

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JULY 26, 2017**

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
JULY 26, 2017 at 6:30 p.m.**

Rivercrest CDD Clubhouse  
Located at 11560 Ramble Creek Drive, Riverview, FL 33569.

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	JoAnn Ward Earl Kunke Tanya O'Connor Daniel Fleary, Jr. Suzanne DeCopain
<b>District Manager</b>	Meritus	Brian Howell
<b>District Attorney</b>	Burr Forman	Scott Steady
<b>District Engineer</b>	Stantec, Inc.	Tonja Stewart

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

**The District Agenda is comprised of four different sections:**

The meeting will begin at **6:30 p.m.** with the third section is called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. Fourth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The sixth section called **Management Reports** allows the District Administrator to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Board of Supervisors  
**Parkway Center Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, July 26, 2017 at 6:30 p.m.** at Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
- 4. BUSINESS ITEMS**
  - A. Discussion on Security Services Proposals..... Tab 01
    - i. Alamo Guard Patrol
    - ii. Nationwide Security Group
    - iii. Elite Status Security & Technical Systems, Inc.
  - B. Capital Improvement Plan Update
- 5. CONSENT AGENDA**
  - A. Consideration of Minutes of Board of Supervisors Meeting June 28, 2017..... Tab 02
  - B. Consideration of Operations and Maintenance Expenditures June ..... Tab 03
  - C. Review of Financial Statements through June 30, 2017..... Tab 04
- 6. MANAGEMENT REPORTS**
  - A. District Manager’s Report
  - B. Field Manager
    - i. District Inspection Report ..... Tab 05
    - ii. Staff Action List..... Tab 06
    - iii. Aquatic Systems Reports ..... Tab 07
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,  
  
Brian Howell  
District Manager

# ALAMO GUARD PATROL



## PROPOSAL FOR **SECURITY SERVICES**

### ALAMO GUARD PATROL

1248 E. Hillsborough Avenue Ste 229  
Tampa FL, 33604  
(888) 833-0071  
[info@alamoguardpatrol.com](mailto:info@alamoguardpatrol.com)  
[www.alamoguardpatrol.com](http://www.alamoguardpatrol.com)





# TO WHOM IT MAY CONCERN

It is with great pleasure herewith we submit our proposal for the provision of security services. We hope that this may be the start of an exciting and productive relationship on what promises to be a worthwhile project.

Alamo Guard Patrol is an acclaimed firm of security agents with a reputation for both effective security solutions and the use of innovative technology in the protection of life and property. We have a portfolio of completed and on-going projects with particular emphasis on governmental security administration. We think that your project is well suited to our strengths and aspirations

Our Board of Directors respectfully requests that you study our proposal in detail; we are extremely interested in the project and we very much hope that you consider the Alamo Guard Patrol team as a strong candidate for selection.

Yours Sincerely,

President, CEO  
Alamo Guard Patrol

➤ Alamo Guard Patrol Personnel .....	4
➤ Applicant Screening; Training; Meth.....	5
➤ Patrol; Compliance; Uniforms .....	6
➤ Supervision; 24 Hour Customer Service; Cost .....	7
➤ Uniformed Security; Security Consulting .....	8
➤ Cost Structure .....	10

Alamo Guard Patrol will provide you with certified, licensed, insured, and bonded Security Guards. Each Security Professional has been screened to the standards of the United States Government Secret Clearance Program.



- 1) Our pre-employment background investigation far exceeds that of most police department jurisdictions. In addition, Alamo Guard Patrol has employed a staff psychologist to oversee the initial screening of our personnel, by implementing a pre-employment written psychological inventory and a psychological interview. Furthermore, our personnel all submit to a battery of aptitude tests, a 5-panel drug screening, and extensive in-service training regarding criminal law and police defensive tactics. Prior to commencement of a contract with Alamo Guard Patrol, we will provide you with the full applicant investigation of each proposed security guard.
- 2) Alamo Guard Patrol offers, free of charge, supervisory personnel to insure strict adherence to our general orders and your rules, regulations and ordinances. Our supervisors are utilized as a liaison between Alamo Guard Patrol and our clients. Supervisors are on duty 24 hours a day, 365 days per year for your convenience and will regularly make spot checks to prevent the issue of complacency. It is our belief that in order to assure the best quality of service that we stand by, we must keep close relationships with our personnel both on and off duty.
- 3) At Alamo Guard Patrol, all of our security guards will be equipped with two-way radios or equivalent to ensure constant communication with our management team.
- 4) Each and every security guard will be in-serviced regularly regarding your specific site to further enhance the protection we provide.

Alamo Guard Patrol has taken a unique approach to the business of contract security. Many of our competitors employ minimally screened and trained guards. Our approach involves a proactive theory of well-groomed, exceptionally trained, uniformed security guards. Our strategy entails several steps to mitigate the possibility and opportunity for theft of property, or injury to persons within the facility. The following is an overview of our Security Guard Project:

## Applicant Screening

- 5) The quality we bring to your environment begins long before you see our security guards. The Board of Directors at Alamo Guard Patrol has resolved to make the recruitment and training of our personnel the key to our success; in that, we conduct hiring initiatives on a regular basis with over 250 applicants per month, with an average of 25 new appointees. Most applicants are unable to meet our qualifications, which are equivalent to the United States Government Secret Clearance Program.

## Training

Alamo Guard Patrol conducts training that exceeds that of any of our competitor's programs. The knowledge of our management team is passed on to our new employees. In addition to the state mandated certification courses, Alamo Guard Patrol personnel must attend:



- A. 40-hour Police Defensive Tactics Training
- B. 24-hour Patrol Techniques & Criminal Law
- C. 16-hour Customer Service Seminar

## Method

- 6) Our uniformed security guards are trained to act as a criminal deterrent by adopting the principals of the C.P.O.P (*community police officer program*) methodology. Simply put, our guards are encouraged to be an approachable source of information to patrons, residents and employees. Letting the public know that we are there for them generates a feeling of community and safety.

## Patrol

- 7) The placement of our security guards is what generally places Alamo Guard Patrol in the position to confidently describe the implementation of our security guard project as authentic. Our security guards are trained to make visible foot patrols throughout their posts in undetermined patterns. We encourage our personnel to interact with your patrons and employees in addition to standing a fixed post

## Compliance

Alamo Guard Patrol has developed a theory of  
*"Enforcement through Reinforcement"*



The management, having thirty combined years of security and law enforcement experience, has realized that prevention of crime can be accomplished by utilizing tactical approaches, rather than accusations and the traditional methods of our predecessors. The art of *verbal judo* is commonplace in our organization and has often been effective in deescalating volatile situations.

## Uniforms

- 8) Our uniformed security guards are outfitted with police-type uniforms. Our corporate general orders, require that our personnel keep their uniforms pressed and clean at all times. Their shoes are polished; military-style and men are clean-shaven with neat haircuts. Our female officers are held to the same standard. We pride ourselves on the appearance of our personnel, as they are representing our agency in your facilities.

## Supervision

- 9) Alamo Guard Patrol supervisory personnel are required to possess a minimum of 7 years of law enforcement experience. Our supervisors are charged with scheduling, assigning security posts, and acting as liaison between the Board of Directors and our client. Supervisory personnel are available to you 24 hours every day in order maintain quality assurance and customer service on behalf of Alamo Guard Patrol.

## 24 Hour Customer Service

Alamo Guard patrol stands above our competitors by providing an open line of communication with our clientele 24/7

Our offices are staffed around the clock with customer service representatives for your convenience. While most of our competitors work from their homes, Alamo Guard Patrol staffs fully functional offices. Our customer service representatives are not salespeople; they are security professionals assigned to light duty or administrative functions. Desk personnel are utilized as watch-commanders with full authority to make supervisory decisions for Alamo Guard Patrol.



## Cost

You can significantly reduce your liability with our \$1 Million comprehensive Insurance Policy



*Alamo Guard Patrol* will provide you with a forensic breakdown of our costing specifications. We maintain a philosophy that in order to retain the highest quality security professionals in the industry, we must compensate them commensurate to their qualifications. The Board of Directors has resolved to reduce our profit margin rather than decrease a security guard's salary. Our costing structure provides for a well-paid security professional and a conservative rate to our client.

## Uniformed Security



- ☑ Gated Community
- ☑ Mobile Patrol
- ☑ Corporate Buildings
- ☑ Loss Prevention
- ☑ Condominium
- ☑ Parking Lots
- ☑ Governmental
- ☑ Bike Patrol
- ☑ Hotel Security
- ☑ Construction Sites
- ☑ Office Building

## Security Consulting



- ☑ Physical Safety and Security Tours of Each Property
- ☑ Review of Incident Reports & Other Foresee-ability Issues
- ☑ Property Manual Review and Preparation
- ☑ Review of Property Security Procedures and Equipment
- ☑ Management and Employee Safety & Security training
- ☑ In-house Security Rules and Procedures

## Cost Structure

Please consider our proposed rates for Level I Security Personnel

### Forest Creek CDD

Position	Hrs Per Week	Bill Rate
Security Officer Level I (Un-Armed)	Five Days per week 20 to 25 Hrs Weekly	\$17.50 Hourly
WEEKLY TOTAL		
Taxes		
GRAND TOTAL		

The marked patrol vehicle included in the price



Scan points is where it all began for us—the bread and butter of the mobotour system. Our durable QR codes offer the checkpoints you require of your security officers/guards and mobile patrols. The security officers simply scan their points and the information is uploaded with date/time and GPS of the scans. QR codes



**Account Manager(s) time is not billed in any way to Client. Our account manager(s) will be on site approximately 8 hours per week at un-announced times to check up on the account supervisor and the assigned security guards. He is also liaison to the officers on all security initiatives and project maintenance.**

**Overtime is never billed to Client. We have accounted for project overtime in our billable rate.**

**Holidays are billed at time and a half. Alamo Guard Patrol recognizes federally recognized holidays only.**

**Uniforms, equipment or other expenses are never billed to Client.**

**Pre-employment drug testing costs are not billed to Client. Random drug testing costs are never billed Client.**

**Training and in-service seminars and coursework are not billed to Client.**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, consisting of six pages, having initialed at the bottom of each page, as of the day and year first above written.

Date: 7-11-2017

[Forest Creek CDD]

By: \_\_\_\_\_

Title: \_\_\_\_\_

[Alamo Guard Patrol]

By: Emile Metellus

Title: Vice-President of Operations





## **Nationwide Security Group.**

(NWSG Private Security Agency Co.,Inc.)

**Lic.:B 1200155**

**Corporate Headquarters**

6303 Blue Lagoon Drive Suite 400

Miami,FL 33126

Ph:1(800)584-0630

Cell:(305)607-9975

**ATT: Gene Roberts**

**All ours Guards are equipped with our “Third Eye”**

To Whom It May Concern:

It is with great pleasure we submit our proposal for the provision of security services. We hope that this may be the start of an exciting and productive relationship on what promises to be a worthwhile project.

Nationwide Security Group is an acclaimed firm of security agents with a reputation for effective security solutions and the use of innovative technology in the protection of life and property. We think that your project is well suited to our strengths and aspirations

Our Board of Directors respectfully requests that you study our proposal in detail; we are extremely interested in the project and we very much hope that you consider the Nationwide Security Group team as a strong candidate for selection.

Sincerely,

*Ivan Martinez*

Chief Operations Officer

Nationwide Security Group.

(NWSG Private Security Agency Co.,Inc.)

