

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
APRIL 25, 2018**

# **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**APRIL 25, 2018 at 6:30 p.m.**

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

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

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

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

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

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

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

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

Board of Supervisors  
Parkway Center Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, April 25, 2018 at 6:30 p.m.** at Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2018-01; Amendment to Interlocal Agreement with Hillsborough County ..... Tab 01
  - B. Capital Improvement Plan Update ..... *Under Separate Cover*
  - C. General Matters of the District
- 5. CONSENT AGENDA**
  - A. Consideration of Minutes of Board of Supervisors Meeting March 28, 2018 ..... Tab 02
  - B. Consideration of Operations and Maintenance Expenditures March 2018..... Tab 03
  - C. Review of Financial Statements through March 31, 2018 ..... Tab 04
- 6. MANAGEMENT REPORTS**
  - A. District Manager’s Report
  - B. Field Manager
    - i. District Inspection Reports..... Tab 05
    - ii. Staff Action List..... Tab 06
    - iii. Aquatic Systems Reports ..... Tab 07
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

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

Sincerely,  
  
Brian Howell  
District Manager

## **RESOLUTION 2018-01**

**A RESOLUTION AUTHORIZING THE CHAIRPERSON AND THE DISTRICT STAFF TO PURSUE OBTAINING AN AMENDMENT TO THE “INTERLOCAL AGREEMENT BETWEEN HILLSBOROUGH COUNTY AND PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT” DATED JULY 20, 1989, TO PROVIDE THE DISTRICT THE AUTHORITY TO FINANCE, ACQUIRE, CONSTRUCT AND MAINTAIN A COMMUNITY CENTER/ RECREATIONAL FACILITY LYING OUTSIDE THE BOUNDARIES OF THE DISTRICT AUTHORIZING THE CHAIRPERSON TO EXECUTE SUCH AMENDMENT; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

### **RECITALS**

**WHEREAS**, the Parkway Center Community Development District (“District”) was created by Ordinance No. 88-36, as amended; and

**WHEREAS**, the District and Hillsborough County entered into the “Interlocal Agreement between Hillsborough County and Parkway Center Community Development District” dated July 20, 1989 to provide for certain powers and responsibilities of the District (the “Interlocal Agreement”); and

**WHEREAS**, the District desires to obtain an amendment to the Interlocal Agreement to provide the District the authority under Chapter 190 to finance, acquire, construct and maintain a community center/recreational facility; and

**WHEREAS**, with over 1,700 residential units, the District has a need for a community center/recreational facility to provide services to the District and public; and

**WHEREAS**, there is no available vacant land within the District to build a community center/recreational facility.

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

**SECTION 1.** The District Board of Supervisors hereby directs the Chairperson and the District staff to negotiate an amendment to the Interlocal Agreement to grant the District the authority pursuant to Chapter 190.012(1)(g) and (h) to finance, acquire, construct and maintain a community center/recreational facility on lands outside the boundaries of the District, to provide a broad range of community and recreational services (the “Amendment”).

**SECTION 2.** The Amendment shall grant authority for the District to finance, acquire, construct and maintain a community center/recreational facility on the 2.84 ± acre parcel listed



on the Hillsborough County Property Appraiser's Office as Parcel ID Number U-13-30-19-222-000001-68690.0 and if authorized by the County additional lands abutting the 2.84 acre parcel.

**SECTION 3.** The District authorizes the Chairperson to execute the Amendment consistent with the terms of this Resolution.

**SECTION 4.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 5.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 6.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

March 28, 2018 Minutes of the Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, March 28, 2018 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

### 1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, March 28, 2018 at 6:33 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chairman
Daniel Fleary, Jr.	Supervisor
Suzanne DeCopain	Supervisor
Tanya O'Connor	Supervisor

Staff Members Present:

Brian Howell	Meritus
Tonja Stewart	District Engineer
Scott Steady	District Counsel
Jeff Deason	Taylor Morrison

There was one audience member present.

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

There were no audience questions or comments on agenda items.

### 3. VENDOR/STAFF REPORTS

#### A. District Counsel

#### B. District Engineer

##### i. Discussion on Sample Amenity Centers

##### ii. Discussion on Phase I Environmental Site Assessment

Mr. Deason went over the proposed building plans for the old eagles nest area.

