

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
& REGULAR MEETING
SEPTEMBER 27, 2017**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
SEPTEMBER 27, 2017 at 6:30 p.m.**

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

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

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

The 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 Audit Committee Meeting & Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, September 27, 2017 at 6:30 p.m.** at Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda:

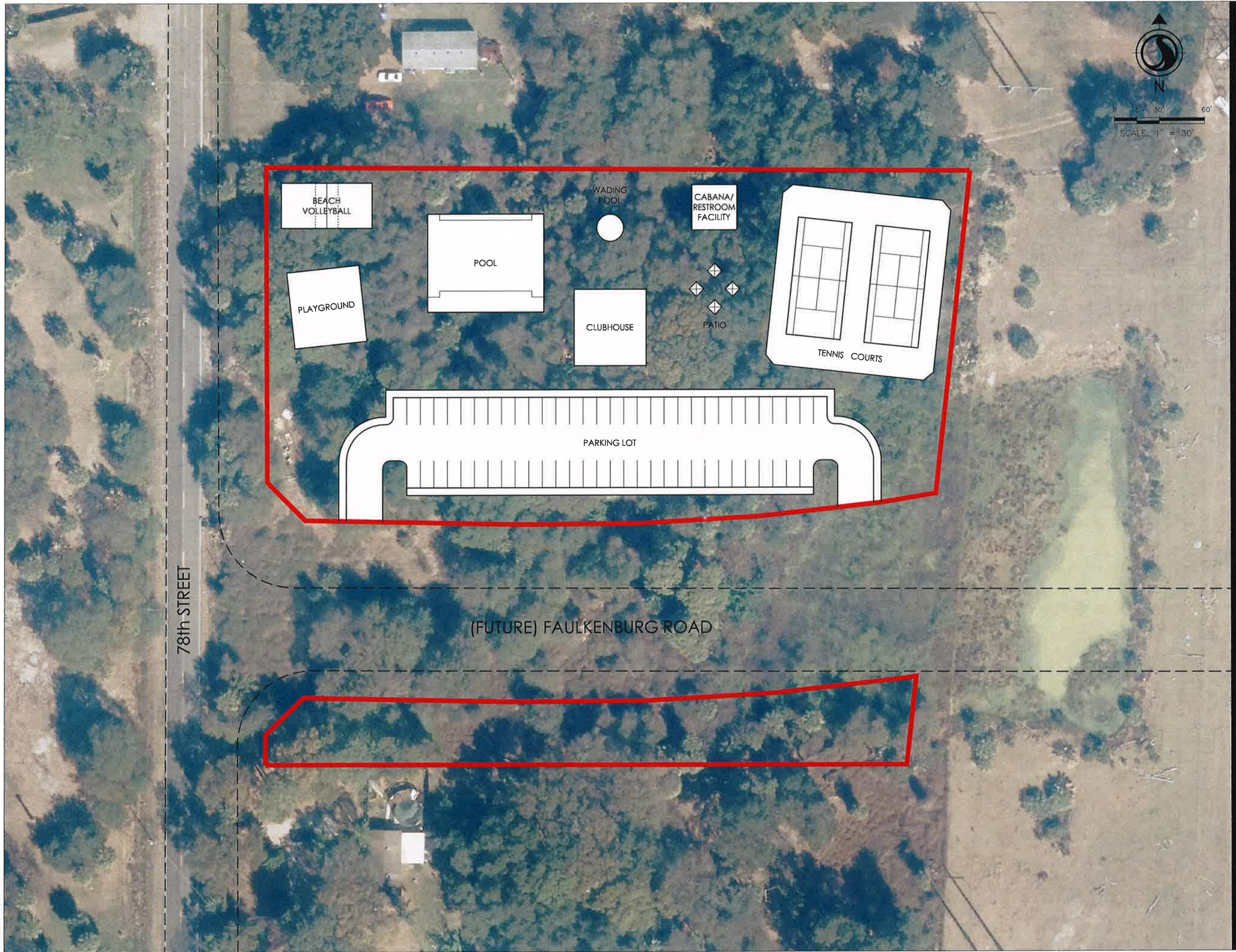
- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - i. Discussion on Amenity Parcel
 - B. District Engineer Tab 01
- 4. BUSINESS ITEMS**
 - A. Discussion on Landscape Bids
 - B. Capital Improvement Plan Update Tab 02
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of Board of Supervisors Meeting August 23, 2017 Tab 03
 - B. Consideration of Operations and Maintenance Expenditures August..... Tab 04
 - C. Review of Financial Statements through August 30, 2017 Tab 05
- 6. MANAGEMENT REPORTS**
 - A. District Manager's Report
 - i. Discussion on Meter Map Tab 06
 - B. Field Manager
 - i. District Inspection Report Tab 07
 - ii. Staff Action List..... Tab 08
 - iii. Aquatic Systems Reports Tab 09
- 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

\\s3\h\p\dwg\215600346\land\development\drawing\X04.dwg
2017/05/18 12:34 PM by: Numa_Vorontsov



Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Legend
— PROPERTY BOUNDARY

Notes

Revision	By	Appd.	YY.MM.DD
Issued	By	Appd.	YY.MM.DD
File Name:	Dwn.	Chkd.	Dsgn. YY.MM.DD
Permit-Seal			

Client/Project			
PARKWAY CENTER			
COMMUNITY DEVELOPMENT DISTRICT			
Hillsborough County, Florida			
Title			
FOLIO 049135-0000			
Project No.	Scale		
215600346	1" = 30'		
Drawing No.	Sheet	Revision	
X04	1 of 4	0	



1. ALL PLANTS SHALL BE FLORIDA GRADE #1 OR BETTER.
2. ALL PLANTS SHALL BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE. THE IRRIGATION SYSTEM MAY CONSIST OF AN AUTOMATIC OR MANUAL, UNDERGROUND SYSTEM, DRIP SYSTEM, QUICK COUPLING VALVES, OR HOSE BIRS LOCATED WITHIN 50 FEET OF ALL LANDSCAPING PLANT MATERIAL.
3. APPLY A 3" LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUND COVER AND VINE PLANTINGS
4. IRRIGATION LINES SHALL NOT BE INSTALLED DISTURBING EXISTING TREE ROOTS (IF APPLICABLE)
5. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET FOR LANDSCAPE REFERENCE ONLY.
6. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY. ADDITIONAL PLANTS MAY BE ADDED, BUT MUST COMPLY WITH HILLSBOROUGH COUNTY LANDSCAPE REQUIREMENTS.
7. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINALLY FROM A PROTECTED TREE SHALL BE SEVERED CLEAN AT THE BOUNDARY OF THE AREA TO BE PRESERVED.
8. GRASSED AREAS IN SITE DEVELOPMENT PROJECTS. NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH PALLOW ROOTED TURF GRASS VARIETIES. STORMWATER PONDS, PARKS, RECREATIONAL FACILITIES, AND STEEP SLOPED AREAS ARE EXCLUDED FROM THIS REQUIREMENT.
9. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR
10. MINIMUM 50% OF ALL REQUIRED TREES SHALL BE NATIVE SPECIES OR HYBRIDS OR CULTIVARS OF NATIVE SPECIES
11. ALL REQUIRED LANDSCAPING MATERIAL MUST BE PROTECTED BY WHEEL STOPS OR CURBS THAT SHALL MEASURE A MINIMUM 6 INCHES IN HEIGHT, 6 INCHES IN WIDTH AND 6 FEET LONG.



1"=20'

* Total provided by Landscape Contractor.
Roots plus trees may be substituted for container grown trees.
Drake Elms are shown in Teco Easement

25'0" ϕ	EXISTING TREE TO REMAIN
8'0" ϕ	EXISTING TREE TO BE REMOVED



1. FINAL PLANT QUANTITY TO BE DETERMINED BY LANDSCAPE CONTRACTOR.

2. 80% REPLACEMENT FOR TREES 24" & GREATER PROPOSED FOR REMOVAL WILL BE PAID TO THE TREE BANK. (131' DSH TO BE REPLACED)
3. THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC CONSIDERATIONS OF THE DEVELOPER.

		PERMIT LANDSCAPE PLAN	
		FALKENBURG EXT.	
DATE _____		JOB NO. MSH-PC-017	PREPARED FOR: MORRISON HOMES
DESCRIPTION REVISIONS		DESIGN HARNETT	
BY _____		DRAWN HARNETT	Elevation based on National Geodetic Vertical Datum 1928 (NGVD 29) Conversion from NGVD 29 to NAVD 88 = -0.87 feet
THOMAS F. DEAL L.A. 0001446 FLORIDA REGISTERED LANDSCAPE ARCHITECT		DATE 09-14-07	
		FILE PLP.DWG	SHEET 1 OF 1 SHEETS

Estimate

Submitted To:

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

Date	8/31/2017
Estimate #	41041
LMP REPRESENTATIVE	
RP	
PO #	
Work Order #	

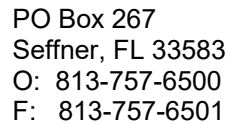
ITEM	DESCRIPTION	QTY	COST	TOTAL
Enhancements	Belmont Entrance Mulch, Pine Bark Mini Nugget CY	52	40.00	2,080.00
Enhancements	Crape Myrtle-std-Lavender, 9'ht x 4'spr, 2-2.5"cal 30g	5	385.00	1,925.00
Enhancements	Bald Cypress, 9-10'ht x 2-3'spr, 2-2.5"cal 30g	3	396.00	1,188.00
Enhancements	Redbud, 10'ht x 4'spr, 1"cal 30g	6	495.00	2,970.00
Enhancements	Spartina 1g	10	4.50	45.00
Enhancements	Cardboard Plant 7g	2	66.00	132.00
Enhancements	Azalea, George L. Taber 3g	60	10.00	600.00
Enhancements	Muhly Grass 1g	40	5.50	220.00
Enhancements	Coontie 3g	60	33.00	1,980.00
Enhancements	Texas Sage 3g	41	11.50	471.50
Enhancements	Dwf. Schillings Holly 3g	31	11.00	341.00
Enhancements	Liriope 1g	127	4.25	539.75
Enhancements	Agapanthus 1g	51	5.50	280.50
Enhancements	Variegated Minima Jasmine 1g	148	4.25	629.00
Enhancements	Society Garlic 1g	126	4.00	504.00
Enhancements	Shore Juniper 3g	162	10.00	1,620.00
Enhancements	Annuals 4"Pot	60	1.75	105.00
Sod	Sod, St. Augustine	400	0.75	300.00