Cell:(305)607-9975

**Lic.:B 1200155**

**Nationwide Security Group.**

# Our third eye

**(Free)**



**A full color digital 64GB video recorder**

**A digital audio recorder**

**A full color still photo camera**

**Enhance Officer Safety**

**Reduce Frivolous Law Suits**

**Reduce Agency/Client Liability**

**Reduce Court Appearance Time for Officers**

**Improve Community/Media Perceptions of security guards**

**Enhance In-Service**

**Enhance Officer Performance and Professionalism**

**Simplify Incident Review**

**Reduce Time Spent on Written Reports**

**Nationwide Security Group.**

## **Our Services Include:**

### **Executive Protection**



- Discrete Bodyguard Service
- BDU Bodyguard Service
- Armed Transport Service
- Residential Protection Details
- Corporate Protection Details
- Prisoner Extradition

### **Uniformed Security**



- Healthcare Facilities
- Law Offices
- Residential Complexes
- Corporate Buildings
- Loss Prevention
- Retail Venues
- Parking Lots
- Governmental
- Bike Patrol
- Hotel Security

### **Security Consulting**



- Physical Safety and Security Tours of Each Property
- Review of Incident Reports and Other Foreseeability Issues
- Property Manual Review and Preparation
- International Travel Security Consulting & Protection Service
- Review of Property Security Procedures and Equipment
- Management and Employee Safety and Security Training
- In-house Security Rules and Procedures

**Nationwide Security Group.**

## International Travel Security



- Travel warnings
- Crime reports
- Unusual currency
- Entry requirements
- Areas of instability
- Consulate contacts
- U.S Embassy
- Disease information
- Extremist Groups

## Maritime Patrol & Port Security



- Assessments of threats, vulnerabilities, and critical infrastructure at ports
- Coordination and cooperation among agencies
- Establishment of guidelines for commercial facilities handling certain cargo
- Patrol of rivers, shorelines, and other waterways

## K-9 Service



- Conduct tracks
- Conduct searches and apprehensions
- Narcotics detection
- Missing person location
- Explosives detection

**Nationwide Security Group.**

## Exhibit A

### Bid for Basic Services

#### Security Guard Services 84 man hours per week

Hourly rate Unarmed .....\$20.00  
Patrol Car ..... \$ 5.00  
Communication equipment for control and monitoring.....Waived  
(Two way Radio) and guard scan(upon request).....Waived  
**Others service elements can be added upon request**

**Our Patrol Car : includes LED4002 Vanguard Dash & Deck Lights LED5005 46"  
Vanguard 5000 LED Lightbar ,LB137 100W Speaker and Siren Set**

**High intensity LED modules15 selectable flash patterns  
features incredible warning power  
Directional traffic advisor on the back  
Independently controlled alley lights  
Built-in amber arrowstick lights on the back  
2 LED take-down lights and 2 LED Alley Lights**

***The model and brand of the car may vary but will always maintain the professional  
image required for this service***



### **NATIONWIDE SECURITY GROUP.**

6003 BLUE LAGOON DRIVE Suite 400  
MIAMI, FL 33126  
Ph: 1(800)584-0630  
Fax:1(888)217-0253  
Lic: B1200155

**Nationwide Security Group.**



**From:** Kendrick  
**To:** [Gene Roberts](#)  
**Cc:** [Kendrick Muhammad \(Google](#)  
**Subject:** Security Proposal  
**Date:** Tuesday, July 11, 2017 12:20:19 PM  
**Attachments:** [FB\\_IMG\\_1487446642509.jpg](#)

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ELITE STATUS SECURITY & TECHNICAL SYSTEMS, INC

Security quote: \$14 per billable hour per security officer for 25 hours per week.

Total \$350 billed to invoice per week.

Location: Park Way Center River view, Florida

Contact: Kendrick Muhammad

Phone: 727-252-3837

Email: [info@essts.biz](mailto:info@essts.biz)

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

June 28, 2017 Minutes of the Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, June 28, 2017 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

### 1. CALL TO ORDER/ROLL CALL

Nicole Chamberlain called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, June 28, 2017 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chairman
Earl Kunke	Vice Chairman
Daniel Fleary, Jr.	Supervisor
Suzanne DeCopain	Supervisor

Staff Members Present:

Nicole Chamberlain	Meritus
Tonja Stewart	District Engineer

There were two residents present.

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

There were no audience questions or comments on agenda items.

### 3. VENDOR/STAFF REPORTS

**A. District Counsel**

**B. District Engineer**

Ms. Stewart provided an update on the amenity center. Mr. Steady reached out to property owner, and he would like to get an appraisal. Ms. Stewart spoke to architects, and prices are going up. Ms. Stewart explained the process and stated that a master planning discussion would happen first. She also explained that there are a lot of options: they can start small with just space for meetings and work their way up, or they can build a pool and playground, etc. Ms. Stewart provided some cost estimates and asked if the Board had any questions. Supervisor Ward said she does not think the Board will have any questions until after the appraisal. Supervisor Fleary asked what will happen if it does not work out with this parcel. He said that the Board would like for Ms. Stewart to provide some other options, and Ms. Stewart said she will try to come up with a back-up plan. Supervisor Ward provided a few possibilities that Ms. Stewart can look into.

Ms. Stewart also inquired about the plantings in the littoral shelves. Ms. Chamberlain said she will contact Aquatic Systems to obtain proposals.

**4. BUSINESS ITEMS**

**A. Discussion on Alum Agreement**

Ms. Chamberlain explained the treatment.

MOTION TO:	Approve the Alum Agreement.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**B. Discussion on Aeration Pump Power – Pond #15 Proposal**

Ms. Chamberlain stated that Mr. Howell's recommendation is to hold off on this proposal until the next fiscal year. The Board agreed that it is best to do the treatment first and then look at the aeration system in the next fiscal year.

**C. General Matters of the District**

**5. CONSENT AGENDA**

**A. Consideration of Minutes of Board of Supervisors Meeting May 24, 2017**

The Board reviewed the minutes and noted a change from "crate" to "crepe" in line 67. The Board would also like for Ms. Stewart to review line 42 for accuracy and make changes if needed.

MOTION TO:	Approve the May 24, 2017 minutes with changes and stipulations.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**B. Consideration of Operations and Maintenance Expenditures May 2017**

The Board went over the O&Ms. Supervisor Ward said she had some questions about the TECO invoices. Some invoices had addresses not included in the CDD, and she noted that there were more invoices included than usual. Ms. Chamberlain said she will have accounting look into the invoices to ensure accuracy.

Supervisor Ward also pointed out the invoice from Spearem to relocate gopher tortoise signs and noted that this work was completed some time ago. Ms. Chamberlain will check on this invoice.

MOTION TO:	Approve the May 2017 O&Ms with exceptions.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

### **C. Review of Financial Statements through May 31, 2017**

The Board reviewed and accepted the financials.

## **6. MANAGEMENT REPORTS**

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

### **B. Field Manager**

#### **i. District Inspection Report**

#### **ii. Staff Action List**

#### **iii. Aquatic Systems Reports.**

Ms. Chamberlain went over the reports. She asked the Board if they would be interested in having a couple of marques installed as a way to post items to the community. The Board discussed the idea but decided they are not necessary at this time.

Supervisor Fleary asked if the CDD has tried to get people to sign up for the website to receive email updates. The Board discussed how they could go about reaching the community and giving them instructions to sign up on the website to receive emails. The Board asked for management to obtain the cost for sending a mass mailing to the community with instructions.

## **7. SUPERVISOR REQUESTS**

Supervisor Ward brought up and discussed the security company. The Board agreed they would like proposals from alternate companies.

Supervisor Fleary asked if it is known whether or not Taylor Morrison is going to take on the expense of the monuments. He would like for this to be added to the action item list.

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

A resident brought up that the crosswalk at Riverview and Still Creek could use a stop light. The resident said that the crosswalks are fading, and the landscaping at Eagle Palm needs to be updated. The resident would also like for a more ecological approach to be taken with the ponds.

**9. ADJOURNMENT**

MOTION TO:	Adjourn at 7:41 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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

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

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

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

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

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

**Title:**

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

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

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

**Title:**

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

*Recorded by Records Administrator*

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

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

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
Aquatic Systems, Inc.	375919	\$ 1,170.00		\$ 1,132.00	Lake & Wetland Services - June
LMP	121753	639.43			Ground Maintenance - June
Meritus Districts	7916	7,785.98		\$ 7,947.25	Management Services - June
<b>Monthly Contract Sub-Total</b>		<b>\$ 9,595.41</b>			

<b>Variable Contract</b>					
Burr Forman	969215	\$ 1,920.00			Professional Services - thru 04/30/17
Burr Forman	974227	678.00	<b>\$ 2,598.00</b>		Professional Services - thru 05/31/17
Cardno	232118	1,385.00			Professional Services - thru 05/26/17
<b>Variable Contract Sub-Total</b>		<b>\$ 3,983.00</b>			

<b>Utilities</b>					
Teco	211001800146 060717	\$ 664.31			Electric Service - thru 06/01/17
Teco	211001800369 060717	489.77			Electric Service - thru 06/01/17
Teco	211001800609 060717	444.46			Electric Service - thru 06/01/17
Teco	311000070319 060217	8,528.09	<b>\$ 10,126.63</b>	\$ 15,000.00	Electric Service - thru 05/22/17
Verizon	9787016596	0.00			Wireless Service for iPad - thru 06/06/17
<b>Utilities Sub-Total</b>		<b>\$ 10,126.63</b>			

<b>Regular Services</b>					
Bales Security	33449	\$ 884.00			Security Service - thru 06/17/17
Bales Security	33516	884.00	<b>\$ 1,768.00</b>		Security Service - thru 07/08/17
Grau and Associates	15718	1,000.00			Audit - FY16
Supervisor: Daniel Fleary, Jr.	DFJ062817	200.00			Supervisor Fee - 06/28/17
Supervisor: Earl Kunke	EK062817	200.00			Supervisor Fee - 06/28/17
Supervisor: Jo Ann Ward	JAW062817	200.00			Supervisor Fee - 06/28/17

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Supervisor: Suzanne DeCopain	SD062817	200.00	<b>\$ 800.00</b>		Supervisor Fee - 06/28/17
<b>Regular Services Sub-Total</b>		<b>\$ 3,568.00</b>			
<b>Additional Services</b>					
Aquatic Systems, Inc.	377990	\$ 4,450.00			Remove Cattail - 05/31/17
Dog Waste Depot	152860	39.00			Dog Waste Roll Bag - 04/21/17
LMP	121951	236.02			Irrigation Inspection Repairs - 05/26/17
LMP	122038	980.00			Remove Tree - 06/06/17
LMP	122049	150.00			Restaking Palm - 06/07/17
LMP	122098	220.94			Irrigation Inspection Repairs - 06/10/17
LMP	122105	407.63			Irrigation Inspection Repairs - 06/10/17
LMP	122111	349.94			Irrigation Inspection Repairs - 06/10/17
LMP	122138	324.93			Irrigation Insepction Repairs - 06/09/17
LMP	122350	2,260.00	<b>\$ 4,929.46</b>		Rejuvenate Juniper Plants - 06/23/17
MG Promotional Products	70606244	97.57			Lasers Checks - 06/20/17
Nichols	MPC15 3 06	3,572.15			Oak Creek Landscape Concept Design - 06/19/17
<b>Additional Services Sub-Total</b>		<b>\$ 13,088.18</b>			
<b>TOTAL:</b>		<b>\$ 40,361.22</b>			

Approved (with any necessary revisions noted):

Signature

Printed Name



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

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

**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: 6/1/2017

INVOICE NUMBER: 0000375919

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 - June		1,170.00	1,170.00

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: 6/1/2017

INVOICE NUMBER: 0000375919

CUSTOMER NUMBER: 0045990

TOTAL AMOUNT DUE: \$1,170.00

JUN 02 2017

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 #
6/1/2017	121753

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 June 2017

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	16,560.00	16,560.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)	1	-165.00	-165.00
Total			\$16,395.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/1/2017	-\$15,755.57
Balance Due			\$639.43