*The entire discussion is available on audio.*

Mr. Deason stated that it would be maximum of 87 homes on 50x 120' lots. There would be a 50' buffer left intact as a screen to shield the existing homes. Mr. Deason stated that this natural

area would be deeded over to the CDD and not require maintenance. Mr. Steady asked Mr. Deason to put this information in writing, and Mr. Deason said he would do so. Mr. Deason stated that the intent was for any ponds to be connected to the CDD storm system. He also stated that he was working with the Sanctuary HOA and is willing to fund reserves for future repairs/replacement of the gate, roads, and other items impacted by their construction. Mr. Deason mentioned he was trying to set up final meeting with the HOA, and Mr. Howell said he will get with his management team in the morning to find out the status.

Ms. Stewart went over the due diligence reports for the potential amenity center parcel and stated that overall, all the initial reports came back good. There will be an extra cost for sewer lines, and some large trees will need removed, which means there will need to be a contribution to the County tree fund. There is also a gopher tortoise on site that will need to be relocated. There was no sign of any sinkholes in the initial review, but more work will need to be completed down the road. Ms. Stewart estimated that it would take about a year for design and permitting.

Mr. Steady went over the due diligence reports and agreed that everything looked good. He was confident that the CDD would get the greenlight from the County to do an interlocal agreement so the District could buy land outside of the District. He also noted that the cost to do the agreement may be substantially less than anticipated. Mr. Steady still needed to check on a couple of items related to the DRI, but he felt that things were coming together.

The Board asked if there ends up being trash on the potential site that needs to be removed, could they deduct that from the purchase price. Mr. Steady stated that if the cost was over \$10K, they may have a shot. However, if it less than \$10K, he will still ask but has doubts. Mr. Howell will get a ballpark price from the contractor.

Mr. Steady recommended for the Board to continue this meeting so he could prepare a timeline and report on moving forward with the project. The Board agreed to continue the meeting to April 12<sup>th</sup> at 6:30 p.m. at the same location.

#### **4. BUSINESS ITEMS**

##### **A. Discussion on Notification Signs**

Larry Hollis from the Summerwood HOA asked the Board if they could place two marquees on CDD property so they could advertise HOA meetings for resident. The locations for the signs would be Willow Bend and Faulkenburg, and Grand Aspen and Eagle Palm.

MOTION TO:	Approve the signs with the caveat that the signs be installed in a way that is aesthetically pleasing.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**B. Capital Improvement Plan Update**  
**C. General Matters of the District**

**5. MANAGEMENT REPORTS**

**A. District Manager's Report**

**B. Field Manager**

- i. District Inspection Report**
- ii. Staff Action List**
- iii. Aquatic Systems Reports**

Mr. Howell updated the Board. The landscape improvements have been completed, and the final walk-through is scheduled for April 5<sup>th</sup>. Lights have been ordered for the Faulkenburg and Riverview Drive entrances and will be installed within four weeks. Pressure-washing of the walls will start in two weeks. The well work is underway, and aquatic proposals will be reviewed in the field next month. The information will then be discussed at the next CDD meeting.

**6. CONSENT AGENDA**

**A. Consideration of Minutes of Board of Supervisors Meeting February 28, 2018**

The Board reviewed the minutes.

<b>MOTION TO:</b>	Approve the February 28, 2018 minutes.
<b>MADE BY:</b>	Supervisor O'Connor
<b>SECONDED BY:</b>	Supervisor Fleary
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**B. Consideration of Operations and Maintenance Expenditures February 2018**

The Board reviewed the O&M and asked for the irrigation invoices to have more detail and a general location of the repair noted.

<b>MOTION TO:</b>	Approve the February 2018 O&Ms.
<b>MADE BY:</b>	Supervisor Ward
<b>SECONDED BY:</b>	Supervisor DeCopain
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**C. Review of Financial Statements through February 28, 2018**

The Board reviewed and accepted the financials.

**7. SUPERVISOR REQUESTS**

The Board commented that they are happy with the landscape enhancements but thought the berm at Hamlet would be bigger. Mr. Howell will see if any additional plants can be added for screening. The Board also expressed concerns that Taylor Morrison did not add trees to the new areas to mirror the other areas.