TERMS AND CONDITIONS:
TOTAL

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT



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

Estimate

Submitted To:

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

Date	8/31/2017
Estimate #	41041
LMP REPRESENTATIVE	
RP	
PO #	
Work Order #	

[illegible]

TERMS AND CONDITIONS:

TOTAL	\$30,806.00
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OWNER / AGENT

Estimate

Submitted To:

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

Date	8/31/2017
Estimate #	41043
LMP REPRESENTATIVE	
RP	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
	Hamlet Entrance			
Mulch	Mulch, Pine Bark Mini Nuggets CY	80	40.00	3,200.00
Other	Berm Construction	1	6,225.60	6,225.60
Enhancements	Red Cedar, 8'-9'ht x 5'spr, 2.5"cal 65g	8	825.00	6,600.00
Enhancements	Crape Myrtle Stnd-Lavender, 9'ht x 2.5-3.5'spr, 2-2.5"cal 30g	1	385.00	385.00
Enhancements	Slash Pine, 8-9'ht x 3-4'spr, 1.5-2"cal 30g	10	495.00	4,950.00
Enhancements	Redbud, 10'ht x 4'spr, 1"cal 30g	9	495.00	4,455.00
Enhancements	Holly Tree 'Nellie Steven', 4-4.5'ht x 2.5-3'spr, 1-1.5cal 30g	20	495.00	9,900.00
Enhancements	Firebush 3g	21	12.00	252.00
Enhancements	Cardboard Plant 7g	1	66.00	66.00
Enhancements	Azalea, George L. Taber 3g	16	10.00	160.00
Enhancements	Muhly Grass 1g	6	5.50	33.00
Enhancements	Coontie 3g	21	33.00	693.00
Enhancements	Anise 3g	42	11.50	483.00
Enhancements	Thyrallis 3g	56	12.00	672.00
Enhancements	Plumbago 3g	54	10.00	540.00
Enhancements	Liriope 1g	74	4.25	314.50
Enhancements	Ornamental Peanut 'Rhizoma', 2'sq sod like planks	818	3.75	3,067.50

TERMS AND CONDITIONS:
TOTAL

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OWNER / AGENT

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Submitted To:

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

Date	8/31/2017
Estimate #	41043
LMP REPRESENTATIVE	
RP	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
Enhancements	Variegated Minima Jasmine 1g	350	4.25	1,487.50
Enhancements	Society Garlic 1g	213	4.00	852.00
Enhancements	Parson's Juniper 3g	22	10.00	220.00
Annuals & Soil	Annuals 4" pot	155	1.75	271.25
Sod	St. Augustine Sod SF	400	0.75	300.00
Enhancements	Boulder - Large (3-4')	2	1,290.00	2,580.00
Enhancements	Boulder - Medium (2-3')	4	645.00	2,580.00
Enhancements	Boulder - Small (1-2')	5	215.00	1,075.00
Enhancements	Riverbed Rock 4"-10" CY	6	520.00	3,120.00
Enhancements	Filter Fabric SF	600	0.25	150.00
Enhancements	Aluminum Edging (6" Black)	13	134.25	1,745.25
Cleanup	Bed Prep/ Debris/ Disposal	1	1,920.00	1,920.00

TERMS AND CONDITIONS:

TOTAL	\$58,297.60
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OWNER / AGENT

Estimate

Submitted To:

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

Oak Creek - Hamlet and Belmont

Date	8/30/2017
Estimate #	41000
LMP REPRESENTATIVE	
BD	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	Sleeves (13)	1	1,961.29	1,961.29
Irrigation Relat...	Valves	1	927.14	927.14
Irrigation Relat...	Lateral lines	1	2,162.50	2,162.50
Irrigation Relat...	sprays and bubblers	1	4,183.12	4,183.12
Irrigation Relat...	Cycle stop and grounding	1	2,233.78	2,233.78
Irrigation Relat...	Controller modules and control wires	1	318.40	318.40
Irrigation Relat...	Fittings	1	3.90	3.90
Irrigation Relat...	Misc	1	165.36	165.36
Irrigation Relat...	Equipment	1	600.00	600.00
Irrigation Relat...	As built	1	1,500.00	1,500.00
Irrigation Labor	Labor: 3 men @ \$ 115.00 per hour	160	115.00	18,400.00
Sub Services -...	Directional bores (19)	1	9,516.00	9,516.00
	Install irrigation per plans submitted to LMP.			

TERMS AND CONDITIONS:

TOTAL	\$41,971.49
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OWNER / AGENT

1 **August 23, 2017 Minutes of the Regular Meeting and Public Hearing**

2
3 **Minutes of the Regular Meeting and Public Hearing**

4
5 The Regular Meeting and Public Hearing of the Board of Supervisors for Parkway Center
6 Community Development District was held on **Wednesday, August 23, 2017 at 6:30 p.m.** at the
7 Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.
8
9

10 **1. CALL TO ORDER/ROLL CALL**

11
12 Brian Howell called the Regular Meeting and Public Hearing of the Board of Supervisors of the
13 Parkway Center Community Development District to order on **Wednesday, August 23, 2017 at**
14 **6:30 p.m.**
15

16 Board Members Present and Constituting a Quorum:

17 JoAnn Ward Chairman
18 Earl Kunke Vice Chairman
19 Daniel Fleary, Jr. Supervisor
20 Suzanne DeCopain Supervisor
21 Tanya O'Connor Supervisor
22

23 Staff Members Present:

24 Brian Howell Meritus
25 Celia Nichols Landscape Architect
26

27 Alamo Security

28 Elite Status Security & Technical Systems, Inc.
29

30 There were three residents present.
31
32

33 **2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**

34
35 Audience questions or comments were held until the end of the meeting.
36
37

38 **3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET**

39 **A. Open Public Hearing on Adopting Fiscal Year 2018 Budget**
40

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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42
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49 **B. Staff Presentations**

50
51 Mr. Howell went over the 2018 proposed budget and stated this was the same draft the Board
52 reviewed in May. Because the District has been operating efficiently over the years, a surplus
53 fund of almost \$500,000 has been built up. Based on current tracking and past performance, the
54 recommendation from staff was to keep the assessment level the same for 2018 as it was in 2017.
55 Mr. Howell complimented this Board and past Boards for their hard work in not having an
56 assessment increase in a decade or longer. Mr. Howell asked the Board if they had any questions
57 on the budget, and they did not.

58
59 **C. Public Comments**

60
61 The audience did not have any questions or comments on the budget.

62
63 **D. Close Public Hearing on Adopting Fiscal Year 2018 Budget**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

71
72 **E. Consideration of Resolution 2017-04; Adopting Fiscal Year 2018 Budget**

73
74 The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2017-04.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

82
83
84 **4. BUSINESS ITEMS**

85 **A. Consideration of Resolution 2017-05; Assessment Resolution**

86
87 The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2017-05.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

B. Consideration of Resolution 2017-06; Setting Fiscal Year 2018 Meeting Schedule

The Board discussed the resolution.

MOTION TO:	Approve Resolution 2017-06.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

C. Capital Improvement Plan

D. General Matters of the District

Mr. Howell went over the vacant parcel and appraisal. He said that the agenda for September will be limited to discussion on the potential amenity and landscape improvement bids. Both Counsel and the Engineer will attend the meeting to discuss the process and potential path forward. Mr. Howell also advised the Board that Taylor Morrison has agreed to contribute \$25,000 towards a new monument. The District would receive those funds in January 2018. In the interim, staff can work on the concept, plans, permitting, and bidding in preparation to begin the project when funds are received.

Mr. Howell informed the Board about a couple of letters that were sent to owners regarding issues on CDD property relating to access and dead trees. He also said that the aquatics company was doing an alum treatment this month.

The Board and audience members discussed some confusion regarding signs in the Baywood/Summerwood area. They asked if a new sign panel could be made that provides directions. Mr. Howell will get a mock-up and cost for next meeting. The Board then reviewed options for upgrading the holiday lighting from the typical \$6,500 to \$10,000 by enhancing the Riverview Drive entrance and major monument at Falkenburg Road.

MOTION TO:	Approve \$10,000 for lighting.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

E. Security Company Presentations

i. Alamo Guard Patrol

ii. Nationwide Security Group

iii. Elite Status Security & Technical Systems, Inc.

Alamo then gave a presentation security services. They highlighted their ability to do random patrols, technology, and background checks. They also said that their car stays on site and the company already familiar with Districts. The Board asked various question about their operations and company.

The entire presentation is available on audio recording.

Elite Status Security & Technical Systems, Inc. then went over their services, staffing, operations, and expertise. The Board asked various questions about their current client list, technology, and whether or not their car stayed on site.

The entire presentation is available on audio recording.

Nationwide did not present. The Board discussed the proposals and felt it was time to make a change from the current provider.

MOTION TO:	Approve to have staff check references of Alamo, have District Counsel review the contract, and if everything checks out, terminate Bales security, engage Alamo as the new security provider, and have the Chair sign the contract.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

5. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

i. Discussion on Ownership Map

174
175
176 **6. CONSENT AGENDA**

177 **A. Consideration of Minutes of Board of Supervisors Meeting July 26, 2017**
178

179 The Board reviewed the minutes and noted a change to line 16. Supervisor O'Connor should be
180 listed as present at the meeting, and Supervisor Kunke should not be listed.
181

MOTION TO:	Approve the July 26, 2017 minutes with changes to line 16 to reflect that Supervisor O'Connor was present at the meeting, but Supervisor Kunke was not.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

191
192 **B. Consideration of Operations and Maintenance Expenditures July 2017**
193

194 The Board went over the O&Ms.
195

MOTION TO:	Approve the July 2017 O&Ms.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

202
203 Mr. Howell went over the status of the utility review and the District map that was being
204 updated. Mr. Howell advised that through research, staff had identified where the District was
205 over-billed by LMP several years ago in the amount of \$9,000. Mr. Howell said that LMP was
206 issuing a credit on the next maintenance invoice, and the Board applauded the efforts by Meritus
207 staff.
208

209 **C. Review of Financial Statements through July 31, 2017**
210

211 The Board reviewed and accepted the financials.
212
213
214

215 **7. MANAGEMENT REPORTS**

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

217 **B. Field Manager**

218 **i. District Inspection Report**

219 **ii. Staff Action List**

220 **iii. Aquatic Systems Reports**

221

222 Mr. Howell went over his reports.

223

224

225 **8. SUPERVISOR REQUESTS**

226

227 The Board requested for the dead palm to be removed. They also asked for Mr. Howell to have

228 the Engineer check on pothole and crosswalk concerns. Supervisor Fleary discussed the new

229 format the County has for permitting.