REVIEWEDdthomas 6/13/2017

# Meritus Districts

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607



## INVOICE

Invoice Number: 7916  
Invoice Date: Jun 1, 2017  
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		6/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - June		2,403.33
	FMS	Field Management		2,308.93
	RS	Recording Secretary		461.92
	TS	Technology Services		200.00
	FS	Financial Services		2,223.08
	IR	Investment Reporting Services		183.33
	TS	Technology Services - credit for bill paid directly by district		-49.00
	Postage	Postage - April		15.44
253.00	Copies - B/W	Copies: B/W - April	0.15	37.95
2.00	Copies - Color	Copies: Color - April	0.50	1.00

Subtotal	7,785.98
Sales Tax	
Total Invoice Amount	7,785.98
Payment/Credit Applied	
<b>TOTAL</b>	<b>7,785.98</b>

Check/Credit Memo No:

REVIEWEDdthomas 6/13/2017



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

PARKWAY CENTER CDD  
c/o MERITUS CORP.  
2005 PAN AM CIRCLE, STE 120  
TAMPA, FL 33607-2529

JUN 09 2016

18 May 2017  
Invoice # 969215  
Bill Atty: SIS  
As of 04/30/17

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

**BILL SUMMARY THROUGH APRIL 30, 2017**

Professional Services	\$1,920.00
<b>TOTAL DUE THIS BILL</b>	<b>\$1,920.00</b>

**REMITTANCE COPY**

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

REVIEWEDdthomas 6/13/2017

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

18 May 2017  
Invoice # 969215  
Page 2

PARKWAY CENTER CDD  
c/o MERITUS CORP.  
2005 PAN AM CIRCLE, STE 120  
TAMPA, FL 33607-2529

18 May 2017  
Invoice # 969215  
Bill Atty: SIS  
As of 04/30/17

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

Date	Description	Atty	Hours	Rate	Value
04/03/17	Email Jeff Deason status of documents; email Brian Howell for chair's phone number.	SIS	0.30	300.00	\$90.00
04/04/17	Follow-up with owner of property along 78th Street and Faulkenburg on availability to purchase; call to Joanne to follow-up on email.	SIS	0.30	300.00	\$90.00
04/05/17	Email with chair; conference call with chair to follow up discussion on TM documents.	SIS	0.40	300.00	\$120.00
04/06/17	Research land use and zoning for properties along the boundary of the CDD to approve land for rec center.	SIS	0.50	300.00	\$150.00
04/07/17	Call from Jeff Deason with TM to discuss my conversation with Chair and approval of easement and pump agreement.	SIS	0.20	300.00	\$60.00
04/11/17	Email confirmation of issues related to the shared wall and questions on the TECO	SIS	0.30	300.00	\$90.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

18 May 2017  
Invoice # 969215  
Page 3

Date	Description	Atty	Hours	Rate	Value
	agreement.				
04/12/17	Email back from Jeff Deason on my email outlining issues.	SIS	0.20	300.00	\$60.00
04/13/17	Email Chair short memo with Jeff Deason's comments on issues for documents.	SIS	0.20	300.00	\$60.00
04/14/17	Status email to Jeff Deason regarding documents.	SIS	0.20	300.00	\$60.00
04/17/17	Email with Joanne and Jeff regarding TECO easement.	SIS	0.20	300.00	\$60.00
04/18/17	Forward TM's follow-up on Joann's questions on landscaping.	SIS	0.30	300.00	\$90.00
04/19/17	Email to Danny regarding Summerwood; draft up email and forward to four board members regarding approval of the TECO easement; email to TM; follow-up emails with Tonja and Taylor Morrison.	SIS	1.00	300.00	\$300.00
04/20/17	Email and call with Jeff at T&M regarding documents; call with Danny Fleary.	SIS	0.30	300.00	\$90.00
04/26/17	Emails with Jeff and Brian prior to the meeting; copy documents for meeting; attend Board meeting.	SIS	2.00	300.00	\$600.00
Total Services					\$1,920.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

18 May 2017  
Invoice # 969215  
Page 4

Total Services and Disbursements	<u>\$1,920.00</u>
TOTAL NOW DUE	<u>\$1,920.00</u>

## SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	<u>6.40</u>	<u>\$1,920.00</u>
TOTALS		6.40	\$1,920.00





JUN 27 2017

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

PARKWAY CENTER CDD  
c/o MERITUS CORP.  
2005 PAN AM CIRCLE, STE 120  
TAMPA, FL 33607-2529

20 Jun 2017  
Invoice # 974227  
Bill Atty: SIS  
As of 05/31/17

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

**BILL SUMMARY THROUGH MAY 31, 2017**

Professional Services	\$678.00
<b>TOTAL DUE THIS BILL</b>	<b>\$678.00</b>
Previous Balance Due	\$1,920.00
<b>TOTAL BALANCE DUE</b>	<b>\$2,598.00</b>

REVIEWEDdtomas 7/5/2017

51400  
3107

**REMITTANCE COPY**

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

20 Jun 2017  
Invoice # 974227  
Page 2

PARKWAY CENTER CDD  
c/o MERITUS CORP.  
2005 PAN AM CIRCLE, STE 120  
TAMPA, FL 33607-2529

20 Jun 2017  
Invoice # 974227  
Bill Atty: SIS  
As of 05/31/17

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

Date	Description	Atty	Hours	Rate	Value
05/03/17	Email Tonja request to review property at intersection of 78th and Falkenburg for purchase.	SIS	0.30	300.00	\$90.00
05/04/17	Call with Brian Lamb to confirm true-up analysis is being performed and possibility of refinancing; follow-up with Tonja on amenity property.	SIS	0.30	300.00	\$90.00
05/10/17	Follow-up with Tonja on review of parcel for park site; review County property appraiser's file.	SIS	0.20	300.00	\$60.00
05/15/17	Call with Tonja to discuss review of property for rec center on 78th Street; call with Brian Howell to discuss registration for no trespassing with Sheriff's office.	SIS	0.40	300.00	\$120.00
05/16/17	Briefly review Tonja's memo outlining plan for rec center; pull up property appraiser's site and forward information in a short email for Brian Howell.	SIS	0.50	300.00	\$150.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

20 Jun 2017  
Invoice # 974227  
Page 3

Date	Description	Atty	Hours	Rate	Value
05/16/17	Correspondence with B. Howell regarding no trespassing/Sheriff's Office requirement.	MEK	0.70	240.00	\$168.00
Total Services					\$678.00

Total Services and Disbursements	\$678.00
Previous Balance Due	<u>\$1,920.00</u>
TOTAL NOW DUE	<u><u>\$2,598.00</u></u>

## SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	\$300.00	1.70	\$510.00
Madison Kebler	\$240.00	0.70	<u>\$168.00</u>
TOTALS		2.40	\$678.00



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

# INVOICE

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

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

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

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

**Invoice # : 232118**  
**Invoice Date : 06/14/2017**  
**Terms : 30 Days**  
**Project : RT21610500**  
**Project Manager : Boser, Patrick G.**

**Project Name : Parkway Center/Oak Creek Preservation Areas**

May 2017 Services

EMAIL ONLY- brian.howell@merituscorp.com

**For Professional Services Rendered through: 5/26/2017**

**Phase: 5217 - Quarterly Preservation Area Weed Control**

Quarterly Fee	<b>Amount</b>	
	1,385.00	
<b>Subtotal</b>		<b>1,385.00</b>
<b>Total This Phase</b>		<b>\$1,385.00</b>
<b>Total Fee Type CPM:</b>		<b>1,385.00</b>
<b>Amount Due this Invoice</b>		<b>\$1,385.00</b>

## Outstanding Invoices

Number	Date	Balance
232118	06/14/2017	1,385.00
<b>Total Now Due</b>		<b>1,385.00</b>

Aging Balances			
Under 30	31 - 60	61 - 90	Over 90
1,385.00	0.00	0.00	0.00

REVIEWEDdtomas 7/5/2017

<b>Project #:</b>	RT21610500	<b>Lake Management</b>	
<b>Project Name:</b>	Parkway Center/Oak Creek Preservation Areas	<b>Mitigation Maintenance</b>	
<b>Phase:</b>	5217	<b>Technician:</b>	MDE
		<b>Other</b>	✓

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS			
05/26/17	reviewed and treated site as needed			
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	-	<b>Additional Services:</b>	
alligator weed	-	pennywort	-	dead fish clean up	-
azola	-	primrose willow	-	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	-
bahiagrass	-	ragweed	-		
barnyard grass	-	salt bush	-		
Bermuda grass	-	sedges	-		
Brazilian pepper	X	sesbania	-		
caeserweed	-	soda apple	-		
Carolina willow	-	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	-	spike rush	-		
Chinese tallow	X	thistle	-		
climbing hempvine	-	torpedograss	-		
cogongrass	X	vetch	-		
dayflower	-	vines	-		
dog fennel	-	water fern	-		
dollarweed	-	water hyacinth	-		
duckweed	-	water-lettuce	-		
elderberry	-	water-lily	-		
grasses	-	watermeal	-		
hairy-pod cowpea	-	widgit grass	-		
hydrilla	-	wild taro	-		
hydrocotyle	-				
indigo	-				

<b>Comments:</b>



Statement Date: 06/07/2017

Account: 211001800146

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

**Current month's charges:** \$664.31  
**Total amount due:** \$664.31  
**Current month's charges due:** 06/28/2017

**Your Account Summary**

Previous Amount Due	\$664.31
Payment(s) Received Since Last Statement	-\$664.31
<b>Current Month's Charges Due By 06/28/2017</b>	<b>\$664.31</b>
<b>Total Amount Due</b>	<b>\$664.31</b>

00001302-0002963-Page 1 of 12

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



**Billing and payments made easy!**

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com/business** and select *Pay Your Bill*.

REVIEWEDdthomas 6/13/2017

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211001800146

**Current month's charges:** \$664.31  
**Total amount due:** \$664.31  
**Current month's charges due:** 06/28/2017

**Amount Enclosed** \$

616814894217

00001302 02 AV 0.37 33607 FTECO106071723274510 00000 03 01000000 017 03 16117 006



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

JUN 12 2017

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

6168148942172110018001460000000664313

**Account:** 211001800146  
**Statement Date:** 06/07/2017  
**Current month's charges due** 06/28/2017

**Details of Charges – Service from 05/03/2017 to 06/01/2017**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	836 kWh @ \$0.03224/kWh	\$26.95
Fixture & Maintenance Charge	19 Fixtures	\$113.24
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	836 kWh @ \$0.02916/kWh	\$24.38
Florida Gross Receipt Tax		\$1.32
State Tax		\$43.94
<b>Lighting Charges</b>		<b>\$664.31</b>

**Total Current Month's Charges**

**\$664.31**

**Important Messages**

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

**Fuel sources We Use to Serve You**

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil\* 47%  
-Coal 41%  
-Purchased Power 12%  
\*Oil makes up less than 1%.

00001302-0002964-Page 3 of 12





## ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 06/07/2017

Account: 211001800369

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

Current month's charges:	\$489.77
Total amount due:	\$489.77
Current month's charges due:	06/28/2017

### Your Account Summary

Previous Amount Due	\$489.77
Payment(s) Received Since Last Statement	-\$489.77
Current Month's Charges Due By 06/28/2017	\$489.77
<b>Total Amount Due</b>	<b>\$489.77</b>

00001302-0002965- Page 5 of 12

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



### Billing and payments made easy!

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com/business** and select *Pay Your Bill*.