Supervisor Fleary brought up the “no trespassing” sign that was misspelled. Mr. Howell will replace it.

Supervisor DeCopain asked when the new iPads will be used. Mr. Howell said they will be used next month.

Supervisor Ward expressed concerns about people trespassing by cutting through the natural area in the townhomes section on Town Lake. Mr. Howell will reach out to the HOA to ask them to advise owners not to cut through.

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

There were audience comments about the construction trash. The Board directed Mr. Howell to give the builder five business days to clean up the trash, or the CDD will clean it up and bill the builder.

**9. ADJOURNMENT**

MOTION TO:	Continue the meeting to April 12 <sup>th</sup> at 6:30 p.m. at the same location.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O’Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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

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

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

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

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

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

**Title:**

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

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

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

**Title:**

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

*Recorded by Records Administrator*

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

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

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
Aquatic Systems, Inc.	402550	\$ 1,381.00		\$ 1,132.00	Lake & Wetland Services - March
LMP	130764	16,395.00			Ground Maintenance - March
Meritus Districts	8273	8,014.72		\$ 7,947.25	Management Services - March
<b>Monthly Contract Sub-Total</b>		<b>\$ 25,790.72</b>			

<b>Variable Contract</b>					
Burr Forman	1015318	\$ 2,889.00			Professional Services - thru 02/28/18
Cardno	251280	225.00			Professional Services - thru 02/23/18
Cardno	251292	1,385.00	<b>\$ 1,610.00</b>		Professional Services - thru 02/23/18
Chubb	6180 1123 7377 001C 022318	1,808.00			D&O Insurance - thru 02/21/19
Egis	6934	3,116.00			Property & Liability Insurance - 02/21/18-10/01/18
Grau and Associates	16438	500.00			FY17 Audit - 03/01/18
Stantec	1322393	3,242.54			Professional Services - thru 02/16/18
<b>Variable Contract Sub-Total</b>		<b>\$ 13,165.54</b>			

<b>Utilities</b>					
Tampa Electric	211001800146 030718	\$ 665.80			Electric Service - thru 03/01/18
Tampa Electric	211001800369 030718	490.87			Electric Service - thru 03/01/18
Tampa Electric	211001800609 030718	444.90			Electric Service - thru 03/01/18
Tampa Electric	311000070319 030618	7,497.61	<b>\$ 9,099.18</b>	\$ 3,583.33	Electric Service - thru 02/20/18
<b>Utilities Sub-Total</b>		<b>\$ 9,099.18</b>			

<b>Regular Services</b>					
Steve Gaskins Contracting, Inc.	13517	\$ 2,882.00			Traffic Control - February
Supervisor: Daniel Fleary, Jr.	DF022818	200.00			Supervisor Fee - 02/28/18

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Supervisor: Daniel Fleary, Jr.	DF032818	200.00			Supervisor Fee - 03/28/18
Supervisor: Earl Kunke	EK022818	200.00			Supervisor Fee - 02/28/18
Supervisor: Jo Ann Ward	JW022818	200.00			Supervisor Fee - 02/28/18
Supervisor: Jo Ann Ward	JAW032818	200.00			Supervisor Fee - 03/28/18
Supervisor: Suzanne DeCopain	SD022818	200.00			Supervisor Fee - 02/28/18
Supervisor: Suzanne DeCopain	SDC032818	200.00			Supervisor Fee - 03/28/18
Supervisor: Tanya O'Connor	TC022818	200.00			Supervisor Fee - 02/28/18
Supervisor: Tanya O'Connor	TC032818	200.00	<b>\$ 1,800.00</b>		Supervisor Fee - 03/28/18
<b>Regular Services Sub-Total</b>		<b>\$ 4,682.00</b>			
<b>Additional Services</b>					
Accurate Drilling Solutions	647	\$ 6,747.90			Pump Installation Services - 03/09/18
Accurate Drilling Solutions	648	3,141.14			Pump Installation Services - 03/09/18
Accurate Drilling Solutions	649	3,198.18	<b>\$ 13,087.22</b>		Pump Installation Services - 03/09/18
Doug Belden	A0491501644 032018	2,109.52			Delinquent Ad Valorem Taxes - 03/20/18
Faulkner Engineering Services, Inc.	FES10207	3,530.00			Geotechnical Services - 03/29/18
LMP	131324	207.88			Irrigation Inspection Repairs - 03/09/18
LMP	131348	234.99			Irrigation Inspection Repairs - 03/10/18
LMP	131445	195.00			Pump Service Call - 03/15/18
LMP	131977	169.72	<b>\$ 807.59</b>		Irrigation Repair - 03/21/18
Meritus Districts	8327	3,500.00			FY18 Construction Accounting Services - 03/21/18
Nichols	MPC15 2 29	843.77			Miscellaneous Tasks - 03/18/18
Nichols	MCP16 3 16	5,508.14	<b>\$ 6,351.91</b>		Landscape Construction Services - 03/19/18
Signature Signs Inc.	10098	2,325.00			Sandblast Urethane Panel - 11/29/17
<b>Additional Services Sub-Total</b>		<b>\$ 31,711.24</b>			