230

231

232 **9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

233

234 Audience members commented about the ponds that are being given to HOA and not the CDD

235 for maintenance. The Board asked Mr. Howell to contract Counsel and see if the CDD can take

236 over maintenance; he will report back at the next meeting. Supervisor Fleary asked Mr. Howell

237 to contact Taylor Morrison to see if the directional signage could be used on future parcels to

238 avoid the issue with Summerwood since there are multiple sections within community under the

239 Summerwood HOA.

240

241

242 **10. ADJOURNMENT**

243

MOTION TO:	Adjourn at 7:59 p.m.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

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

Recorded by Records Administrator

Signature

Date

Official District Seal

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Aquatic Systems, Inc.	381874	\$ 1,170.00		\$ 1,132.00	Lake & Wetland Services - August
LMP	123538	16,395.00			Ground Maintenance - August
Meritus Districts	8000	7,893.26		\$ 7,947.25	Management Services - August
Monthly Contract Sub-Total		\$ 25,458.26			

Variable Contract					
Aquatic Systems, Inc.	384029	\$ 1,271.00			Aquascaping - 08/22/17
Burr Forman	982345	780.00			Professional Services - thru 07/31/17
Cardno	237764	225.00			Professional Services - thru 07/28/17
Cardno	238454	1,864.00			Professional Services - thru 08/15/17
Cardno	239271	225.00	\$ 2,314.00		Professional Services - thru 08/15/17
Variable Contract Sub-Total		\$ 4,365.00			

Utilities					
Teco	211001800146 080717	\$ 664.31			Electric Service - thru 08/01/17
Teco	211001800369 080717	489.77			Electric Service - thru 08/01/17
Teco	211001800609 080717	444.46			Electric Service - thru 08/01/17
Teco	311000070319 080217	5,765.80	\$ 7,364.34	\$ 15,000.00	Electric Service - thru 07/21/17
Utilities Sub-Total		\$ 7,364.34			

Regular Services					
Bales Security	33716	\$ 884.00			Security Service - thru 08/19/17
Bales Security	33772	884.00	\$ 1,768.00		Security Service - thru 09/01/17
Illuminations Holiday Lighting	1603108	5,000.00			Holiday Lighting - 08/28/17
Supervisor: Daniel Fleary, Jr.	DF082317	200.00			Supervisor Fee - 08/23/17
Supervisor: Earl Kunke	EK082317	200.00			Supervisor Fee - 08/23/17

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Supervisor: Jo Ann Ward	JAW082317	200.00			Supervisor Fee - 08/23/17
Supervisor: Suzanne DeCopain	SD082317	200.00			Supervisor Fee - 08/23/17
Supervisor: Tanya O'Connor	TO082317	200.00	\$ 1,000.00		Supervisor Fee - 08/23/17
Tampa Bay Times	493035 080817	926.00			Budget Adoption - 08/06/17
Tampa Bay Times	513224 081417	411.00	\$ 1,337.00		Audit Committee - 08/13/17
Regular Services Sub-Total		\$ 9,105.00			
Additional Services					
LMP	124252	\$ 317.64			Irrigation Inspection Repairs - 08/16/17
LMP	124255	251.25			Replace St Augustine Damage - 08/21/17
LMP	124256	2,890.00	\$ 3,458.89		Sod Work - 08/21/17
Nichols	MPC15 3 07	160.67			Landscape Concept Design - 08/19/17
Spearem Enterprises, LLC	2938	160.00			Straightened Street Signs - 08/14/17
Spearem Enterprises, LLC	2973	160.00	\$ 320.00		Remove Broke Baffle - 08/30/17
Trigg, Catlett & Associates	3067	2,500.00			Appraisal Report - 08/03/17
Additional Services Sub-Total		\$ 6,439.56			
TOTAL:		\$ 52,732.16			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

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

Invoice

INVOICE DATE: 8/1/2017

INVOICE NUMBER: 0000381874

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 - August		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: 8/1/2017

INVOICE NUMBER: 0000381874

CUSTOMER NUMBER: 0045990

TOTAL AMOUNT DUE: \$1,170.00

AUG 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 #
8/1/2017	123538

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 August 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	8/31/2017	Balance Due
			\$0.00
			\$16,395.00

REVIEWEDdthomas 8/25/2017

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



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

INVOICE

Invoice Number: 8000
Invoice Date: Aug 1, 2017
Page: 1

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		8/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - August		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 - June		15.37
892.00	Copies - B/W	Copies: B/W - June	0.15	133.80
25.00	Copies - Color	Copies: Color - June	0.50	12.50

Check/Credit Memo No:

Subtotal	7,893.26
Sales Tax	
Total Invoice Amount	7,893.26
Payment/Credit Applied	
TOTAL	7,893.26

REVIEWED dthomas 8/25/2017



2100 NW 33rd Street Pompano Beach, FL 33069
1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 8/22/2017
INVOICE NUMBER: 0000384029
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	Aquascaping - Site #8		1,271.00	1,271.00

53980
4621

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$1,271.00

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: 8/22/2017
INVOICE NUMBER: 0000384029
CUSTOMER NUMBER: 0048990
TOTAL AMOUNT DUE: \$1,271.00

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

AUG 24 2017

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



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

AUG 16 2017

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

11 Aug 2017
Invoice # 982345
Bill Atty: SIS
As of 07/31/17

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH JULY 31, 2017

Professional Services	\$780.00
TOTAL DUE THIS BILL	\$780.00
Previous Balance Due	\$780.00
TOTAL BALANCE DUE	\$1,560.00

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

REVIEWEDdtthomas 8/25/2017

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

11 Aug 2017
Invoice # 982345
Page 2

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

11 Aug 2017
Invoice # 982345
Bill Atty: SIS
As of 07/31/17

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Atty	Hours	Rate	Value
07/07/17	Email to Brian Howell regarding status of appraisal; briefly review Chapter 190 regarding CDD entering into a mortgage for acquisition of property and tax exceptions, zoning approval on the property and comp plan designation.	SIS	1.00	300.00	\$300.00
07/10/17	Email owner of 78th Street parcel regarding appraiser; email appraiser Frank Cutlett for proposal; call to Alex at Meritus for status of true-up analysis for Taylor Morrison.	SIS	0.40	300.00	\$120.00
07/17/17	Emails with appraiser and Brian Howell; approve appraiser moving forward; pull draft commercial acquisition agreements and briefly outline conditions for any closing; i.e., inclusion into the CDD.	SIS	1.00	300.00	\$300.00
07/24/17	Emails with appraiser.	SIS	0.20	300.00	\$60.00
Total Services					\$780.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

11 Aug 2017
Invoice # 982345
Page 3

Total Services and Disbursements	\$780.00
Previous Balance Due	<u>\$780.00</u>
TOTAL NOW DUE	<u>\$1,560.00</u>

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	\$300.00	2.60	<u>\$780.00</u>
TOTALS		2.60	\$780.00



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
2005 Pan Am Circle
Suite 120
Tampa FL 33607

Invoice # : 237764
Invoice Date : 08/11/2017
Terms : 30 Days
Project : RT21600010
Project Manager : Boser, Patrick G.

Project Name : Falkenburg Rd Extension

July 2017 Services

EMAIL ONLY- brian.howell@merituscorp.com

For Professional Services Rendered through: 7/28/2017

Phase: 1000 - Maintenance

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

Amount Due this Invoice **\$225.00**

Outstanding Invoices

Number	Date	Balance
237764	08/11/2017	225.00
234822	07/14/2017	225.00
Total Now Due		450.00

Aging Balances

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

REVIEWEDdthomas 8/25/2017

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

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
07/18/17	Reviewed and treated sites w/Herbicide
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

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

Comments:



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 Cypress Street
Tampa FL 33607

Invoice # : 238454
Invoice Date : August 17, 2017
Terms : 30 Days
Project : E217009100
Project Manager : Wertschnig, Elizabeth

Project Name : Parkway Center Upland Habitat Monitoring

Email ONLY- brian.howell@merituscorp.com

For Professional Services Rendered through: 8/15/2017

Phase Code / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
6000 - Monitoring Winter/Spring 2017	1,864.00	100.00	1,864.00	0.00	1,864.00
Totals:	1,864.00		1,864.00	0.00	1,864.00

Amount Due This Invoice 1,864.00

Outstanding Invoices

Number	Date	Balance
238454	08/17/2017	1,864.00
Total Now Due		1,864.00

Aging Balances

<u>Under 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>Over 90</u>
1,864.00	0.00	0.00	0.00

REVIEWEDdthomas 8/25/2017



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
2005 Pan Am Circle
Suite 120
Tampa FL 33607

Invoice # : 239271
Invoice Date : 08/28/2017
Terms : 30 Days
Project : RT21600010
Project Manager : Boser, Patrick G.

Project Name : Falkenburg Rd Extension

August 2017 Services

EMAIL ONLY- brian.howell@merituscorp.com

For Professional Services Rendered through: 8/15/2017

53900
4615

Phase: 1000 - Maintenance

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

Outstanding Invoices

Number	Date	Balance
239271	08/28/2017	225.00
237764	08/11/2017	225.00
Total Now Due		450.00

Aging Balances

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

REVIEWEDdtomas 9/1/2017

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

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
08/07/17	Reviewed and treated sites w/Herbicide
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:					
algae	-	paragrass	-	Additional Services:	
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	-	sesbania	✗		
caeserweed	-	soda apple	-		
Carolina willow	-	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	✗	spike rush	-		
Chinese tallow	-	thistle	-		
climbing hempvine	-	torpedograss	-		
cogongrass	-	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	-				

Comments:

Statement Date: 08/07/2017

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:	08/28/2017

Your Account Summary

Previous Amount Due	\$664.31
Payment(s) Received Since Last Statement	-\$664.31
Current Month's Charges Due By 08/28/2017	\$664.31
Total Amount Due	\$664.31

Go paperless and win!