REVIEWEDdthomas 6/13/2017

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800369

Current month's charges:	\$489.77
Total amount due:	\$489.77
Current month's charges due:	06/28/2017

Amount Enclosed \$

614345759010

JUN 12 2017



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

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

6143457590102110018003690000000489776



**Account:** 211001800369  
**Statement Date:** 06/07/2017  
**Current month's charges due** 06/28/2017

**Details of Charges – Service from 05/03/2017 to 06/01/2017**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	660 kWh @ \$0.03224/kWh	\$21.28
Fixture & Maintenance Charge	15 Fixtures	\$89.40
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	660 kWh @ \$0.02916/kWh	\$19.25
Florida Gross Receipt Tax		\$1.04
<b>Lighting Charges</b>		<b>\$489.77</b>

**Total Current Month's Charges**

**\$489.77**

**Important Messages**

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**Fuel sources We Use to Serve You**

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil\* 47%  
-Coal 41%  
-Purchased Power 12%  
\*Oil makes up less than 1%.

00001302-0002856-Page 7 of 12



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

Statement Date: 06/07/2017

Account: 211001800609

Current month's charges:	\$444.46
Total amount due:	\$444.46
Current month's charges due:	06/28/2017

**Your Account Summary**

Previous Amount Due	\$444.46
Payment(s) Received Since Last Statement	-\$444.46
<b>Current Month's Charges Due By 06/28/2017</b>	<b>\$444.46</b>
<b>Total Amount Due</b>	<b>\$444.46</b>

00001302-0002967-Page 9 of 12

REVIEWEDdthomas 6/13/2017

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



**Billing and payments made easy!**

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com/business** and select *Pay Your Bill*.

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211001800609

Current month's charges:	\$444.46
Total amount due:	\$444.46
Current month's charges due:	06/28/2017

**Amount Enclosed** \$

614345759011

JUN 12 2017



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

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

614345759011211001800609000000044463

**Account:** 211001800609  
**Statement Date:** 06/07/2017  
**Current month's charges due** 06/28/2017

**Details of Charges – Service from 05/03/2017 to 06/01/2017**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	260 kWh @ \$0.03224/kWh	\$8.38
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.02916/kWh	\$7.58
Florida Gross Receipt Tax		\$0.41
<b>Lighting Charges</b>		<b>\$444.46</b>

**Total Current Month's Charges**

**\$444.46**

**Important Messages**

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

**Fuel sources We Use to Serve You**

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil\* 47%  
-Coal 41%  
-Purchased Power 12%  
\*Oil makes up less than 1%.

00001302-0002968- Page 11 of 12





# ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 06/02/17

Account: 311000070319

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



Current month's charges:	\$8,528.09
Total amount due:	\$8,528.09
Current month's charges due:	06/16/17

## Your Account Summary

Previous Amount Due	\$9,242.91
Payment(s) Received Since Last Statement	-\$9,242.91
Current Month's Charges Due By 06/16/17	\$8,528.09
<b>Total Amount Due</b>	<b>\$8,528.09</b>

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at [tecoaccount.com](http://tecoaccount.com)

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



## More options for you.

Visit [tecoaccount.com](http://tecoaccount.com) to view and pay your bill, manage your information and more, 24/7 from any device.

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$8,528.09
Total amount due:	\$8,528.09
Current month's charges due:	06/16/17

Amount Enclosed \$

702125000070

JUN 07 2016

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

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

7021250000703110000703190000008528095

## Billed Individual Accounts



00000037-0000405- Page 5 of 24

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$36.36
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$102.85
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$264.59
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$41.48
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3630.37
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$914.23
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$124.78
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$85.83
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$60.14
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$33.24
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$96.32
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$632.43
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$714.03
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$183.61
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$387.62
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$305.98
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$914.23





**Account:** 211001738759  
**Statement Date:** 06/01/17

**Details of Charges – Service from 04/04/17 to 05/03/17**

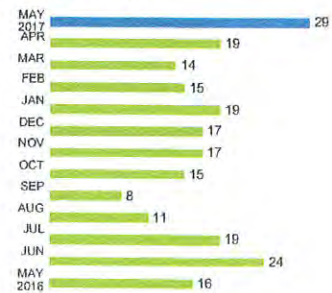
Service for: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	05/03/17	51,054		50,178		876 kWh	1	30 Days
Basic Service Charge						\$19.94		
Energy Charge						876 kWh @ \$0.06216/kWh		
Fuel Charge						876 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$2.57		
<b>Electric Service Cost</b>						<b>\$102.85</b>		
<b>Current Month's Electric Charges</b>						<b>\$102.85</b>		

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)



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**Account:** 211001739302  
**Statement Date:** 06/01/17

**Details of Charges – Service from 04/04/17 to 05/03/17**

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

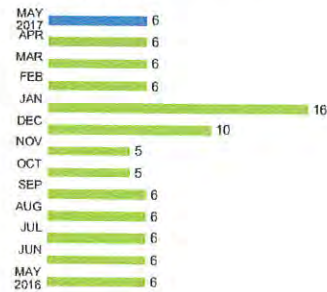
**Rate Schedule: General Service - Non Demand**

00000037-0000407- Page 9 of 24

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	05/03/17	8,402		8,211		191 kWh	1	30 Days
Basic Service Charge						\$19.94		
Energy Charge						191 kWh @ \$0.06216/kWh		
Fuel Charge						191 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$0.96		
<b>Electric Service Cost</b>						<b>\$38.42</b>		
State Tax						\$3.06		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$41.48</b>		
<b>Current Month's Electric Charges</b>						<b>\$41.48</b>		

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)





**Account:** 211001739864  
**Statement Date:** 06/01/17

**Details of Charges – Service from 04/01/17 to 05/02/17**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1232 kWh @ \$0.03224/kWh	\$39.72
Fixture & Maintenance Charge	28 Fixtures	\$166.88
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1232 kWh @ \$0.02916/kWh	\$35.93
Florida Gross Receipt Tax		\$1.94
<b>Lighting Charges</b>		<b>\$914.23</b>
<b>Current Month's Electric Charges</b>		<b>\$914.23</b>

00000037-0000408-Page 11 of 24





**Account:** 211014450376  
**Statement Date:** 06/01/17

**Details of Charges – Service from 04/04/17 to 05/04/17**

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

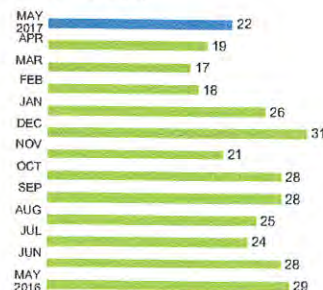
**Rate Schedule: General Service - Non Demand**

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	05/04/17	39,056		38,361		695 kWh	1	31 Days
Basic Service Charge						\$19.94		
Energy Charge						695 kWh @ \$0.06216/kWh		
Fuel Charge						695 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$2.15		
<b>Electric Service Cost</b>						<b>\$85.83</b>		
<b>Current Month's Electric Charges</b>						<b>\$85.83</b>		

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)



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**Account:** 211014450897  
**Statement Date:** 06/01/17

**Details of Charges – Service from 04/04/17 to 05/03/17**

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

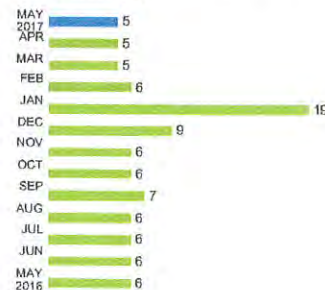
**Rate Schedule: General Service - Non Demand**

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	05/03/17	24,455		24,319		136 kWh	1	30 Days
Basic Service Charge						\$19.94		
Energy Charge						136 kWh @ \$0.06216/kWh		
Fuel Charge						136 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$0.83		
<b>Electric Service Cost</b>						<b>\$33.24</b>		
<b>Current Month's Electric Charges</b>						<b>\$33.24</b>		

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)





**Account:** 211001800955  
**Statement Date:** 06/01/17

**Details of Charges – Service from 04/22/17 to 05/22/17**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 31 days**

Lighting Energy Charge	1364 kWh @ \$0.03224/kWh	\$43.98
Fixture & Maintenance Charge	31 Fixtures	\$184.76
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1364 kWh @ \$0.02916/kWh	\$39.77
Florida Gross Receipt Tax		\$2.15
<b>Lighting Charges</b>		<b>\$632.43</b>

**Current Month's Electric Charges** **\$632.43**

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**Account:** 211014451317  
**Statement Date:** 06/01/17

**Details of Charges – Service from 04/22/17 to 05/22/17**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 31 days**

Lighting Energy Charge	396 kWh @ \$0.03224/kWh	\$12.77
Fixture & Maintenance Charge	9 Fixtures	\$53.64
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	396 kWh @ \$0.02916/kWh	\$11.55
Florida Gross Receipt Tax		\$0.62
<b>Lighting Charges</b>		<b>\$183.61</b>

**Current Month's Electric Charges** **\$183.61**

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**Account:** 211014451713  
**Statement Date:** 06/01/17

**Details of Charges – Service from 04/22/17 to 05/22/17**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 31 days**

Lighting Energy Charge	616 kWh @ \$0.03224/kWh	\$19.86
Fixture & Maintenance Charge	14 Fixtures	\$83.44
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	616 kWh @ \$0.02916/kWh	\$17.96
Florida Gross Receipt Tax		\$0.97
State Tax		\$20.37
<b>Lighting Charges</b>		<b>\$305.98</b>
<b>Current Month's Electric Charges</b>		<b>\$305.98</b>

00000037-0000413- Page 21 of 24







## 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](http://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		
<b>Total Current Charges</b>		<b>\$80.40</b>

## Breakdown of Shared Usage

	Data GB Used
813-480-1687 pg 4	0
813-480-7047 pg 5	0
813-480-7348 pg 6	0
813-480-7863 pg 7	0
813-924-1468 pg 8	0
<b>Total Used</b>	<b>0</b>
<b>Shared Allowance</b>	<b>4.000</b>
<b>Usage Over Allowance</b>	<b>0</b>
<b>Total Shared Usage Charges</b>	<b>\$0.00</b>



Summary for Brian Howell: 813-480-1687

Your Plan

Data Plan 4GB  
(see pg 3)

Monthly Charges

Tablet Line Access	06/07 – 07/06	10.00
		<b>\$10.00</b>
<b>Surcharges+</b>		
Regulatory Charge		.02
Administrative Charge		.06
		<b>\$.08</b>

**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.





Summary for Brian Howell: 813-480-7047

Your Plan

Data Plan 4GB  
(see pg 3)

Monthly Charges

Tablet Line Access	06/07 – 07/06	10.00
		<b>\$10.00</b>

Surcharges+

Regulatory Charge	.02
Administrative Charge	.06
	<b>\$.08</b>

**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.



Invoice Number	Account Number	Date Due	Page
9787016596	623590921-00001	Do Not Pay	6 of 9

## Summary for Brian Howell: 813-480-7348

### Your Plan

**Data Plan 4GB**  
(see pg 3)

### Monthly Charges

Tablet Line Access	06/07 - 07/06	10.00
		<b>\$10.00</b>

#### Surcharges<sup>+</sup>

Regulatory Charge	.02
Administrative Charge	.06
<b>\$ .08</b>	

<b>Total Current Charges for 813-480-7348</b>	<b>\$10.08</b>
---	----------------

<sup>+</sup>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: 813-480-7863

Your Plan

Data Plan 4GB  
(see pg 3)

Monthly Charges

Tablet Line Access	06/07 – 07/06	10.00
		<b>\$10.00</b>

Surcharges+

Regulatory Charge	.02
Administrative Charge	.06
	<b>\$.08</b>

**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.



Invoice Number	Account Number	Date Due	Page
9787016596	623590921-00001	Do Not Pay	8 of 9

## Summary for Brian Howell: 813-924-1468

### Your Plan

**Data Plan 4GB**  
(see pg 3)

### Monthly Charges

Tablet Line Access	06/07 - 07/06	10.00
		<b>\$10.00</b>

#### Surcharges<sup>+</sup>

Regulatory Charge	.02
Administrative Charge	.06
<b>\$0.08</b>	

<b>Total Current Charges for 813-924-1468</b>	<b>\$10.08</b>
---	----------------