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>TOTAL:</b>		<b>\$ 84,448.68</b>			

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



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

## Invoice

INVOICE DATE: 3/1/2018  
INVOICE NUMBER: 0000402550  
CUSTOMER NUMBER: 0045990  
PO NUMBER:  
PAYMENT TERMS: Net 30

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

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - March		1,381.00	1,381.00

SALES TAX: (0.0%) \$0.00  
LESS PAYMENT: \$0.00  
TOTAL DUE: \$1,381.00

*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: 3/1/2018  
INVOICE NUMBER: 0000402550  
CUSTOMER NUMBER: 0045990  
TOTAL AMOUNT DUE: \$1,381.00

**Received**  
MAR 02 2018

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 #
3/1/2018	130764

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 March 2018

Description	Qty	Rate	Amount
<b>MONTHLY GROUND MAINTENANCE</b>	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	3/31/2018	Balance Due
			\$0.00
			\$16,395.00

REVIEWEDdthomas 2/22/2018

# Meritus Districts

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607



## INVOICE

Invoice Number: 8273  
Invoice Date: Mar 1, 2018  
Page: 1

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

**Bill To:**

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

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		3/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - March		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
1,807.00	Postage	Postage - January		12.08
	Copies - B/W	Copies: B/W - January	0.15	271.05

Check/Credit Memo No:

Subtotal	8,014.72
Sales Tax	
Total Invoice Amount	8,014.72
Payment/Credit Applied	
<b>TOTAL</b>	<b>8,014.72</b>

REVIEWED dthomas 2/20/2018



*results matter*

Received

MAR 28 2018

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

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

23 Mar 2018  
Invoice # 1015318  
Bill Atty: SIS  
As of 02/28/18

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

**BILL SUMMARY THROUGH FEBRUARY 28, 2018**

Professional Services	\$2,889.00
<b>TOTAL DUE THIS BILL</b>	<b>\$2,889.00</b>

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

REVIEWEDdthomas 3/28/2018



# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

23 Mar 2018  
Invoice # 1015318  
Page 2

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

23 Mar 2018  
Invoice # 1015318  
Bill Atty: SIS  
As of 02/28/18

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

Date	Description	Atty	Hours	Rate	Value
02/01/18	Email from County attorney regarding my memo on authority from County; receive emails from Tonja on due diligence effort and budget; outline issues to address.	SIS	0.50	300.00	\$150.00
02/05/18	Email to Tonja and Brian regarding amount of proposal for Phase 1 and Geotechnical work and how much above \$10,000 budget.	SIS	0.20	300.00	\$60.00
02/06/18	Email to Dan Molloy, the owner of the off-site property the CDD is considering acquiring for a rec center; provide Dan with a status report; call with Tonja to discuss geotechnical work.	SIS	0.40	300.00	\$120.00
02/07/18	Call with Tonja to discuss due diligence; draft and send an email to the CDD board providing an update on due diligence and strategy to deal with property outside the CDD;	SIS	2.00	300.00	\$600.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