More perks, less clutter. Enroll in Paperless Billing by Sept. 30, 2017 from **tecoaccount.com** to be entered to win an iPad!*



*Learn more about the benefits, and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

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



**Know what's below.
Call before you dig.**

Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Thursday. Visit **sunshine811.com** or **tampaelectric.com/callbeforeyoudig**.

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:	08/28/2017
Amount Enclosed	\$

608172957381

AUG 10 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

ACCOUNT STATEMENT

tampaelectric.com



Account: 211001800146
Statement Date: 08/07/2017
Current month's charges due 08/28/2017

Details of Charges – Service from 07/01/2017 to 08/01/2017

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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
Lighting Charges		\$664.31

Total Current Month's Charges

\$664.31

Important Messages

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

Statement Date: 08/07/2017
Account: 211001800369

Current month's charges: \$489.77
Total amount due: \$489.77
Current month's charges due: 08/28/2017

Your Account Summary

Previous Amount Due	\$489.77
Payment(s) Received Since Last Statement	\$489.77
Current Month's Charges Due By 08/28/2017	\$489.77
Total Amount Due	\$489.77

Go paperless and win!

More perks, less clutter. Enroll in Paperless Billing by Sept. 30, 2017 from **tecoaccount.com** to be entered to win an iPad!*



*Learn more about the benefits, and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

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



**Know what's below.
Call before you dig.**

Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Thursday. Visit **sunshine811.com** or tampaelectric.com/callbeforeyoudig.

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: 08/28/2017
Amount Enclosed \$

608172957382

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

AUG 10 2017

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

Account: 211001800369
Statement Date: 08/07/2017
Current month's charges due 08/28/2017

Details of Charges – Service from 07/01/2017 to 08/01/2017

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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

Lighting Charges **\$489.77**

Total Current Month's Charges **\$489.77**

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Important Messages



ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 08/07/2017

Account: 211001800609

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

Current month's charges:	\$444.46
Total amount due:	\$444.46
Current month's charges due:	08/28/2017

Your Account Summary

Previous Amount Due	\$444.46
Payment(s) Received Since Last Statement	-\$444.46
Current Month's Charges Due By 08/28/2017	\$444.46
Total Amount Due	\$444.46

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More perks, less clutter. Enroll in Paperless Billing by Sept. 30, 2017 from **tecoaccount.com** to be entered to win an iPad!*



*Learn more about the benefits, and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

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



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Call before you dig.**

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800609

Current month's charges:	\$444.46
Total amount due:	\$444.46
Current month's charges due:	08/28/2017

Amount Enclosed \$

608172957383

00002000 02 AV 0 37 33607 FTECO108071723250810 00000 03 01000000 017 03 16408 006



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

AUG 10 2017

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

6081729573832110018006090000000444462

Account: 211001800609
Statement Date: 08/07/2017
Current month's charges due 08/28/2017

Details of Charges – Service from 07/01/2017 to 08/01/2017

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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
Lighting Charges		\$444.46

Total Current Month's Charges **\$444.46**

Important Messages

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Statement Date: 08/02/17
Account: 311000070319

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



Current month's charges:	\$5,765.80
Total amount due:	\$5,765.80
Current month's charges due:	08/16/17

Your Account Summary

Previous Amount Due	\$6,889.31
Payment(s) Received Since Last Statement	-\$6,889.31
Current Month's Charges Due By 08/16/17	\$5765.80
Total Amount Due	\$5,765.80

Things to do:

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

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



More options for you.

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

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:	\$5,765.80
Total amount due:	\$5,765.80
Current month's charges due:	08/16/17
Amount Enclosed	\$

701500000104

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



Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outages

877-832-6747

Power Outages

877-588-1010

Electric Energy-Saving Programs

813-275-3909

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas/Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit peoplesgas.com or tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using Quick Pay at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

Por favor, visite peoplesgas.com o tampaelectric.com para ver esta información en español.

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$35.78
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$54.03
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$231.58
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$36.51
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	\$91.57
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$71.34
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$85.08
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$31.84
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$93.88
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$183.61
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$305.98

Unbilled Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000

Account: 211001738486
Statement Date: 08/01/17

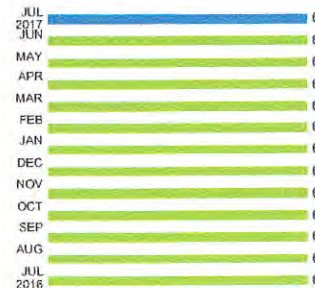
Details of Charges – Service from 06/04/17 to 07/02/17

Service for: 8414 DEER CHASE DR, A, RIVERVIEW, FL 33578-8605

Rate Schedule: General Service - Non Demand

Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B45083	07/02/17	34,340		34,177		163 kWh	1	29 Days
Basic Service Charge						\$19.94	<div><div>Tampa Electric Usage History</div><div>Kilowatt-Hours Per Day (Average)</div><div><div><div>JUL 2017</div><div>JUN</div><div>MAY</div><div>APR</div></div></div></div>	
Energy Charge						163 kWh @ \$0.06216/kWh \$10.13		
Fuel Charge						163 kWh @ \$0.02956/kWh \$4.82		
Florida Gross Receipt Tax						\$0.89		
Electric Service Cost						\$35.78		
Current Month's Electric Charges						\$35.78		



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Account: 211001738759
Statement Date: 08/01/17

Details of Charges – Service from 06/04/17 to 07/02/17

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

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	07/02/17	52,213		51,856		357 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						357 kWh @ \$0.06216/kWh	\$22.19	
Fuel Charge						357 kWh @ \$0.02956/kWh	\$10.55	
Florida Gross Receipt Tax							\$1.35	
Electric Service Cost							\$54.03	
Current Month's Electric Charges							\$54.03	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Account: 211001739070
Statement Date: 08/01/17

Details of Charges – Service from 06/04/17 to 07/02/17

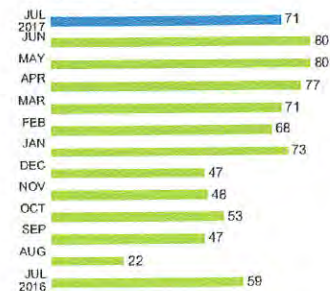
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E05836	07/02/17	90,548		88,485		2,063 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						2,063 kWh @ \$0.06216/kWh	\$128.24	
Fuel Charge						2,063 kWh @ \$0.02956/kWh	\$60.98	
Florida Gross Receipt Tax							\$5.36	
Electric Service Cost							\$214.52	
State Tax							\$17.06	
Total Electric Cost, Local Fees and Taxes							\$231.58	
Current Month's Electric Charges							\$231.58	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





Account: 211001739302
Statement Date: 08/01/17

Details of Charges – Service from 06/04/17 to 07/02/17

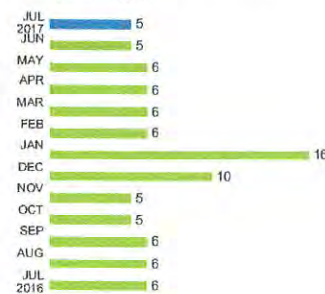
Service for: 8405 CASTLE CREEK DR SIGN, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	07/02/17	8,700		8,558		142 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						142 kWh @ \$0.06216/kWh	\$8.83	
Fuel Charge						142 kWh @ \$0.02956/kWh	\$4.20	
Florida Gross Receipt Tax							\$0.85	
Electric Service Cost							\$33.82	
State Tax							\$2.69	
Total Electric Cost, Local Fees and Taxes							\$36.51	
Current Month's Electric Charges							\$36.51	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT STATEMENT

tampaelectric.com



Account: 211001739567
Statement Date: 08/01/17

Details of Charges – Service from 06/02/17 to 06/30/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	11325 kWh @ \$0.03224/kWh	\$365.12
Fixture & Maintenance Charge	71 Fixtures	\$975.02
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	11325 kWh @ \$0.02916/kWh	\$330.24
Florida Gross Receipt Tax		\$17.83
State Tax		\$243.84
Lighting Charges		\$3,630.37
Current Month's Electric Charges		\$3,630.37

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Account: 211001739864
Statement Date: 08/01/17

Details of Charges – Service from 06/02/17 to 06/30/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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
Lighting Charges		\$914.23

Current Month's Electric Charges **\$914.23**

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Account: 211014450103
Statement Date: 08/01/17

Details of Charges – Service from 06/01/17 to 07/02/17

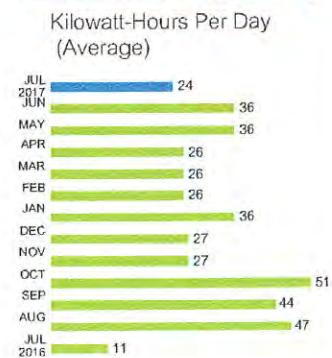
Service for: 5707 STILL WATER DR, #B, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	07/02/17	42,273		41,517		756 kWh	1	32 Days
Basic Service Charge						\$19.94		
Energy Charge						756 kWh @ \$0.06216/kWh		
Fuel Charge						756 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$2.29		
Electric Service Cost						\$91.57		
Current Month's Electric Charges						\$91.57		

Tampa Electric Usage History



Account: 211014450376
Statement Date: 08/01/17



Details of Charges – Service from 06/01/17 to 07/02/17

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

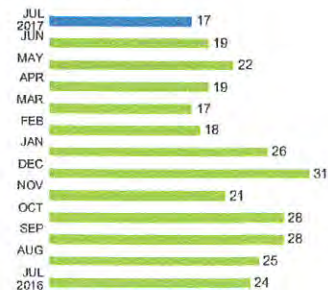
Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	07/02/17	40,113		39,572		541 kWh	1	32 Days
Basic Service Charge						\$19.94		
Energy Charge						541 kWh @ \$0.06216/kWh		
Fuel Charge						541 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.78		
Electric Service Cost						\$71.34		
Current Month's Electric Charges						\$71.34		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211014450640
Statement Date: 08/01/17

Details of Charges – Service from 06/01/17 to 07/02/17

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

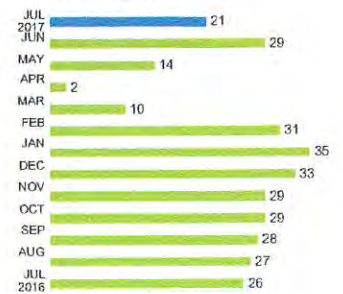
Rate Schedule: General Service - Non Demand