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



INVESTIGATIONS  
SECURITY OFFICERS  
-ARMED & UNARMED  
PATROL SERVICES  
- BUSINESS & HOME  
PERSONAL PROTECTION  
SECURITY CONSULTING  
PROCESS SERVICES  
EMPLOYEE SCREENINGS  
POLYGRAPH EXAMINATIONS  
LIC. NOS. A2200389/B2300095  
WWW.BALESSECURITY.COM

A BALES SECURITY AGENCY, INC.  
OPERATIONS CENTER  
625 E. TWIGGS STREET  
SUITE 101  
TAMPA, FL 33602  
TELEPHONE (813) 314-9101  
SATELITE OFFICE  
5701 E. HILLSBOROUGH AVE  
SUITE 1150  
TAMPA, FL 33610  
TELEPHONE (813) 314-9101  
FACSIMILE (813) 314-9102  
TOLL FREE (800) ALL-SECURE

## Invoice

Bill To

Parkway Center CDD  
c/o Accounts Payable  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

	Date	Invoice #
	6/8/2017	33449
P.O. No.	Terms	Due Date
		6/23/2017

Date Started	Description of The Security Service	Hours/Miles	Amount
6/11/2017	Security Service Patrol with Vehicle and Security Officer Week of 06-11-2017 to 06-17-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
6/18/2017	Security Service Patrol with Vehicle and Security Officer Week of 06-18-2017 to 06-24-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
6/11/2017	Vehicle Bi-Weekly Cost - \$269.00	1	269.00
6/11/2017	Cell phone Bi-Weekly Cost - \$15.00	1	15.00

	<b>Sales Tax (7.0%)</b>	\$0.00
Per Agreement, all invoices subject to late charge of 1.5% interest per month.	<b>Total</b>	\$884.00
<b>We ask that payments be paid timely as we have weekly payroll for our officers. Thank You.</b>	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$884.00

Phone #	Fax #	E-mail	Web Site
8133149101	(813) 314-9102	khart@balessecurity.com	www.balessecurity.com

REVIEWEDdthomas 6/13/2017





INVESTIGATIONS  
SECURITY OFFICERS  
-ARMED & UNARMED  
PATROL SERVICES  
- BUSINESS & HOME  
PERSONAL PROTECTION  
SECURITY CONSULTING  
PROCESS SERVICES  
EMPLOYEE SCREENINGS  
POLYGRAPH EXAMINATIONS  
LIC. NOS. A2200389/B2300095  
WWW.BALESSECURITY.COM

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625 E. TWIGGS STREET  
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TAMPA, FL 33602  
TELEPHONE (813) 314-9101  
SATELITE OFFICE  
5701 E. HILLSBOROUGH AVE  
SUITE 1150  
TAMPA, FL 33610  
TELEPHONE (813) 314-9101  
FACSIMILE (813) 314-9102  
TOLL FREE (800) ALL-SECURE

## Invoice

Bill To

Parkway Center CDD  
c/o Accounts Payable  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

	Date	Invoice #
	6/22/2017	33516
P.O. No.	Terms	Due Date
		7/7/2017

Date Started	Description of The Security Service	Hours/Miles	Amount
6/25/2017	Security Service Patrol with Vehicle and Security Officer Week of 06-25-2017 to 07-01-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
7/2/2017	Security Service Patrol with Vehicle and Security Officer Week of 07-02-2017 to 07-08-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
6/25/2017	Vehicle Bi-Weekly Cost - \$269.00	1	269.00
6/25/2017	Cell phone Bi-Weekly Cost - \$15.00	1	15.00

	<b>Sales Tax (7.0%)</b>	\$0.00
Per Agreement, all invoices subject to late charge of 1.5% interest per month.	<b>Total</b>	\$884.00
<b>We ask that payments be paid timely as we have weekly payroll for our officers. Thank You.</b>	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$884.00

Phone #	Fax #	E-mail	Web Site
8133149101	(813) 314-9102	khart@balessecurity.com	www.balessecurity.com

REVIEWEDdthomas 7/5/2017

## Grau and Associates

2700 N. Military Trail, Suite 350  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Parkway Center Community Development District  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

JUN 05 2017

Invoice No. 15718  
Date 06/01/2017

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### SERVICE

### AMOUNT

Audit FYE 09/30/2016

\$ 1,000.00

Current Amount Due

\$ 1,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

REVIEWEDdthomas 6/13/2017

PARKWAY CENTER CDD

MEETING DATE: June 28, 2017

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	✓	Accept	\$200
Earl Kunke	✓	Accept	\$200
Tanya O'Connor		Accept	\$200
Daniel Fleary, Jr.	✓	Accept	\$200
Suzanne DeCopain	✓	Accept	\$200

DFJ 062817

REVIEWEDdtomas 7/5/2017





2100 NW 33rd Street Pompano Beach, FL 33069

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

## Invoice

INVOICE DATE: 5/31/2017

INVOICE NUMBER: 0000377990

CUSTOMER NUMBER: 0048990

PO NUMBER:

PAYMENT TERMS: Net 30

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

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Cut down and remove cattail from pond - Site #8		4,450.00	4,450.00

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$4,450.00

*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: 5/31/2017

INVOICE NUMBER: 0000377990

CUSTOMER NUMBER: 0048990

TOTAL AMOUNT DUE: \$4,450.00

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

# DOG WASTE DEPOT

12316 World Trade Dr. #102

San Diego, CA 92128

TEL: 800-678-1612

FAX: 800-583-2169

www.DogWasteDepot.com

## Invoice

Date	Invoice #
4/21/2017	152860

Bill To
Parkway CDD Nicole Chamberlain 2005 Pan Am Circle #120 Tampa, FL 33607

Ship To
Parkway CDD Nicole Chamberlain 2005 Pan Am Circle #120 Tampa, FL 33607

**PLEASE MAKE ALL CHECKS PAYABLE TO "Dog Waste Depot"**

P.O. Number	Terms	Rep	Ship Date	Via	Notes
BDEPOT-41668	Net 30	DWD	4/21/2017	UPS	

Quantity	Item Code	Description	Price Each	Amount
1	DEPOT-001-10 Shipping	Dog Waste Roll Bag 10 roll case (2000 bags) Shipped On: 04/21/2017 Tracking #: 1ZV4W9480358032084 Out of State No Sales Tax	39.00 0.00 0.00%	39.00T 0.00 0.00
EIN 27-4523962			Total	\$39.00

REVIEWEDdthomas 6/13/2017



# Invoice

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

Date	Invoice #
5/31/2017	121951

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 #
39237

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 5/26/2017			
Controller A			
Irrigation Parts		42.00	42.00
Irrigation Labor - 1 Tech @ \$40.00 per hour	0.5	40.00	20.00
Controller F			
Irrigation Parts		74.02	74.02
Irrigation Labor - 1 Tech @ \$40.00 per hour	2.5	40.00	100.00
See attached for details on Tech's repairs.			
Total			\$236.02
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	6/30/2017	Balance Due
			\$0.00
			\$236.02

REVIEWEDdthomas 6/13/2017



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

Clock Type/ #	Hydrotic XC	Hydrotic / Controller A	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	Pgm A	1			7:15pm			7:15pm
Rain Sensor	ok	bad	2							

Notes:

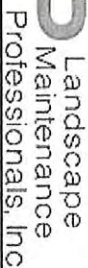
Pgm B	1	1:00pm	1:00pm				1:00pm			
	2									
Pgm C	1									
	2									
Pgm D	1									
	2									

Zone #	Type	A	B	C	D	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)	Supervisor:	Materials	QTY	Unit	Extended
1	S	15				ok		Labor	Hrs	Rate	Amount		
2	S	20				ok			0.5	40.00	20.00		
3	S	20				3 broken 12" sprayheads (vandalism)							
4	S	40				ok							
5	S/M	10				ok							
6	A	60				ok							
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
Season Adjust %	100	100											
Run Time	1:45	1:00											
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information													

Total Materials	\$	42.00
Total Labor	\$	20.00
Grand Total	\$	62.00

Bill To:

39237/121951



Property: Parkway Center CDD

Date	5/26/17
Technician	Tom
Arrive/ Depart	11:25 AM / 3:00 PM

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

[illegible]

**Notes:** - changed start time on program 12 to 3:30am

Zone #				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D						
1	S/R	45	25			broken 50' round - faded 4" x 4" pipe					
2	R	60	25			stranded 3' return, ended 1' return					
3	R	45	25			die stranded 1' return					
4	S/R	50	25			4" x 4" x 10' round, faded 4" x 4" pipe, replaced with 4" x 4" pipe					
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Season Adjust %						100	100				
Run Time						3:20	1:40				
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information											





# Invoice

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

Date	Invoice #
6/6/2017	122038

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 #
39122

Work Order #

PO / PA #

Description	Qty	Rate	Amount
At Still River & Still Creek roundabout island. Remove tree, grind stump and haul away all debris.	1	980.00	980.00
Approved by Nicole Chamberlain 5.25.17			
		Total	\$980.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/6/2017	Balance Due \$980.00

REVIEWEDdthomas 6/13/2017

53900  
4605



PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
6/7/2017	122049

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 #
37272

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Straightening and restaking one palm that was his by truck		150.00	150.00
		Total	\$150.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/7/2017	Balance Due \$150.00

REVIEWEDdthomas 6/13/2017





# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
6/10/2017	122098

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 #
39463

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 6/6/2017			
Controller H			
Irrigation Parts		38.65	38.65
Irrigation Labor - 1 Tech @ \$40.00 per hour	4	40.00	160.00
Controller K			
Irrigation Parts		2.29	2.29
Irrigation Labor - 1 Tech @ \$40.00 per hour	0.5	40.00	20.00
See attached for details on Tech's repairs.			
Total			\$220.94
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/10/2017	Balance Due
			\$0.00
			\$220.94

REVIEWEDdthomas 7/5/2017

Clock Type/ #	Hunter ACC / Controller H	Confirm Time/ Date	(Y)	Time/Date Adjust	(Y)	N	Start	Sun	Mon	Tue	Wed	Thru	Fri	Sat
Battery Date		Battery Replaced	Y	(N)			Pgm A 1			12:00pm			12:00pm	
Rain Sensor	ok	bad					Pgm B 2			2:00pm			2:00pm	
							Pgm C 1			1:00pm			1:00pm	
							Pgm D 1							
							Pgm D 2							

Notes: \* Added Tuesday watering day per customer

Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)						
Zone #	Type	A	B	C	D				Labor	Hrs	Rate	Amount		
1	S	10				ok			Supervisor:					
2	S	10				ok			Technician:					
3	D			25		ok								
4	D			25		ok								
5	S	10				ok, Island shrubs (reduced run time to 3min)								
6	S	10				ok								
7	S	10				ok								
8	S	10				dollar weed, moved & mulched, sprayed, changed nozzle								
9	D			25		ok								
10	S	10				ok								
11	A			25		ok								
12	S	10				ok								
13	S	10				ok								
14	S	10				ok								
15	D			25		ok								
16	S	10				ok								
17	S	10				ok								
18														
19														
20														
21														
22														
23														
24														
Season Adjust %	100													
Run Time	1:50													

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

Technician Use Only (Use Standard Invoice forms for additional charges)				Total Labor Charges \$			
Labor				QTY	Unit	Extended	
Supervisor:							
Technician:							
Materials							
Hunter 6" ProSpray				1	11.00	11.00	
Hunter Nozzle 1				5	1.73	8.65	
17mm Back Coupling				18	0.52	9.36	
17mm x 3/4" MPT 75MA				4	1.12	4.48	
Rainbird X-20 Drift Tubing				10	0.59	5.90	
6" Soil Sample				10	0.17	1.70	
3/4" Male Adapter				1	0.97	0.97	
Total Materials						38.65	
Total Labor						160.00	
Grand Total						198.65	

Bill To:

54463/122098



Clock Type/ #	Rainbird	ESP-Me/ Controller	K	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	(Y) (N)	Pgm A			12:00pm			12:00pm	
Rain Sensor	(ok) bad	Battery Replaced	Y (N)	2			3:30am			3:30am	

Notes: \* Added Tuesday watering day per customer

\* capped water spigot at well (valve opened again)

Zone #	Type	A	B	C	D	Zone Information	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	R	45												
2	S	20				ok								
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														
21														
22														
23														
24														

Technician Use Only (Use Standard Invoice forms for additional charges)	Labor	Hrs	Rate	Amount
Supervisor:		0.5	40.00	20.00
Technician:				

Materials	QTY	Unit	Extended
1" Cap	1	1.06	1.06
1" x 3/4" Reducer Bushing	1	1.23	1.23

Total Labor Charges \$	
------------------------	--

Total Materials	\$	2.29
Total Labor	\$	20.00
Grand Total	\$	22.29

Run Time 1:05

Season Adjust % 100

Bill To:

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

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

# Invoice

Date	Invoice #
6/10/2017	122105

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 #
39470

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 6/7/2017			
Clock C			
Irrigation Parts			
Irrigation Labor - 2 Techs @ \$80.00 per hour	2.5	158.63 80.00	158.63 200.00
Controller E			
Irrigation parts			
Irrigation Labor - 2 Techs @ \$80.00 per hour	0.5	9.00 80.00	9.00 40.00
See attached for detail on Tech's repairs.			
Total			\$407.63
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/10/2017	Balance Due
			\$0.00
			\$407.63

REVIEWEDdthomas 7/5/2017





Landscape Maintenance Professionals, Inc.