23 Mar 2018  
Invoice # 1015318  
Page 3

Date	Description	Atty	Hours	Rate	Value
	email from property owner responding to my update; pull Interlocal Agreement for other CDD as a draft.				
02/08/18	Email with Brian regarding CDD parcel going to tax sale and exemptions from taxation; email from County attorney asking if original ordinance creating the CDD granted the required authority.	SIS	0.30	300.00	\$90.00
02/09/18	Email from Nancy at County regarding authorization; emails with Brian regarding tax certificates.	SIS	0.30	300.00	\$90.00
02/12/18	Emails with County attorney regarding entering into an agreement to provide authority for rec center; review 1988 Interlocal.	SIS	0.40	300.00	\$120.00
02/15/18	Generally outline changes to 1988 interlocal agreement to discuss with County regarding rec center.	SIS	0.50	300.00	\$150.00
02/20/18	Email Brian Howell update on discussions with Hillsborough County on interlocal agreement.	SIS	0.20	300.00	\$60.00
02/21/18	Research tax status of all parcels owned by CDD.	MEG	2.20	255.00	\$561.00
02/22/18	Review Madison's outline of status of various CDD parcels and taxes owed; call to Brian Howell to briefly discuss and agree on a meeting.	SIS	0.30	300.00	\$90.00
02/22/18	Review tax parcel research	MEG	0.30	255.00	\$76.50

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

23 Mar 2018  
Invoice # 1015318  
Page 4

Date	Description	Atty	Hours	Rate	Value
	with S. Steady.				
02/26/18	Follow-up email to Nancy at County Attorney's office asking for status of their review of whether County can grant authority for rec center; call with Tonja regarding access to property for testing.	SIS	0.50	300.00	\$150.00
02/26/18	Call with District Manager; review status of tax parcels.	MEG	1.00	255.00	\$255.00
02/27/18	Email bond underwriter current status of due diligence; call from County attorney Nancy Takemori regarding staff's request to meet with director to give direction to staff; email update to Joann Ward to coordinate.	SIS	0.80	300.00	\$240.00
02/27/18	Additional review of tax roll to determine status of exemptions on parcels owned by District.	MEG	0.30	255.00	\$76.50
Total Services					\$2,889.00

Total Services and Disbursements	\$2,889.00
TOTAL NOW DUE	\$2,889.00



# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

23 Mar 2018  
Invoice # 1015318  
Page 5

## SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	\$300.00	6.40	\$1,920.00
Madison Gardiner	\$255.00	3.80	\$969.00
TOTALS		10.20	\$2,889.00



**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 # : 251280**  
**Invoice Date : 03/07/2018**  
**Terms : 30 Days**  
**Project : RT21600010**  
**Project Manager : Boser, Patrick G.**

**Project Name : Falkenburg Rd Extension**

EMAIL ONLY- brian.howell@merituscorp.com

**For Professional Services Rendered through: 2/23/2018**

**Phase: 1000 - Maintenance**

	<b>Amount</b>
Per-Event Fee	225.00
-February Event	
<b>Subtotal</b>	<b>225.00</b>
<b>Total This Phase</b>	<b>\$225.00</b>
<b>Total Fee Type CPM:</b>	<b>225.00</b>
<b>Amount Due this Invoice</b>	<b>\$225.00</b>

**Outstanding Invoices**

Number	Date	Balance
251280	03/07/2018	225.00
<b>Total Now Due</b>		<b>225.00</b>

**Aging Balances**

Under 30	31 - 60	61 - 90	Over 90
225.00	0.00	0.00	0.00

REVIEWEDdthomas 3/23/2018

<b>Project #:</b>	RT21600010	<b>Lake Management</b>	
<b>Project Name:</b>	Falkenburg Rd Extension	<b>Mitigation Maintenance</b>	✓
<b>Phase:</b>	1000	<b>Technician:</b>	MDE
		<b>Other</b>	

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
02/12/18	reviewed and treated
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	<b>Additional Services:</b>
alligator weed	-	pennywort	-	dead fish clean up
azola	-	primrose willow	-	midge treatments
bacopa	-	punk tree	-	trash pick-up
bahiagrass	X	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	X	
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	-			