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	07/02/17	45,619		44,932		687 kWh	1	32 Days
Basic Service Charge						\$19.94		
Energy Charge						687 kWh @ \$0.06216/kWh	\$42.70	
Fuel Charge						687 kWh @ \$0.02956/kWh	\$20.31	
Florida Gross Receipt Tax							\$2.13	
Electric Service Cost							\$85.08	
Current Month's Electric Charges							\$85.08	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211014450897
Statement Date: 08/01/17

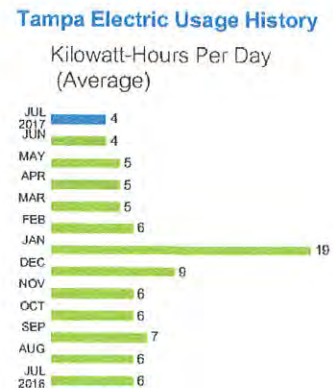
Details of Charges – Service from 06/01/17 to 07/02/17

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	07/02/17	24,697	24,576		121 kWh	1	32 Days
Basic Service Charge					\$19.94		
Energy Charge					121 kWh @ \$0.06216/kWh	\$7.52	
Fuel Charge					121 kWh @ \$0.02956/kWh	\$3.58	
Florida Gross Receipt Tax					\$0.80		
Electric Service Cost						\$31.84	
Current Month's Electric Charges						\$31.84	



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Account: 211014451127
Statement Date: 08/01/17

Details of Charges – Service from 06/04/17 to 07/02/17

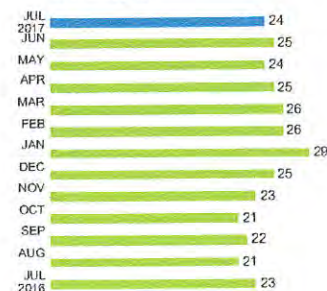
Service for: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A14099	07/02/17	87,716		87,009		707 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						707 kWh @ \$0.06216/kWh		
Fuel Charge						707 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$2.17		
Electric Service Cost						\$86.96		
State Tax						\$6.92		
Total Electric Cost, Local Fees and Taxes						\$93.88		
Current Month's Electric Charges						\$93.88		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211014451317
Statement Date: 08/01/17



Details of Charges – Service from 06/22/17 to 07/21/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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
Lighting Charges		\$183.61

Current Month's Electric Charges

\$183.61

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ACCOUNT STATEMENT

tampaelectric.com



Account: 211014451713
Statement Date: 08/01/17

Details of Charges – Service from 06/22/17 to 07/21/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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

Lighting Charges **\$305.98**

Current Month's Electric Charges **\$305.98**

Total Current Month's Charges \$5,765.80

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Understanding Your Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge/Customer Charge – A fixed monthly amount to cover the cost of providing service to your location. These charges are billed monthly regardless if any service is used.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

BTU – British thermal unit – a unit of heat measurement.

Budget Billing – Optional plan takes the highs and lows out of monthly natural gas and electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Buried Piping Notification – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

Conversion Factor – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

Distribution Charge – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If we were unable to read your meter, "ESTIMATED" will appear. Your use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing natural gas and electric service. Like taxes, the fee is collected by Peoples Gas and Tampa Electric and is paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For electric past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For electric past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount. For natural gas, the late payment charge is 1.5% of the past due amount.

Main Extension Charge – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

Measured Volume – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the natural gas and electricity you use. It is collected by Peoples Gas and Tampa Electric and paid to the municipality.

PGA Charge – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Peoples Gas and Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas and Tampa Electric.

Swing Charge – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

Therm – A unit of heat equal to one hundred thousand (100,000) BTUs.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

Zap Cap Systems[®] – Surge protection for your home or business sold separately as a non-energy charge.



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 #
	8/3/2017	33716
P.O. No.	Terms	Due Date
		8/18/2017

Date Started	Description of The Security Service	Hours/Miles	Amount
8/6/2017	Security Service Patrol with Vehicle and Security Officer Week of 08-06-2017 to 08-12-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
8/13/2017	Security Service Patrol with Vehicle and Security Officer Week of 08-13-2017 to 08-19-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
8/6/2017	Vehicle Bi-Weekly Cost - \$269.00	1	269.00
8/6/2017	Cell Phone Bi-Weekly Cost - \$15.00	1	15.00

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

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

REVIEWEDdthomas 8/25/2017



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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TELEPHONE (813) 314-9101
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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 #
	8/17/2017	33772
P.O. No.	Terms	Due Date
		9/1/2017

Date Started	Description of The Security Service	Hours/Miles	Amount
8/20/2017	Security Service Patrol with Vehicle and Security Officer Week of 08-20-2017 to 08-26-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
8/27/2017	Security Service Patrol with Vehicle and Security Officer Week of 08-27-2017 to 09-01-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
8/20/2017	Vehicle Bi-Weekly Cost \$269.00	1	269.00
8/20/2017	Cell Phone B-Weekly cost \$15.00	1	15.00

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

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

REVIEWED dthomas 8/25/2017

Illuminations Holiday Lighting

Invoice 1603108

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

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

(813) 397-5120 x324

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

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Entrance		
Monuments	Install lighted wreaths with bows on entry monument columns	\$6,500.00
	Install lighted wreaths with bows on entry monument columns	
	North Main Entrance	
	Install clear C9s across the top of black fencing	
	Install clear C9s across the top of entrance sign	
	Install lighted wreaths with bows on entry monument columns	
	Install clear mini lights in 13 Palm trees in front and behind entrance sign	2,000.00
	South Main Entrance	
	Install lighted wreaths with bows on entry monument columns	
	Install lighted wreaths with bows on entry monument columns	
	Install clear mini lights in 5 Oak trees (3 exit side / 2 entrance side)	1,500.00
	Maintenance throughout holiday season	
	Requires 50% Deposit	
Amount Due		\$5,000.00

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

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

* Work listed above is dependant on adequate power

Tim Gay
PREPARED BY

8/28/2017
DATE

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

54100
4910 58

REVIEWEDdthomas 9/1/2017

PARKWAY CENTER CDD

MEETING DATE: August 23, 2017

DMS Staff Signature B. V.

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

DF 082317

REVIEWED dthomas 8/25/2017


Tampa Bay Times

Published Daily

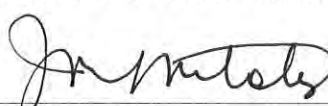
STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Adoption** was published in **Tampa Bay Times**; 7/30/17, 8/6/17, in said newspaper in the issues of **Baylink Hillsborough**

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


Signature of Affiant

Sworn to and subscribed before me this 08/06/2017.


Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2017/2018 BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Parkway Center Community Development District ("District") will hold a public hearing on August 23, 2017 at 6:30 p.m. at The Rivercrest Clubhouse located at 11560 Ramble Creek Drive, Riverview, FL 33569 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2017 and ending September 30, 2018 ("Fiscal Year 2017/2018"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, (813) 397-5120 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, for aid in contacting the District Manager's Office.

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

Brian Lamb
District Manager

Run Date(s): July 30, 2017 & August 6, 2017


493035

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Adoption** was published in **Tampa Bay Times**: 7/30/17, 8/6/17, in said newspaper in the issues of **Baylink Hillsborough**

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Signature of Affiant

Sworn to and subscribed before me this 08/06/2017.


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2017/2018 BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.

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Brian Lamb
District Manager

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Published Daily

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Signature of Affiant

Sworn to and subscribed before me this 08/13/2017.

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



NOTICE OF AUDIT COMMITTEE MEETING PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Audit Committee of Parkway Center Community Development District will hold a meeting on Wednesday, August 23, 2017 at 6:30 p.m. to be held at the Rivercrest Clubhouse located at 11560 Ramble Creek Drive Riverview, FL 33569

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 397-5120. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more committee members will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the committee with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Howell
District Manager

Run Date: 08-13-2017

513224

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Audit Committee** was published in **Tampa Bay Times: 8/13/17**, in said newspaper in the issues of **Baylink Hillsborough**

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Signature of Affiant

Sworn to and subscribed before me this 08/13/2017.



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



NOTICE OF AUDIT COMMITTEE MEETING PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Audit Committee of Parkway Center Community Development District will hold a meeting on Wednesday, August 23, 2017 at 6:30 p.m. to be held at the Rivercrest Clubhouse located at 11560 Ramble Creek Drive Riverview, FL 33569

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 397-5120. Affected parties and others interested may appear at these meetings and be heard.

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If any person decides to appeal any decision made by the committee with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Howell
District Manager

Run Date: 08-13-2017

513224

Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
8/19/2017	124252

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 #
40740

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 8/16/2017			
Controller A			
Irrigation Parts		1.95	1.95
Irrigation Labor - 2 Techs @ \$80.00 per hour	0.25	80.00	20.00
Controller B			
Irrigation Parts		5.66	5.66
Irrigation Labor - 2 Techs @ \$80.00 per hour	0.25	80.00	20.00
Controller D			
Irrigation Parts		66.95	66.95
Irrigation Labor - 2 Techs @ \$80.00 per hour	0.5	80.00	40.00
Controller E			
Irrigation Parts		2.22	2.22
Irrigation Labor - 2 Techs @ \$80.00 per hour	0.5	80.00	40.00
Controller I			
Irrigation Parts		40.86	40.86
Irrigation Labor - 2 Techs @ \$80.00 per hour	1	80.00	80.00
Total			
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	9/18/2017	Balance Due

REVIEWEDdthomas 9/1/2017

53900
4620
66



Invoice

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

Date	Invoice #
8/19/2017	124252

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 #
40740

Work Order #

PO / PA #

Description	Qty	Rate	Amount
See attached for details on Techs repairs.			
		Total	\$317.64
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	9/18/2017	Balance Due
			\$0.00
			\$317.64



Parkway Center CDD

Date	Technician	Arrive/ Depart
8/16/17	Tan / Marcus / B	7:20 /

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

Clock Type/ #				Hunter XC Hybrid / Controller A																					
Battery Date		Confirm Time/ Date		Time/Date Adjust		Y		(N)		Start		Sun		Mon		Tue		Wed		Thu		Fri		Sat	
Rain Sensor		ok		bad		Battery Replaced		Y		(N)		Pgm A		1				7:55pm		7:15pm		7:25pm		7:15pm	

Notes: ~~x~~ changed watering days (per restrictions)

X set up animals for everyday watering (programmable) & changed start time to 9 am at end of a controller C

[illegible]

Zone Information					Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D			
1	M	15						
2	S	20						
3	S	20						
4	S	40						
5	S	10						
6	D							
7								
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								