Property: Parkview Court C

Date: 6-7-17  
Technician: Tom / David Gonzalez  
Arrive/Depart: 12:00 / 1:30

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

Clock Type / #	Confirm Time / Date	Time / Date Adjust	Y	(N)	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date					12:00 Pgm A							
Rain Sensor	On	bad			12:00 Pgm B							

Notes:

Zone #	Type	A	B	C	D	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)	Hrs	Rate	Amount
1	RD	30				4 drip rats		Supervisor: Tom	245.30	40	100
2	RD	30				OK		Technician: David G	245.30	40	100
3	RD	30				OK					
4	RD	30				OK					
5	RD	30				OK					
6	RD	30				3 drip leaks					
7	RD	30				OK					
8	S	15				OK					
9	S	15				10-6 spray					
10	S	15				OK					
11	S	15				OK					
12	S	15				OK					
13	S	15				OK					
14	S	15				OK					
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Season Adjust %											
Run Time											

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

Total Materials	\$	158.63
Total Labor	\$	200
Grand Total	\$	358.63

Bill To:

39470/122105









# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
6/10/2017	122111

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 #
39480

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 6/8/2017			
Controller A			
Irrigation Parts		1.37	1.37
Irrigation Labor - 1 Tech @ \$40.00 per hour	0.5	40.00	20.00
Controller B			
Irrigation Parts		0.33	0.33
Irrigation Labor - 1 Tech @ \$40.00 per hour	0.5	40.00	20.00
Controller D			
Irrigation Parts		90.28	90.28
Irrigation Labor 1 Tech @ \$40.00 per hour	3	40.00	120.00
Controller J			
Irrigation Parts		17.96	17.96
Irrigation Labor 1 Tech @ 40.00 per hour	2	40.00	80.00
See attached for details on Tech's repairs.			
Total			\$349.94
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/10/2017	Balance Due
			\$0.00
			\$349.94

REVIEWEDdthomas 7/5/2017

Clock Type/ #	Huber XC Hybrid / Controller A	Confirm Time/ Date	Time/Date Adjust	Y	(N)	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date						Pgm A 1			7:15pm			7:15pm	
Rain Sensor	(ok)	bad	Battery Replaced	Y	(N)	Pgm B 1			1:00pm			1:00pm	
						Pgm C 1							
						Pgm D 1							

Notes: - Added Tuesday watering day per customer

Zone #	Type	A	B	C	D	Zone Information	Programs	Technician Use Only (Use Standard Invoice forms for additional charges)
1	M	15				Broken maxjet nozzle		Labor
2	S	20				ok		Supervisor: Hrs Rate Amount
3	S	20				ok		0.5 40.00 20.00
4	S	40				ok		
5	S	10				ok		
6	D		60			2 cut driplines		Materials
7						17mm Barb Coupling		QTY Unit Extended
8						Maxjet Nozzle (150')		2 0.52 1.04
9								1 0.33 0.33
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
Season Adjust %	100	100						Total Materials \$ 1.37
Run Time	1:45	1:00						Total Labor \$ 20.00
								Grand Total \$ 21.37

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

Bill To:

39480/122111



Zone #	Type	A	B	C	D	Zone Information	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	XC Hybrid						Pgm A 1			6:00pm			6:00pm	
2	XC Hybrid						Pgm B 1							
3	XC Hybrid						Pgm C 1							
4	XC Hybrid						Pgm D 1							
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														
21														
22														
23														
24														
Run Time	1:30													

Technician Use Only (Use Standard Invoice forms for additional charges)			
Labor	Hrs	Rate	Amount
Supervisor:	0.5	40.00	20.00
Technician:			
Materials			
AA Battery	1	0.33	0.33
Maxijet Nozzle (180°)			
Total Labor Charges			\$

Total Materials		\$
Total Labor		\$
Grand Total		\$
		20.00

Bill To:

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



Clock Type/ #	Programs	Zone Information	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	Time/Date Adjust	Pgm A			12:00PM			12:00PM	
Rain Sensor	Y	Y	Pgm B			3:30AM			3:30AM	
Notes: - added Tuesday watering day per customer										
			Pgm C							
			Pgm D							

Zone #	Type	A	B	C	D	Technician Use Only (Use Standard Invoice forms for additional charges)	Hrs	Rate	Amount
1	S	20				Supervisor:	3	40.00	120.00
2	R	45				Technician:			
3	R	25				Materials			
4	R	45				Hunter 6" Pop Rotar	1	23.05	23.05
5	R	45				Hunter 6" Pop Sprayer	5	11.00	55.00
6	S	30				1" S lip Cap	1	1.06	1.06
7						1/2" x 4000 Poly Nibols	4	0.63	2.52
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
Season Adjust %									
Run Time									
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information									

Total Materials \$ 90.28  
Total Labor \$ 120.00  
Grand Total \$ 210.28

Bill To:



Clock Type/ #	<u>Hunter Acc / Controller 5</u>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date					Pgm A	1		12:00 AM			12:00 AM	
Rain Sensor	<u>OK</u>	<u>bad</u>			Pgm B	2		4:20 AM			4:20 AM	
Confirm Time/ Date	<u>(Y)</u>				Pgm C	1		8:00 PM			8:00 PM	
Battery Replaced	<u>Y</u>	<u>(N)</u>			Pgm D	2		10:00 PM			10:00 PM	

Notes: - Added Tuesday watering day per customer  
- moved water sensor from near house & installed at controller 5 pump (pressurized)

Programs					2	Technician Use Only (Use Standard Invoice forms for additional charges)				
Zone #	Type	A	B	C	D	Labor				
1	5	10			ok	Supervisor:	Hrs	Rate	Amount	
2	5	10			ok	2	40.00	80.00		
3	5	10	30		ok	Technician:	Total Labor Charges \$			
4	5	10			ok					
5	5	15			ok (reduced reactive to 10min)	Materials	QTY	Unit	Extended	
6	5		30		ok	17mm Barb Coupling	6	0.52	3.12	
7	5	10			ok	Rainbird XEB Drip Tubing	14	0.59	8.26	
8	5	10			ok	6" 50' 1" Sample	6	0.17	1.02	
9	5	10			ok	1 1/4" Tee	1	2.68	2.68	
10	5	20			ok, cut grass around sprayboards (reduced reactive to 15min)	1 1/4" x 1" Reducer Bushing	1	1.65	1.65	
11	5		30		cut drip lines, re-sprayed drip line around oak tree	1" x 3/4" Reducer Bushing	1	1.23	1.23	
12	5	10			ok					
13	5		30		ok					
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										
Season Adjust %					100	Total Materials				
Run Time					1:45	Total Labor				
						Grand Total				
						Bill To:				
						Total Materials \$ 12.40 17.96				
						Total Labor \$ 80.00				
						Grand Total \$ 92.40 97.96				
						Please make additional notes on the reverse side of this report - Use extra report as needed for programming information				

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

Bill To:



PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
6/12/2017	122138

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 #
39504

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 6/9/2017			
Controller F - added Tuesday watering day per customer			
Irrigation Parts		49.08	49.08
Irrigation Labor - 1 Tech @ \$40.00 per hour	1	40.00	40.00
Controller I - added Tuesday watering day per customer			
Irrigation Parts		115.85	115.85
Irrigation Labor - 1 Tech @ \$40.00 per hour	3	40.00	120.00
See attached for details per Tech's repairs.			
Total			\$324.93
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/12/2017	Balance Due
			\$0.00
			\$324.93

REVIEWEDdthomas 6/13/2017



Clock Type/ #	Rainbird ESP-Me/ Controller F				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	(Y) Time/Date Adjust	Y	(N)	Pgm A	1					
Rain Sensor	(OK)	bad	Battery Replaced	Y	(N)	Pgm B	2					

Notes: - Added Tuesday watering day per customer

Zone #	Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)						
		A	B	C	D					Labor		Materials		Total Labor Charges/ \$		
1	R/S	45	25			Changed 2-4" sprinklers to 12" sprinklers initially				Supervisor:				Hrs	Rate	Amount
2	A	60	25			Straybanned 1 rotor				Technician:				1	40.00	40.00
3	R/S	45	25			OK										
4	R/S	50	25			Straybanned 1 sprinkler										
5																
6																
7																
8																
9																
10																
11																
12																
13																
14																
15																
16																
17																
18																
19																
20																
21																
22																
23																
24																
Season Adjust %		100	100													
Run Time		3:20	1:40													
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information																

Bill To:

Total Materials \$ 49.08  
Total Labor \$ 40.00  
Grand Total \$ 89.08

30504/122138



Page 1 of 2

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

Clock Type/ #	Hunter I Core-Dual / Controller I	Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date							Pgm A 1			12:00AM			12:00AM	
Rain Sensor	OK	bad					2			4:00AM			4:00AM	

Notes: ~ added Tuesday watering day per customer

Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)						
Zone #	Type	A	B	C	D			Labor		Materials		Total Labor Charges \$120.00		
								Hrs	Rate	Unit	Extended			
1	R	22				OK								
2	S	10				changed 3-4" sprinklers to 6" sprinklers	Supervisor:							
3	S	10				changed 3-4" sprinklers to 6" sprinklers	Technician:	3	40.00		120.00			
4	S	10				changed 3-4" sprinklers to 6" sprinklers								
5	S	10				OK								
6	S	10				changed 1-4" spray to 6"								
7	S	10				OK								
8	S	10				OK								
9	S	10				OK								
10	D	13				30 OK								
11	D					30 OK								
12	D					30 2 cut drip lines								
13	D					30 OK								
14	R	22				Raised 1 rotor								
15	D					30 OK								
16	R	22				1 cut drip line								
17	S	10				OK								
18	R	24				Raised 1 rotor								
19	S	12				N/A								
20	S	12				OK								
21	S	12				OK								
22	S	12				30 8 cut drip lines								
23	S	12				OK								
24	D					30 9 cut drip lines								
Season Adjust %	100					100								
Run Time	4:00					5:15								
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information														
Bill To:														
Total Materials											\$	115.85		
Total Labor											\$	120.00		
Grand Total											\$	235.85		