<b>Comments:</b>



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

## INVOICE

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

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

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

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

**Invoice # : 251292**  
**Invoice Date : 03/07/2018**  
**Terms : 30 Days**  
**Project : RT21610500**  
**Project Manager : Boser, Patrick G.**

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

EMAIL ONLY-  
brian.howell@merituscorp.com;districtinvoices@merituscorp.com

**For Professional Services Rendered through: 2/23/2018**

**Phase: 5218 - Quarterly Preservation Area Weed Control**

	<i>Amount</i>
Quarterly Fee	1,385.00
-February Event	
<b>Subtotal</b>	<b>1,385.00</b>
<b>Total This Phase</b>	<b>\$1,385.00</b>
<b>Total Fee Type CPM:</b>	<b>1,385.00</b>

**Amount Due this Invoice** **\$1,385.00**

**Outstanding Invoices**

Number	Date	Balance
251292	03/07/2018	1,385.00
<b>Total Now Due</b>		<b>1,385.00</b>

**Aging Balances**

<b>Under 30</b>	<b>31 - 60</b>	<b>61 - 90</b>	<b>Over 90</b>
1,385.00	0.00	0.00	0.00

REVIEWEDdtthomas 3/23/2018



<b>Project #:</b>	RT21610500	<b>Lake Management</b>	
<b>Project Name:</b>	Parkway Center/Oak Creek Preservation Areas	<b>Mitigation Maintenance</b>	✓
<b>Phase:</b>	5218	<b>Technician:</b>	MDE
		<b>Other</b>	

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
02/09/18	reviewed and treated
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

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

<b>Comments:</b>

**Received**  
MAR 01 2018**Account Number**

6180 1123 7377 001C

PARKWAY CENTER COMMUNITY DEVELOPMENT  
DISTRICT  
C/O MERITUS DISTRICTS  
2005 PAN AM CIRCLE SUITE 120  
TAMPA, FL 32607

**Invoice Date**

FEB 23 2018

**Policyholder**

PARKWAY CENTER COMMUNITY

**Questions about your bill? Please call:**

CHUBB PREMIUM ACCOUNTING SERVICE CENTER  
COMMERCIAL DIRECT BILL at 1-800-372-4822

**Your CHUBB agent or broker is :**

INSURANCE OFFICE OF AMERICA, INC.  
1-407-788-3000

**Payment Options**

To pay by phone call 1-800-372-4822, Option 1  
To pay online, go to [www.chubb.com](http://www.chubb.com),  
select Pay My Bill

**Account Summary**

Previous Balance as of 02/23/2017	\$1,808.00
Payments/Adjustments	(1,808.00)
Premium/Charges	1,808.00
New Balance	\$1,808.00

**MINIMUM PAYMENT DUE: MAR 15 2018 \$1,808.00**

Details concerning your account are shown under "Account Statement."

Page 1

**Please Return This Section Along With Your Payment**

Thank you for insuring through Chubb. **Payments must be made payable and submitted directly to Chubb, P.O. BOX 382001, Pittsburgh, PA 15250-8001.** For overnight delivery, please remit to Chubb, ATTN: Box 382001, 500 Ross Street 154-0455, Pittsburgh, PA 15262-0001. Please return this section along with your check, in the envelope provided. Please write your account number on your check. The return address, printed on the back of this section, should show through the window in the enclosed envelope.

**Payer** PARKWAY CENTER COMMUNITY DEVELOPMENT  
DISTRICT

**PAYMENT DUE DATE MAR 15 2018****Account Number** 6180 1123 7377 001C

Payment Enclosed

Minimum Payment Due	\$1,808.00
Account Balance	\$1,808.00





**Payer** PARKWAY CENTER COMMUNITY DEVELOPMENT  
DISTRICT

**Account Number**  
6180 1123 7377 001C

**Policyholder** PARKWAY CENTER COMMUNITY  
DEVELOPMENT DISTRICT

**Invoice Date**  
FEB 23 2018

---

ACCOUNT STATEMENT

---

PREVIOUS ACCOUNT BALANCE AS OF 02/23/2017	\$1,808.00
---	------------

---

**PAYMENTS/ADJUSTMENTS**

MAR 13 2017	PAYMENT FROM YOU	\$(1,808.00)
	TOTAL PAYMENTS/ADJUSTMENTS	\$(1,808.00)