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

Bill To:

Total Materials	\$ 1.95
Total Labor	\$ 20.00
Grand Total	\$ 21.95

252/12401070

Clock Type/ #	<i>Hunter XC Hybrid / Controller B</i>	Confirm Time/ Date	<i>(Y)</i>	Time/Date Adjust	<i>(Y)</i>	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date							Pgm A	1			<i>6:00pm</i>			<i>6:00pm</i>
Rain Sensor	<i>OK</i>	bad						2						

Notes:	<i>Replaced 9 Volt Battery</i>	Pgm B	1	<i>11:30am</i>	<i>11:30am</i>	<i>11:30am</i>	<i>11:30am</i>	<i>11:30am</i>	<i>11:30am</i>	<i>11:30am</i>	<i>11:30am</i>	<i>11:30am</i>	<i>11:30am</i>	<i>11:30am</i>
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Changed watering days (per restrictions)

Set program B for annual flowers & changed start time for seed on controller C

Zone #	Type	A	B	C	D	Zone Information	Programs	Pgm A	Pgm B	Pgm C	Pgm D	Technician Use Only (Use Standard Invoice forms for additional charges)
1	<i>S</i>	<i>40</i>										Supervisor:
2	<i>S</i>	<i>5</i>										Technician:
3	<i>S</i>	<i>20</i>										
4	<i>W</i>	<i>10</i>				<i>2 broken nozzle at nozzle</i>						
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
Season adjust %	<i>100%</i>											
Run Time	<i>1:15</i>											

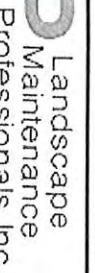
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Supervisor:		Hrs	0.25	Rate	10.00	Amount	10.00
Technician:		Hrs	0.25	Rate	10.00	Amount	10.00
Materials		QTY	Unit	Extended			
<i>9 Volt Battery</i>		<i>1</i>		<i>5.00</i>			
<i>Manual Nozzle / 180°</i>		<i>2</i>		<i>0.33</i>			
Total Labor Charges					\$ 20.00		
Total Materials					<i>5.66</i>		
Total Labor					<i>20.00</i>		
Grand Total					<i>25.66</i>		

Bill To:

Zone #	Type	Programs	Zone Information	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	S	20									
2	R	45	40					12:00pm			12:00pm
3	R	25						3:30pm			3:30pm
4	R	45						7:00pm			7:00pm
5	R	45	40					7:00pm			7:00pm
6	S	30	30					3:00pm			3:00pm
7								3:00pm			3:00pm
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Notes: * Set program for new 50d (program B) * Set program for new 50d (program B)											
Technician Use Only (Use Standard Invoice forms for additional charges)											
Labor				Supervisor: _____ Technician: _____							
Materials				R13-18 H Rotary Nozzle Hunter 90° Rotor							
Total Labor Charges				\$ 40.00							
Total Materials				\$ 43.90							
Total Labor				\$ 40.00							
Grand Total				\$ 83.90							
Bill To: _____											

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



Property: Parkway Center CDD

Date	Technician
8/17/17	Tara/Maura/B

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

[illegible]

Page 1 of 2

Clock Type/ #	<i>Hunter CORE Dual/ Controller</i>			Confirm Time/ Date	<i>Y</i>	Time/Date Adjust	<i>N</i>	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date								Pgm A 1				12:00pm			12:00pm
Rain Sensor	<i>OK</i>	<i>bad</i>		Battery Replaced	<i>Y</i>	<i>N</i>		Pgm B 1				4:00pm			4:00pm

Notes:

Zone #	Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)					
		A	B	C	D					Labor	Hrs	Rate	Amount		

1	<i>R</i>	<i>20</i>				<i>ok</i>				Supervisor:					
2	<i>S</i>	<i>10</i>				<i>ok</i>				Technician:					
3	<i>S</i>	<i>10</i>				<i>ok</i>				Total Labor Charges \$ <i>80.00</i>					
4	<i>S</i>	<i>10</i>				<i>1 nozzle</i>				Materials					
5	<i>S</i>	<i>10</i>				<i>ok</i>									
6	<i>S</i>	<i>10</i>		<i>20</i>		<i>ordered 2 spray heads, added 1 sprayhead for new sod</i>									
7	<i>S</i>	<i>10</i>		<i>20</i>		<i>ok + New Sod</i>									
8	<i>S</i>	<i>10</i>		<i>60</i>		<i>ok + New Sod</i>									
9	<i>S</i>	<i>10</i>				<i>ok</i>									
10	<i>D</i>	<i>13</i>		<i>30</i>		<i>ok</i>									
11	<i>D</i>			<i>30</i>											
12	<i>D</i>			<i>30</i>		<i>cut drip line</i>									
13	<i>D</i>			<i>30</i>		<i>ok</i>									
14	<i>R</i>	<i>20</i>				<i>ok</i>									
15	<i>D</i>			<i>30</i>		<i>ok</i>									
16	<i>R</i>	<i>20</i>				<i>ok</i>									
17	<i>S</i>	<i>10</i>				<i>broken sprayhead</i>									
18	<i>R</i>	<i>20</i>				<i>ok</i>									
19						<i>N/A</i>									
20	<i>S</i>	<i>10</i>				<i>ok</i>									
21	<i>S</i>	<i>10</i>				<i>ok</i>									
22	<i>S</i>	<i>10</i>				<i>cut drip line</i>									
23	<i>S</i>	<i>10</i>				<i>ok</i>									
24	<i>D</i>			<i>30</i>		<i>3 cut drip lines</i>									
Season Adjust %	<i>100%</i>		<i>100%</i>	<i>100%</i>											
Run Time	<i>4:00</i>		<i>1:40</i>	<i>4:45</i>											

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

Bill To:	
Total Materials	\$ <i>40.85</i>
Total Labor	\$ <i>40.00</i>
Grand Total	\$ <i>120.85</i>



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/21/2017	124255

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 #
36574

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace 170 sf St Augustine damage by pool installer Flax Lilies 3g This does not include irrigation repairs if needed	170 5	1.00 16.25	170.00 81.25
Parkway Center CDD		Total	\$251.25
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	9/20/2017	Balance Due \$251.25

REVIEWEDdthomas 8/25/2017



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
8/21/2017	124256

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 #
38850

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Sod Work			
At Amberly entrance on the right side install St Augustine - sf	400	0.85	340.00
At Sanctuary install on left side of entrance St Augustine - sf	420	0.85	357.00
At Sanctuary install on right side of entrance St Augustine - sf	200	0.85	170.00
On the corner Falkenburg & Still River install St Augustine - sf	2,380	0.85	2,023.00
Total			\$2,890.00
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	9/20/2017	Balance Due
			\$0.00
			\$2,890.00

REVIEWEDdthomas 8/25/2017



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.
LC2600389

Invoice

Invoice No.

MPC15-3.07

Due Date

9/3/2017

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 August 19, 2017

PARKWAY CDD
Oak Creek Landscape Concept Design

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/19/2017	CADD/Technician Intern Work on Master Plants List of Landscape Plans.	0.27	50.00	13.50
7/19/2017	CADD/Technician Intern Work on Master Plants List of Landscape Plans. Prepare sheets for the field visit check.	0.65	50.00	32.50
7/19/2017	CADD/Technician Intern Prepare base map for on-site measurement of Hamlet Entrance. Prepare base aerial map for street view concept design.	1.63	50.00	81.50
7/26/2017	Mileage Attend CDD Meeting to discuss taking our concepts to CD's.	62	0.535	33.17

We Appreciate Your Business!

Total Amount Due: \$160.67

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

REVIEWEDdthomas 8/25/2017

2017

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



INVOICE

BILL TO

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

INVOICE # 2938

DATE 08/14/2017

DUE DATE 09/13/2017

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	160.00	160.00
Straitned 7 street and stop signs along Holly Heath Drive, including graffiti removal off one Stop Sign (Could not get it all off).			

. Any existing

conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

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

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$160.00

REVIEWEDdthomas 8/25/2017

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



INVOICE

BILL TO

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

INVOICE # 2973

DATE 08/30/2017

DUE DATE 09/29/2017

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Next to 8437 Deer Chase Dr: Removed broken baffle from storm drain at said location.	1	160.00	160.00

Any existing

conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

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

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$160.00

REVIEWEDdtomas 9/1/2017



**TRIGG, CATLETT
& ASSOCIATES**

3800 W. Bay to Bay Boulevard, Suite 23
Tampa, Florida 33629
(813) 254-5700

Bill To:

Mr. Scott Steady, Esquire
Burr Forman
201 North Franklin Street, Suite 3200
Tampa, Florida 33602

INVOICE

DATE: August 3, 2017
INVOICE # 3067
P.O. #
Terms: Due Upon Receipt

51300
4903

Parkway Center CBD

DESCRIPTION	AMOUNT
Appraisal Report 2017-102 Vacant Land South 78th Street at Falkenburg Road Riverview, Florida 33578 (RCH)	\$ 2,500.00
Federal Tax ID No. 59-3077113	TOTAL \$ 2,500.00

THANK YOU FOR YOUR BUSINESS!