Page 2 of 2

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

Clock Type/ #	Hunter I - Cone - Aerial / Controller I	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Pgm A	1						
Rain Sensor	6A bad	2							
Confirm Time/ Date	Y	Pgm B	1						
Battery Replaced	Y	2							
		Pgm C	1						
		2							
		Pgm D	1						
		2							

Notes:

Zone #	Type	Programs				Zone Information							Technician Use Only (Use Standard Invoice forms for additional charges)						
		A	B	C	D								Labor	Hrs	Rate	Amount	Total Labor Charges \$		
25	D	X			30	5 cut drivelines							Supervisor:						
26	S	12				ok							Technician:						
27	S	12				ok													
28	F	10			30	2 cut drivelines													
29	B				45	11/11							Materials						
30	B				45	11/11													
31	B																		
32	B																		
33	B																		
34	B																		
35	B																		
36	B																		
37	B																		
38	B																		
39	B																		
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92	B																		
93	B																		
94	B																		
95	B																		
96	B																		
97	B																		
98	B																		
99	B																		
100	B																		
Season Adjust %	100				100														
Run Time	4:20				5:15														

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

Bill To:

Total Materials	\$
Total Labor	\$
Grand Total	\$



# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
6/23/2017	122350

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 #
39123

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Rejuvenate the groups of Juniper plants. Rejuvenate Juniper by 50% this includes debris and disposal Off Falkenburg rejuvenate 10 groups of juniper	2	565.00	1,130.00
Off Still Creek including the huge group on Summerwood island rejuvenate 10 groups of juniper	2	565.00	1,130.00
		Total	\$2,260.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/23/2017	Balance Due \$2,260.00

REVIEWEDdtomas 7/5/2017



Kaeser &amp; Blair Authorized Dealer

4236 Grissom Drive  
Batavia, Ohio 45103  
(800) 607-8824  
FAX (800) 322-6000  
credit@kaeser-blair.com

## INVOICE

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

INVOICE NO. 70606244

DATE: 6/20/17

CUSTOMER NUMBER 003046619

DEALER NUMBER 88178

## BILL TO:

PARKWAY CENTER CDD  
ATTN: TERESA X-340 FARLOW  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607

## SHIP TO:

PARKWAY CENTER CDD  
ATTN: TERESA X-340 FARLOW  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607

## YOUR PO NUMBER

PARKWAY CHECKS

## DATE SHIPPED

6/13/17

## SHIP VIA

GROUND

## TERMS

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	84.0000	84.00

YOUR AUTHORIZED K&B DEALER IS  
MG Promotional Products  
TO REORDER CALL 813-949-9000  
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at  
paykaeser.com

SUBTOTAL	84.00
** SALES TAX	.00
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	13.57
TOTAL DUE	97.57

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER &amp; BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



003046619

88178

3771 Solutions Center  
Chicago, IL 60677-3007

PARKWAY CENTER CDD  
ATTN: TERESA X-340 FARLOW  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607

## REMITTANCE

INVOICE NO. 70606244

DATE: 6/20/17

TOTAL DUE: 97.57  
Amount Paid

☐ IF PAYING BY CREDIT CARD,  
CHECK THIS BOX AND SEE THE  
BACK OF THIS FORM.

REVIEWEDdtthomas 7/5/2017





# NICHOLS

## LANDSCAPE ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33548

813.948.8810 o.  
www.nichols-la.com

813.298.8880 c.  
celia@nichols-la.com

877.246.3714 f.  
LC26000389

## Invoice

Invoice No.

MPC15-3.06

Due Date

7/4/2017

### 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 June 19, 2017

**PARKWAY CDD**  
**Oak Creek Landscape Concept Design**

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
5/17/2017	Principal Landscape Architect Belmont LA Concept Design work.	1	151.00	151.00
5/19/2017	Principal Landscape Architect Belmont LA Concept Design work.	0.25	151.00	37.75
5/19/2017	Principal Landscape Architect Work on landscape designs and base.	1.53	151.00	231.03
5/19/2017	Principal Landscape Architect Work on Belmont landscape design.	0.57	151.00	86.07
5/22/2017	Principal Landscape Architect Hamlet entry.	0.27	151.00	40.77
5/22/2017	Principal Landscape Architect Hamlet entry.	0.82	151.00	123.82
5/22/2017	Principal Landscape Architect Belmont entry.	1.58	151.00	238.58
5/22/2017	Principal Landscape Architect Belmont entry.	0.25	151.00	37.75
5/22/2017	Principal Landscape Architect start putting both designs in CAD for Belmont and the Hamlet	0.7	151.00	105.70
5/22/2017	Principal Landscape Architect Belmont-work on putting concept design in CAD.	0.5	151.00	75.50
5/23/2017	Principal Landscape Architect Concept work in CAD.	0.78	151.00	117.78
5/23/2017	Principal Landscape Architect Concept work in CAD	0.85	151.00	128.35
5/23/2017	Principal Landscape Architect Concept work in CAD.	0.83	151.00	125.33
5/23/2017	Principal Landscape Architect Concept work in CAD.	0.8	151.00	120.80
5/23/2017	Principal Landscape Architect Work on Belmont	0.35	151.00	52.85

We Appreciate Your Business!

**Total Amount Due:**

REVIEWEDdtthomas 7/5/2017

2017





# NICHOLS

## LANDSCAPE ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33548

813.948.8810 o.  
www.nichols-la.com

813.298.8880 c.  
celia@nichols-la.com

877.246.3714 f.  
LC26000369

## Invoice

Invoice No.

MPC15-3.06

Due Date

7/4/2017

### 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 June 19, 2017

**PARKWAY CDD**  
**Oak Creek Landscape Concept Design**

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
5/24/2017	CADD/Technician Intern	3.95	50.00	197.50
5/24/2017	Cost Estimate of Entrance Concept design and test plot.	1.73	50.00	86.50
5/24/2017	CADD/Technician Intern	0.25	151.00	37.75
5/24/2017	Cost Estimate of Entrance Concept design.	5.22	151.00	788.22
5/24/2017	Principal Landscape Architect	4.15	151.00	626.65
5/24/2017	Belmont entry.	0.58	151.00	87.58
5/24/2017	Principal Landscape Architect	0.13	151.00	19.63
5/24/2017	Worked on concepts in CAD with images for CDD Meeting.	1	5.75	5.75
5/24/2017	Assist Ru with opinion of cost estimates. Attend CDD Meeting to present concepts.	2	8.00	16.00
5/24/2017	Principal Landscape Architect	62.6	0.535	33.49
5/24/2017	Belmont and Hamlet Plots and QA/QC			
5/26/2017	Principal Landscape Architect			
5/16/2017	Clean up and organize notes/files from meeting.			
5/16/2017	B/W =/ >24" x 36" Digital Plots			
5/24/2017	1- plot for design of Belmont			
5/24/2017	Color or B/W Digital Plots >24" x 48"			
5/24/2017	2 plots for CDD Meeting presentation in Color.			
5/24/2017	Mileage			
5/24/2017	Travel and attend CDD Meeting to present concepts for Belmont, Streetscape and Hamlet.			

We Appreciate Your Business!

**Total Amount Due:**

**\$3,572.15**

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

2017

# Parkway Center Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2017



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 6/30/2017  
(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	484,959	0	0	0	0	0	0	484,959
Accounts Receivable	11,816	0	0	0	0	0	0	11,816
Due From General Fund	0	2	(2)	0	0	0	0	0
Investments - Revenue 2004 (1238)	0	157,104	0	0	0	0	0	157,104
Investments - Prepayment 2004A (1240)	0	94,868	0	0	0	0	0	94,868
Investments - Interest 2004A (1241)	0	5	0	0	0	0	0	5
Investments - Interest 2004B (1242)	0	1,013	0	0	0	0	0	1,013
Investments - Reserve 2004A (1244)	0	501,214	0	0	0	0	0	501,214
Investments - Reserve 2004B (1245)	0	101,864	0	0	0	0	0	101,864
Investments - Developer 2004 (1247)	0	13,491	0	0	0	0	0	13,491
Investments - Prepayment 2004B (5812)	0	755,677	0	0	0	0	0	755,677
Investments - Cost of Issuance 2004B (1249)	0	0	0	881	0	0	0	881
Investments - Revenue 2008 (9000)	0	0	108,035	0	0	0	0	108,035
Investments - Reserve 2008 (9005)	0	0	17,293	0	0	0	0	17,293
Investments - Construction 2008 (9001)	0	0	0	0	16,836	0	0	16,836
Prepaid Trustee Fees	3,980	0	0	0	0	0	0	3,980
Prepaid General Liability Insurance	6,882	0	0	0	0	0	0	6,882
Prepaid Professional Liability	713	0	0	0	0	0	0	713
Deposits	9,035	0	0	0	0	0	0	9,035
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	63,100	0	63,100
Amount Available-Debt Service	0	0	0	0	0	0	1,604,805	1,604,805
Amount To Be Provided-Debt Service	0	0	0	0	0	0	8,870,195	8,870,195
Other	0	0	0	0	0	0	0	0
Total Assets	517,385	1,625,237	125,326	881	16,836	3,654,229	10,475,000	16,414,893
Liabilities								
Accounts Payable	10,061	0	0	0	0	0	0	10,061
Due To Debt Service Fund	5,325	0	0	0	0	0	0	5,325
Revenue Bonds 2004 A	0	0	0	0	0	0	5,070,000	5,070,000
Revenue Bonds 2004 B	0	0	0	0	0	0	3,700,000	3,700,000
Refunding Bonds - 2008	0	0	0	0	0	0	1,705,000	1,705,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	15,386	0	0	0	0	0	10,475,000	10,490,386
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	472,177	0	0	0	0	0	0	472,177
Investment In General Fixed Assets	0	0	0	0	0	3,654,229	0	3,654,229

Parkway Center Community Development District  
Combining Balance Sheet

As of 6/30/2017  
(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
Other	29,822	284,324	6,324	1	(12,593)	0	0	307,878
Total Fund Equity & Other Credits	501,999	1,625,237	125,326	881	16,836	3,654,229	0	5,924,508
Total Liabilities & Fund Equity	517,385	1,625,237	125,326	881	16,836	3,654,229	10,475,000	16,414,893

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2016 Through 6/30/2017  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	540,847	556,147	15,300	3 %
Interest Earnings				
Interest Earnings	50	96	46	91 %
Other Miscellaneous Revenues				
Undesignated Reserves	15,000	0	(15,000)	(100)%
Total Revenues	555,897	556,243	346	0 %
<b>Expenditures</b>				
Legislative				
Supervisor Fees	10,000	6,400	3,600	36 %
Financial & Administrative				
District Manager	28,840	21,630	7,210	25 %
Recording Secretary	5,543	4,157	1,386	26 %
District Engineer	6,000	2,237	3,763	63 %
Disclosure Report	1,000	1,000	0	0 %
Trustees Fees	7,000	3,248	3,752	54 %
Auditing Services	7,600	1,069	6,531	86 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Financial Services	26,677	20,008	6,669	25 %
Postage, Phone, Faxes, Copies	600	920	(320)	(53)%
Digital Meeting Media	1,500	0	1,500	100 %
Public Officials Insurance	2,500	1,808	692	28 %
Legal Advertising	550	0	550	100 %
Bank Fees	186	165	21	11 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	500	0	500	100 %
Investment Reporting Fees	2,000	1,650	350	18 %
Office Supplies	200	0	200	100 %
Technology Services	4,000	2,205	1,795	45 %
Website Administration	2,500	0	2,500	100 %
Legal Counsel				
District Counsel	10,000	9,313	687	7 %
Electric Utility Services				
Electric Utility Services - Other	11,000	8,794	2,206	20 %
Street Lighting	90,000	62,805	27,195	30 %
Other Physical Environment				
Property & Casualty Insurance	12,400	11,986	414	3 %
Entry & Walls Maintenance	5,500	700	4,800	87 %
Landscape Maintenance - Contract	151,834	143,718	8,115	5 %
Landscape Maintenance - Other	12,000	26,549	(14,549)	(121)%
Field Manager	27,707	20,780	6,927	26 %
Irrigation Maintenance	5,000	14,511	(9,511)	(190)%
Plant Replacement Program	12,500	18,720	(6,220)	(50)%
Waterway Management Program-Contract	14,040	11,429	2,611	19 %
Waterway Management Program - Other	5,000	10,676	(5,676)	(114)%
Waterway Management Program - Erosion Control	5,000	0	5,000	100 %
Irrigation Improvements	5,000	2,713	2,287	46 %
Waterway Mgt. Program-Aquatic Plantings	4,000	0	4,000	100 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2016 Through 6/30/2017  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Capital Improvements	15,000	83,337	(68,337)	(456)%
Road & Street Facilities				
Street/Decorative Light Maintenance	5,000	676	4,325	86 %
Pavement & Signage Repairs	4,500	6,180	(1,680)	(37)%
Holiday Lighting	5,000	3,100	1,900	38 %
Parks & Recreation				
Miscellaneous Maintenance	5,000	4,023	977	20 %
Security Patrol	21,000	19,736	1,264	6 %
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>526,420</u>	<u>29,477</u>	<u>5 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>29,822</u>	<u>29,822</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	472,177	472,177	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>501,999</u></u>	<u><u>501,999</u></u>	<u><u>0 %</u></u>