**PREMIUM/CHARGES**

DIRECTORS & OFFICERS POLICY - 082096341

PAYMENT PLAN: 1PAY

WRITING COMPANY: FEDERAL INSURANCE COMPANY

POLICY RENEWED - TERM DATES: FEB 21 2018 - FEB 21 2019	\$1,808.00
--	------------

TOTAL PREMIUM/CHARGES	\$1,808.00
-----------------------	------------

---

NEW ACCOUNT BALANCE	\$1,808.00
---------------------	------------

---



## *NOTICE TO POLICYHOLDERS*

Enclosed is your commercial insurance bill from Chubb. The policy that corresponds with this bill has been mailed to you separately. While you may not have received the policy, your coverage is in place. To continue your coverage, it is important that you pay the amount due by the date indicated on the bill and not wait to receive the policy. Payment should be made directly to Chubb.

This bill includes premium charged for terrorism coverage under the Terrorism Risk Insurance Program Reauthorization Act of 2007, if elected, as was disclosed at the time of offer for this policy period. Please refer to the Important Notice provided to you with your quote letter and the confirming notice included with your policy.

For questions about your coverage please contact your agent or broker. If you have any questions about your bill, call our Premium Accounting Service Center at 1-800-372-4822. Thank you for insuring through Chubb.







Parkway Center Community Development District  
c/o Meritus  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

# INVOICE

Customer	Parkway Center Community Development District
Acct #	784
Date	03/29/2018
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 3,116.00
Payment Amount	
Payment for:	Invoice#6934
100117719	

Thank You

Please detach and return with payment



Customer: Parkway Center Community Development District

Invoice	Effective	Transaction	Description	Amount
6934	04/28/2018	Policy change	Policy #100117719 02/21/2018-10/01/2018 Florida Insurance Alliance Package - Add Property & Liability Covg Due Date: 4/28/2018	3,116.00
				<b>Total</b>
				\$ 3,116.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)320-7665	Date
Lockbox 234021 PO Box 84021		
Chicago, IL 60689-4002	cbitner@egisadvisors.com	03/29/2018

REVIEWEDdthomas 4/2/2018

Received

MAR 05 2018

**Grau & Associates**

2700 N Military Trail, Suite 350  
 Boca Raton, FL 33431  
 561-994-9299

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

Statement Date 03/01/2018  
 Client No. 100344

Invoice	Date	Description	Charge	Credit	Balance
<b>Current Activity Through 03/01/2018</b>					
16438	03/01/2018	Invoice	500.00		500.00
			<b>Current Balance</b>	\$	500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	\$ 500.00

REVIEWEDdtthomas 3/23/2018

## Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 16438  
Date 03/01/2018

---

SERVICE	AMOUNT
Audit FYE 09/30/2017	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.



## INVOICE

Page 1 of 1

Invoice Number	1322393
Invoice Date	February 27, 2018
Purchase Order	215600346
Customer Number	83368
Project Number	215600346

**Bill To**

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

**Please Remit To**

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

**Project Parkway Center Community Dev District**

Project Manager

Stewart, Tonja L

For Period Ending

**February 16, 2018**

Current Invoice Total (USD)

3,242.54

Amenity Center due diligence

**Top Task 218 2018 FY General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Law, Robin J	2.00	100.00	200.00
LaFleur, Alan Robert	5.00	130.00	650.00
Dennis III, Raymond F (Ray)	4.25	160.00	680.00
Harwell, Lee	5.50	170.00	935.00
Stewart, Tonja L	4.50	170.00	765.00
<b>Subtotal Professional Services</b>	<b>21.25</b>		<b>3,230.00</b>

**Disbursements**

Direct - Vehicle (mileage)	12.54
----------------------------	-------

<b>Subtotal Disbursements</b>	<b>12.54</b>
-------------------------------	--------------

Top Task Subtotal	2018 FY General Consulting	3,242.54
-------------------	----------------------------	----------

**Total Fees & Disbursements**

3,242.54

**INVOICE TOTAL (USD)****3,242.54****Due on Receipt**

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

Phone: (813) 223-9500 E-mail: [brenna.kaiser@Stantec.com](mailto:brenna.kaiser@Stantec.com)**\*\* PLEASE INCLUDE INVOICE # WITH PAYMENT \*\***

Thank you.