REVIEWEDdthomas 8/25/2017

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 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 8/31/2017
(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	379,458	0	0	0	0	0	0	379,458
Bank-Investment Revenue 2004 (1238)	0	174,578	0	0	0	0	0	174,578
Bank-Investment Prepayment 2004A (1240)	0	144,483	0	0	0	0	0	144,483
Bank-Investment Interest 2004A (1241)	0	5	0	0	0	0	0	5
Bank-Investment Interest 2004B (1242)	0	1,618	0	0	0	0	0	1,618
Bank-Investment Reserve 2004A (1244)	0	501,667	0	0	0	0	0	501,667
Bank-Investment Reserve 2004B (1245)	0	101,956	0	0	0	0	0	101,956
Bank-Investment Developer 2004 (1247)	0	13,503	0	0	0	0	0	13,503
Bank-Investment Cost of Issuance 2004B (1249)	0	0	0	882	0	0	0	882
Bank-Investment Prepayment 2004B (5812)	0	1,080,587	0	0	0	0	0	1,080,587
Bank-Investment Revenue 2008 (9000)	0	0	108,147	0	0	0	0	108,147
Bank-Investment Construction 2008 (9001)	0	0	0	0	11,903	0	0	11,903
Bank-Investment Reserve 2008 (9005)	0	0	17,293	0	0	0	0	17,293
Accounts Receivable	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	7,231	0	0	0	0	0	0	7,231
Prepaid General Liability Insurance	7,865	0	0	0	0	0	0	7,865
Prepaid Professional Liability	857	0	0	0	0	0	0	857
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	68,049	0	68,049
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	404,445	2,018,396	125,440	882	11,903	3,659,177	10,475,000	16,695,243
Liabilities								
Accounts Payable	10,995	0	0	0	0	0	0	10,995
Due To Debt Service Fund	0	0	0	0	0	0	0	0
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	10,995	0	0	0	0	0	10,475,000	10,485,995
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	3,659,177	0	3,659,177

Parkway Center Community Development District
Combining Balance Sheet

As of 8/31/2017
(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	(78,726)	677,483	6,438	2	(17,526)	0	0	587,670
Total Fund Equity & Other Credits	393,451	2,018,396	125,440	882	11,903	3,659,177	0	6,209,248
Total Liabilities & Fund Equity	404,445	2,018,396	125,440	882	11,903	3,659,177	10,475,000	16,695,243

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2016 Through 8/31/2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance 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 %
Expenditures				
Legislative				
Supervisor Fees	10,000	8,200	1,800	18 %
Financial & Administrative				
District Manager	28,840	26,437	2,403	8 %
Recording Secretary	5,543	5,081	462	8 %
District Engineer	6,000	3,279	2,721	45 %
Disclosure Report	1,000	1,000	0	0 %
Trustees Fees	7,000	3,984	3,016	43 %
Auditing Services	7,600	2,569	5,031	66 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Financial Services	26,677	24,454	2,223	8 %
Postage, Phone, Faxes, Copies	600	1,123	(523)	(87)%
Digital Meeting Media	1,500	0	1,500	100 %
Public Officials Insurance	2,500	1,665	835	33 %
Legal Advertising	550	1,337	(787)	(143)%
Bank Fees	186	165	21	11 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	500	2,500	(2,000)	(400)%
Investment Reporting Fees	2,000	2,017	(17)	(1)%
Office Supplies	200	0	200	100 %
Technology Services	4,000	2,587	1,413	35 %
Website Administration	2,500	0	2,500	100 %
Legal Counsel				
District Counsel	10,000	10,873	(873)	(9)%
Electric Utility Services				
Electric Utility Services - Other	11,000	8,794	2,206	20 %
Street Lighting	90,000	78,658	11,342	13 %
Other Physical Environment				
Property & Casualty Insurance	12,400	11,003	1,397	11 %
Entry & Walls Maintenance	5,500	700	4,800	87 %
Landscape Maintenance - Contract	151,834	176,508	(24,675)	(16)%
Landscape Maintenance - Other	12,000	32,559	(20,559)	(171)%
Field Manager	27,707	25,398	2,309	8 %
Irrigation Maintenance	5,000	16,192	(11,192)	(224)%
Plant Replacement Program	12,500	18,971	(6,471)	(52)%
Waterway Management Program-Contract	14,040	16,308	(2,268)	(16)%
Waterway Management Program - Other	5,000	21,022	(16,022)	(320)%
Waterway Management Program - Erosion Control	5,000	0	5,000	100 %
Miscellaneous Maintenance	0	160	(160)	0 %
Irrigation Improvements	5,000	3,031	1,969	39 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2016 Through 8/31/2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Waterway Mgt. Program-Aquatic Plantings	4,000	1,271	2,729	68 %
Capital Improvements	15,000	83,498	(68,498)	(457)%
Road & Street Facilities				
Street/Decorative Light Maintenance	5,000	676	4,325	86 %
Pavement & Signage Repairs	4,500	6,340	(1,840)	(41)%
Holiday Lighting	5,000	8,100	(3,100)	(62)%
Parks & Recreation				
Miscellaneous Maintenance	5,000	4,103	897	18 %
Security Patrol	21,000	24,231	(3,231)	(15)%
Special Events	2,000	0	2,000	100 %
Reserves				
Capital Asset Reserves	18,720	0	18,720	100 %
Total Expenditures	555,897	634,969	(79,072)	(14)%
Other Financing Sources				
Interfund Transfer	0	0	0	0 %
Excess of Revenue Over(Under) Expenditures	0	(78,726)	(78,726)	0 %
Fund Balance, Beginning of Period	0	472,177	472,177	0 %
Fund Balance, End of Period	0	393,451	393,451	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2004

From 10/1/2016 Through 8/31/2017

(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	2,446,965	2,446,965	0 %
Debt Service Assessment-Lot Closing	0	127,976	127,976	0 %
Interest Earnings				
Interest Earnings	0	3,599	3,599	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	287,669	287,669	0 %
Total Revenues	<u>828,911</u>	<u>3,378,327</u>	<u>2,549,416</u>	<u>308 %</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>
Other Financing Sources				
Interfund Transfer	0	(2)	(2)	0 %
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>677,483</u>	<u>677,483</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>2,018,396</u></u>	<u><u>2,018,396</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 8/31/2017

(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	314	314	0 %
Total Revenues	<u>169,725</u>	<u>177,929</u>	<u>8,204</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>
Other Financing Sources				
Interfund Transfer	0	2	2	0 %
Excess of Revenues Over(Under) Expenditures	<u>1</u>	<u>6,438</u>	<u>6,437</u>	<u>643,693 %</u>
Fund Balance, Beginning of Period	0	119,002	119,002	0 %
Fund Balance, End of Period	<u><u>1</u></u>	<u><u>125,440</u></u>	<u><u>125,439</u></u>	<u><u>12,543,889 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2016 Through 8/31/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	0	2	2	0 %
Excess of Revenues Over(Under) Expenditures	0	2	2	0 %
Fund Balance, Beginning of Period	0	880	880	0 %
Fund Balance, End of Period	0	882	882	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2016 Through 8/31/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	40	40	0 %
Total Revenues	0	40	40	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	17,567	(17,567)	0 %
Total Expenditures	0	17,567	(17,567)	0 %
Excess of Revenues Over(Under) Expenditures	0	(17,526)	(17,526)	0 %
Fund Balance, Beginning of Period	0	29,429	29,429	0 %
Fund Balance, End of Period	0	11,903	11,903	0 %

Parkway Center Community Development District

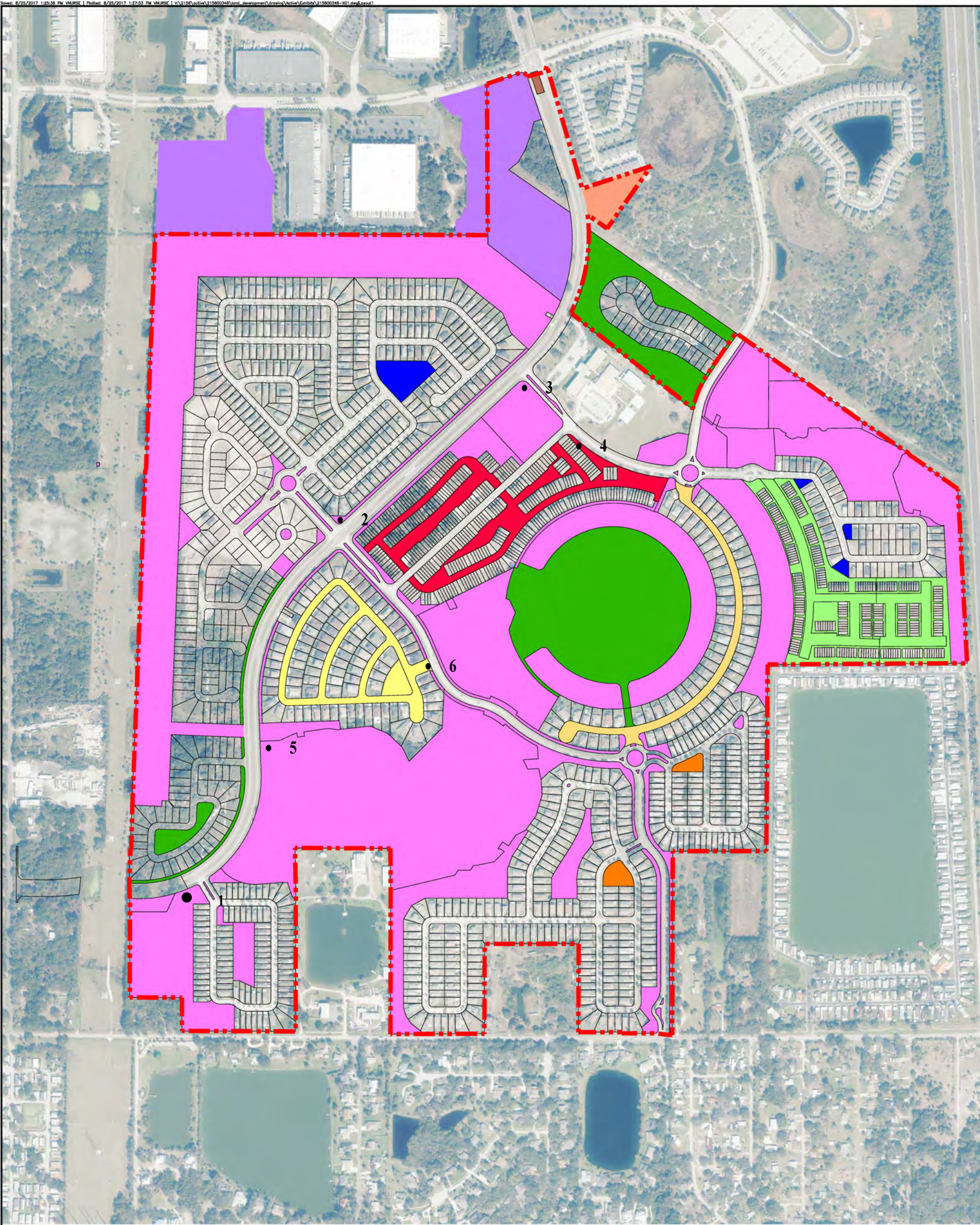
Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2016 Through 8/31/2017

(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	3,659,177	3,659,177	0 %
Total Fund Balance, Beginning of Period	0	3,659,177	3,659,177	0 %
Fund Balance, End of Period	0	3,659,177	3,641,610	0 %