# Parkway Center Community Development District

## Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2004

From 10/1/2016 Through 6/30/2017

(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	512,118	(316,793)	(38)%
Debt Service Prepayments	0	2,046,267	2,046,267	0 %
Debt Service Assessment-Lot Closing	0	136,882	136,882	0 %
Interest Earnings				
Interest Earnings	0	2,230	2,230	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	287,669	287,669	0 %
Total Revenues	<u>828,911</u>	<u>2,985,166</u>	<u>2,156,255</u>	<u>260 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	663,911	645,842	18,069	3 %
Principal Payments	<u>165,000</u>	<u>2,055,000</u>	<u>(1,890,000)</u>	<u>(1,145)%</u>
Total Expenditures	<u>828,911</u>	<u>2,700,842</u>	<u>(1,871,931)</u>	<u>(226)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>284,324</u>	<u>284,324</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,340,913	1,340,913	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,625,237</u></u>	<u><u>1,625,237</u></u>	<u><u>0 %</u></u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2016 Through 6/30/2017

(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	177,615	7,890	5 %
Interest Earnings				
Interest Earnings	0	202	202	0 %
Total Revenues	<u>169,725</u>	<u>177,817</u>	<u>8,092</u>	<u>5 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	84,724	86,493	(1,769)	(2)%
Principal Payments	85,000	85,000	0	0 %
Total Expenditures	<u>169,724</u>	<u>171,493</u>	<u>(1,769)</u>	<u>(1)%</u>
Excess of Revenues Over(Under) Expenditures	<u>1</u>	<u>6,324</u>	<u>6,323</u>	<u>632,337 %</u>
Fund Balance, Beginning of Period	0	119,002	119,002	0 %
Fund Balance, End of Period	<u><u>1</u></u>	<u><u>125,326</u></u>	<u><u>125,325</u></u>	<u><u>12,532,533 %</u></u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2016 Through 6/30/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Excess of Revenues Over(Under) Expenditures	0	1	1	0 %
Fund Balance, Beginning of Period	0	880	880	0 %
Fund Balance, End of Period	0	881	881	0 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2016 Through 6/30/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	25	25	0 %
Total Revenues	0	25	25	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	12,618	(12,618)	0 %
Total Expenditures	0	12,618	(12,618)	0 %
Excess of Revenues Over(Under) Expenditures	0	(12,593)	(12,593)	0 %
Fund Balance, Beginning of Period	0	29,429	29,429	0 %
Fund Balance, End of Period	0	16,836	16,836	0 %



# Parkway Center Community Development District

## Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2016 Through 6/30/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
Investment In General Fixed Assets	0	3,654,229	3,654,229	0 %
Total Fund Balance, Beginning of Period	0	3,654,229	3,654,229	0 %
Fund Balance, End of Period	0	3,654,229	3,641,610	0 %



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 7/19/17

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	24	-1	<u>A little debris</u>
INVASIVE MATERIAL (FLOATING)	20	17	-3	<u>Site 15 To be treated with Alum</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u></u>
FOUNTAINS/AERATORS	20	20	0	<u></u>
DESIRABLE PLANTS	15	15	0	<u>Looks Good</u>

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

<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>good</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>They all look good</u>



## Meritus

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 7/19/17

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	30	0	Look Good
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	30	0	Clean nicely edged
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	25	0	
PARKING LOTS	15	15	0	
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	696	-4	99%

Manager's Signature: Gene Roberts

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

## Action Item Template

Date	July 1 2017
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Utility Bills	BH	7/1/17	July Meeting		done	BH will send out an email by 7/21 .
2	Security	BH	7/1/17	July Meeting		done	Please see enclosed bids
4	Landscape Enhancements	BH	5/1/17	July Meeting		open	Celia will be attending to update the board.
5	Aquatic Work	BH	5/1/17	July Meeting		open	BH will update board at meeting.
6	Ponds	BH	5/1/17	July Meeting		done	Please see report by Aquatics Systems.
7	Amenity Parcel	TS	5/1/17	July Meeting		done	BH will send out an email by 7/21 .
8	Amenity Parcel	SS	5/1/17	July Meeting		open	BH will update at meeting.
9	Pine Ridge Monument	BH	5/1/17	July Meeting		open	Info has been submitted work order for meter is in.





## Parkway Center CDD Waterway Inspection Report

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**Reason for Inspection:** Routine Scheduled - Monthly

**Inspection Date:** 7/10/2017

**Prepared for:**

Ms. Debby Hukill, CAM, DM

Meritus Corporation

2005 Pan Am Circle Drive, Suite #120

Tampa, Florida 33607

**Prepared by:**

Virginia Tillman, Assistant Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33<sup>rd</sup> Street, Pompano Beach, FL 33069

1-800-432-4302

## Site: 4



### Comments: Treatment in progress

Overall, Pond #4 looks great! The minor shoreline weeds were treated during our routine visit on 6/28. Submersed Vallisneria was observed throughout the pond.

## Site: 5



### Comments: Treatment in progress

Moderate Alligatorweed and Filamentous Algae were present within Pond #5. The moderate grasses were targeted during our routine visit on 6/28 and the Algae will be treated during our upcoming routine visits.



## Site: 7



### Comments: Normal growth observed

Moderate Filamentous Algae and Slender Spikerush; and minor Dog Fennel and shoreline weeds were observed along the shoreline of Pond #7. The minor grasses were treated during our routine visit on 6/28; the Algae and submersed weeds will be treated during our upcoming routine visits.

## Site: 8



### Comments: Treatment in progress

Minor Bottom to Surface Filamentous Algae, Dog Fennel and shoreline weeds were present along the shoreline of Pond #8. The grasses were treated during our routine visit on 6/28 and the Algae will be treated during our upcoming routine visits.



# Parkway Center CDD Waterway Inspection Report

7/10/2017

## Site: 9



### Comments: Normal growth observed

Pond #9 has improved following our routine maintenance! The minor Filamentous Algae and shoreline weeds will be treated during our routine visits.

## Site: 12



### Comments: Normal growth observed

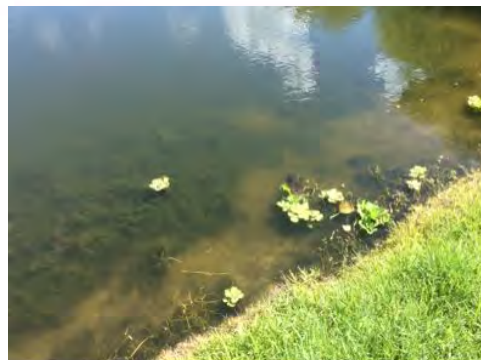
Minor Filamentous Algae and shoreline weeds were prevalent along the perimeter of Pond #12. The grasses were treated during our routine visit on 6/28 and the Algae will be treated during our upcoming routine visits.



# Parkway Center CDD Waterway Inspection Report

7/10/2017

## Site: 13



### Comments: Site looks good

Overall, Pond #13 looks great! Minor patches of Water Lettuce were observed along the shoreline and within the littoral shelf, which will be treated during our routine visits.

## Site: 15



### Comments: Normal growth observed

Moderate Water Lettuce, Water Hyacinth and shoreline weeds were prevalent throughout Pond #15. The grasses were treated during our routine visit on 6/28 and the floating weeds will be targeted during our upcoming routine visits.



## Site: 16



**Comments:** Site looks good  
Pond #16 continues to look great!

## Site: 17



**Comments:** Site looks good  
Minor shoreline weeds were present along the perimeter of Pond #17, which were treated during our routine visit on 6/28. The water quality was observed to be turbid during today's inspection.

# Parkway Center CDD Waterway Inspection Report

7/10/2017

## Management Summary

The ponds within Parkway Center CDD continue to steadily improve following our routine maintenance. The following 10 ponds were visually assessed during today's inspection: Ponds #4, #5, #7, #8, #9, #12, #13, #15, #16 and #17 respectively.

Algal growth was observed along the perimeter and throughout Ponds #5, #7, #8, #9 and #12. The moderate Filamentous Algae on Ponds #5 and #7; and the minor growth on Ponds #8, #9 and #12 will each be treated during our upcoming routine visits. Positive results should be seen within 7-10 days following treatment.

Invasive shoreline weeds, such as Torpedograss, Alligatorweed and Pennywort, were observed on 7 out of the 10 ponds during today's inspection: Ponds #4, #5, #7, #8, #9, #15 and #17. The moderate shoreline weeds on Ponds #5 and #15; and the minor growth on Ponds #4, #7, #8 and #17 were treated during our routine visit on 6/28. The minor grasses on Pond #9 will be treated during our routine visits. Positive results should be seen within 14-21 days following treatments.

Floating weeds were prevalent throughout Ponds #13 and #15. The Water Lettuce and Water Hyacinth in Pond #15 were observed to be windblown into the east side and within the west side coves, both of which will be aggressively targeted during our upcoming routine visits. The trace amounts of Water Lettuce in Pond #13 were windblown on the south side of the pond and within the littoral shelf, which will be treated during our routine visits. Positive results should be seen within 14-21 days following treatment.

Submersed weeds are rooted plants with most of their vegetative mass below the water surface, although some portions may stick above the water. Moderate Slender Spikerush was present along the shoreline of Pond #7, which will be treated during our routine visits. Minor Vallisneria in Pond #4 and minor Babytears in Pond #12 were observed during today's inspection. Even though these submersed weeds are native, as they form dense mats on the surface of the pond, it creates a structure for Algae to colonize on. To prevent future Algal growth, the submersed weeds will continue to be monitored and treated as necessary.

The Cattails within Pond #8 were recently removed from the littoral shelf. Once the terrestrial grasses are sprayed out, the planting of beneficial vegetation can move forward. During today's inspection, the native Gulf Spikerush was noted to have successfully recruited along the perimeter of Pond #7. The native vegetation throughout the community will continue to be promoted.

## Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Target the moderate Filamentous Algae on Ponds #5 and #7.
- Treat the minor Filamentous Algae on Ponds #8, #9 and #12.
- Continue to treat all sites for invasive shoreline weeds.
- Treat the minor shoreline weeds on Pond #9.
- Target the floating weeds in Ponds #13 and #15.
- Monitor the submersed weeds in Ponds #4, #7 and #12 and treat as necessary.

THANK YOU FOR CHOOSING ASI!



