikerush on Ponds #7 for new growth.

THANK YOU FOR CHOOSING ASI!