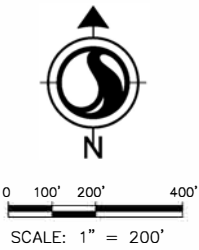


- 1 - Acct# 211001738486
- 2 - Acct# 211001738759
- 3 - Acct # 211001739070
- 4 - Acct # 211001739302
- 5 - Acct# 211014451127
- * 6 - Acct # 211014450897

PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
OWNERSHIP MAP

LEGEND

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



 **Stantec**
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Certificate of Authorization #27013
FL Lic. # LC-C000170



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 9/20/17

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	<u>Lots of debris on shore line due to Irma</u>
INVASIVE MATERIAL (FLOATING)	20	18	-2	<u>Site 15 Looks really good</u>
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	
FOUNTAINS/AERATORS	20	20	0	
DESIRABLE PLANTS	15	15	0	<u>Looks Good</u>

AMENITIES				
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>N/A</u>

MONUMENTS AND SIGNS				
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>Look Good</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 9/20/17

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	30	0	Look Good
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	25	-5	Some could use pressure washing
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	20	-5	Will notify county regarding potholes
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	N/A
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	681	-19	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____

Parkway Center



Lake bank debris from storm



Pond 15 looking much better





Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 9/20/17

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	Looks good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Some weeds
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	4	0	Look good
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	9	-1	Minor trimming needed
CLEANLINESS	5	5	0	Overall Good
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	7	-1	LMP will adjust in Sanctuary
CARRYOVERS	5	5	0	In spite of Irma looks good

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7		New annuals
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	Good

SCORE

100	94	-5	94%
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Contractor Signature: _____

Manager's Signature: Gene Roberts 9/20/2017

PARKWAY CENTER



Storm Debris



Falkenberg Landscaping looks good



Beds look good





Oaks on Blue Beech looking better

Action Item Template

Date	September 1, 2017
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Utility Bills	BH	7/1/17	Sept		done	Please see enclosed map for meter locations..
2	Security	BH	7/1/17	Sept		open	Finalizing contract with vendor-BH will update at meeting.
4	Landscape Enhancements	BH	7/1/17	Sept		open	Please see enclosed bids. Celia will go over.
5	New monument and Baywood Sign	BH	5/1/17	Sept		open	Celia will go over updates at meeting
6	Ponds	BH	8/1/17	Sept		done	Please see report by Aquatics Systems.
7	Amenity Parcel	TS	5/1/17	Sept		open	Counsel and Engineer will attend meeting to go over next steps.
8	Holiday Lights	SS	7/1/17	Sept		done	Vendor is all set.
9	Pine Ridge Monument	BH	5/1/17	Sept		open	TECO engineer is in process of setting meter.



Parkway Center CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 9/7/2017

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. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

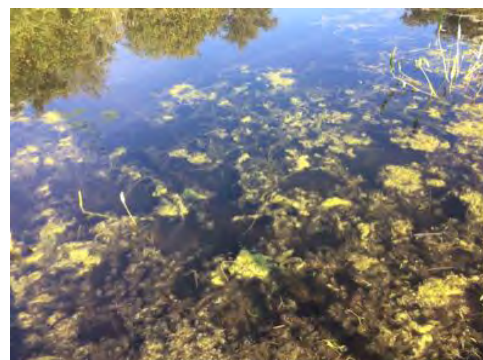
Site: 4



Comments: Site looks good

Pond #4 was observed to be in good condition. The Vallisneria will continue to be monitored and treated as necessary.

Site: 5



Comments: Requires attention

Substantial Filamentous Algae, moderate shoreline weeds and minor Hydrilla were noted within Pond #5. The grasses were treated during our routine visit on 8/30 and the Algae and submersed weeds will be treated during our upcoming routine visits.

Site: 7



Comments: Normal growth observed

Minor Filamentous Algae and shoreline weeds were present along the edge of Pond #7, both of which will be treated during our routine visits.

Site: 8



Comments: Normal growth observed

Moderate Filamentous Algae; and minor shoreline weeds and Primrose were present within Pond #8, all of which will be targeted during our upcoming routine visits.

Site: 9



Comments: Normal growth observed

Minor shoreline weeds and Duckweed were present within Pond #9, both of which will be treated during our routine visits. The decaying Alligatorweed strands have reacted positively to the recent treatments.

Site: 12



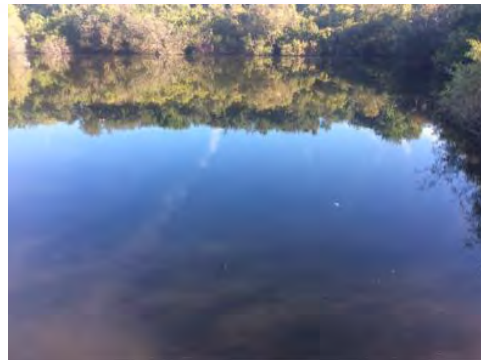
Comments: Requires attention

Moderate topped out Babytears; and minor Filamentous Algae and Planktonic Algae were noted within Pond #12, all of which will be treated during our upcoming routine visits.

Parkway Center CDD Waterway Inspection Report

9/7/2017

Site: 13



Comments: Site looks good

Pond #13 looks fantastic!

Site: 15



Comments: Treatment in progress

Pond #15 was targeted during our routine visit on 8/30 for the moderate Water Hyacinth, Water Lettuce and shoreline weeds. Positive results were observed during today's inspection. An Alum treatment was administered during our routine visit on 8/30.

Site: 16



Comments: Site looks good

Pond #16 looks great!

Site: 17



Comments: Normal growth observed

Minor shoreline weeds were identified along the edge of Pond #17, which were targeted during our routine visit on 8/30. Positive results should be seen within 14-21 days.

Parkway Center CDD Waterway Inspection Report

9/7/2017

Management Summary

Overall, the ponds within Parkway Center CDD continue to show improvement. The following 10 ponds were visually inspected during today's visit: Ponds #4, #5, #7, #8, #9, #12, #13, #15, #16 and #17 respectively. The overall coverage of floating weeds within Pond #15 continue to be targeted during our routine visits and have shown positive results!

Pond #15 was recently treated with Alum (Aluminum sulfate), which is a common water treatment used to reduce the amount of particles and nutrients within a stormwater retention pond. The level of nutrients, such as Phosphorus and Nitrogen, within a pond contribute the amount of Algal growth. A reduction in Algal growth and an increase in water clarity is to be anticipated throughout the water column. Algal growth was noted along the shoreline of Ponds #5, #7, #8 and #12. The substantial Filamentous Algae in Pond #5; the moderate Filamentous Algae in Pond #8; the minor Filamentous Algae in Ponds #7 and #12 and the minor Planktonic Algae in Pond #12 will each be targeted 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 present along the perimeter of Ponds #5, #7, #8, #9, #15 and #17. The moderate grasses on Pond #5; and the minor growth on Ponds #15 and #17 were all treated during our routine visit on 8/30. The minor shoreline weeds on Ponds #7, #8 and #9 will be treated during our routine visits. Positive results should be seen within 14-21 days following treatment. The decaying strands of Alligatorweed in Pond #9 were observed to have reacted positively to treatments and will continue to decompose.

Floating weeds have been routinely targeted throughout the community. The moderate Water Hyacinth and Water Lettuce within Pond #15 were targeted during our routine visit on 8/30 and have been significantly reduced to a 5% coverage! The minor Duckweed in Pond #9 will be treated during our routine visits. Submersed weeds were noted within Ponds #4, #5 and #12. The minor Hydrilla in Pond #5 will be targeted during our routine visits. Moderate Vallisneria in Pond #4 and topped-out Babytears within Pond #12 were noted during today's inspection. Even though both submersed weeds are native, the topped out parts can become a structure for Algae to develop on. To prevent an Algal bloom, the moderate patches will continue to be monitored and treated as necessary.

Fresh grass clippings were observed along the perimeter of Ponds #4 and #5. As the grasses naturally break down, the excess nutrients such as Phosphorus and Nitrogen, are released into the water column. These ponds will be monitored for future Algal blooms during our routine visits. Pond #8 was recently planted with Pickerelweed and Duck Potato within the littoral shelf. During today's inspection, the plants displayed anticipated signs of stress and should rebound within the next couple of weeks.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Target the substantial Filamentous Algae in Pond #5 and the moderate growth in Pond #8.
- Treat the minor Filamentous Algae in Ponds #7 and #12.
- Continue to treat all sites for invasive vegetation during our routine visits.
- Treat the minor grasses within Ponds #7, #8 and #9.
- Treat the minor Hydrilla in Pond #5 and treat as necessary.
- Monitor Ponds #4 and #5 for an Algal bloom following the decay of grass clippings.

THANK YOU FOR CHOOSING ASI!



Parkway Alum Treatment Waterway Inspection Report

8/30/2017

Site: 15 - Alum Treatment



Comments:

Alum was transferred from the large tanker seen above into an ATV (top right) and 3 boats (bottom right) for disbursement.

Site: 15 - Alum Treatment



Comments:

The ATV focused on spraying along the shoreline whereas the boats were split into zones and focused on reaching the middle/deeper portions of the lake to ensure that the Alum was evenly distributed to all areas of the lake.

Parkway Alum Treatment Waterway Inspection Report 8/30/2017

Management Summary

The nutrient abatement treatment was successfully completed during our recent visit on 8/30. This treatment aims to drastically reduce nutrients levels (primarily Phosphorus) within the lake; nutrients which promotes the development of nuisance species such as Algae and floating weeds. Alum (short for Aluminum Sulfate) is a nontoxic material commonly used as a flocculant within water treatment plants, lakes and ponds. Once introduced to a body of water, Alum forms a precipitate called "Floc", which binds with phosphorous and loose sediments to form an Aluminum Phosphate compound. Once bound, Phosphorous may no longer be absorbed by nuisance species, reducing the nutrient load of a pond and the likelihood of a bloom. As an added benefit, the reduction of loose sediments throughout a water column improves water clarity, leaving the pond and/or lake noticeably clearer. Although Alum drastically reduces the current levels of nutrients within a water body (internal loading), it has no influence over future discharges from external sources (external loading). Best management practices are encouraged to reduce possible nutrient inputs, such as improper disposal of grass clippings, application of fertilizers and proper use of landscaping equipment based on proximity to a pond bank.

Once the Alum treatment was completed, the remaining floating Water Hyacinth and Water Lettuce was treated and results should be seen within 14-21 days.

Recommendations/Action Items