REVIEWEDdthomas 3/23/2018



Statement Date: 03/07/2018  
Account: 211001800146

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

Current month's charges:	\$665.80
Total amount due:	\$665.80
Payment Due By:	03/28/2018

**Your Account Summary**

Previous Amount Due	\$665.80
Payment(s) Received Since Last Statement	-\$665.80
Current Month's Charges	\$665.80
<b>Total Amount Due</b>	<b>\$665.80</b>

**More Value to You,  
Tampa Bay**

The rate you  
pay today is  
7% lower than  
9 years ago.



Applies to a 1,000-kWh residential bill.

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



**Billing and payments made easy!**

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select *Pay Your Bill*.

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

Account: 211001800146

Current month's charges:	\$665.80
Total amount due:	\$665.80
Payment Due By:	03/28/2018
Amount Enclosed	\$

616815031955



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:** 211001800146  
**Statement Date:** 03/07/2018  
**Current month's charges due** 03/28/2018

**Details of Charges – Service from 02/01/2018 to 03/01/2018**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	836 kWh @ \$0.03207/kWh	\$26.81
Fixture & Maintenance Charge	19 Fixtures	\$113.24
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	836 kWh @ \$0.03095/kWh	\$25.87
Florida Gross Receipt Tax		\$1.35
Franchise Fee		\$0.00
State Tax		\$44.05
<b>Lighting Charges</b>		<b>\$665.80</b>

**Total Current Month's Charges**

**\$665.80**

00002709-0005701-Page 7 of 12





Statement Date: 03/07/2018  
Account: 211001800369

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

Current month's charges:	\$490.87
Total amount due:	\$490.87
Payment Due By:	03/28/2018

### Your Account Summary

Previous Amount Due	\$490.87
Payment(s) Received Since Last Statement	-\$490.87
Current Month's Charges	\$490.87
<b>Total Amount Due</b>	<b>\$490.87</b>

## More Value to You, Tampa Bay

The rate you  
pay today is  
7% lower than  
9 years ago.



Applies to a 1,000-kWh residential bill.

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



### Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **tampaelectric.com** and select *Pay Your Bill*.

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

Current month's charges:	\$490.87
Total amount due:	\$490.87
Payment Due By:	03/28/2018
Amount Enclosed	\$

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:** 211001800369  
**Statement Date:** 03/07/2018  
**Current month's charges due** 03/28/2018

**Details of Charges – Service from 02/01/2018 to 03/01/2018**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	660 kWh @ \$0.03207/kWh	\$21.17
Fixture & Maintenance Charge	15 Fixtures	\$89.40
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	660 kWh @ \$0.03095/kWh	\$20.43
Florida Gross Receipt Tax		\$1.07
Franchise Fee		\$0.00
<b>Lighting Charges</b>		<b>\$490.87</b>

**Total Current Month's Charges**

**\$490.87**

00002709-0005703- Page 11 of 12





Statement Date: 03/07/2018

Account: 211001800609

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

Current month's charges:	\$444.90
Total amount due:	\$444.90
Payment Due By:	03/28/2018

**Your Account Summary**

Previous Amount Due	\$444.90
Payment(s) Received Since Last Statement	-\$444.90
<b>Current Month's Charges</b>	<b>\$444.90</b>
<b>Total Amount Due</b>	<b>\$444.90</b>

**More Value to You,  
Tampa Bay**

The rate you  
pay today is  
7% lower than  
9 years ago.



Applies to a 1,000-kWh residential bill

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



**Billing and payments made easy!**

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com](http://tampaelectric.com) and select *Pay Your Bill*.

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



See reverse side for more information

Account: 211001800609

Current month's charges:	\$444.90
Total amount due:	\$444.90
Payment Due By:	03/28/2018
<b>Amount Enclosed</b>	<b>\$</b>

616815031957

00002709 02 AV 0.37 33607 FTECO103071823193410 00000 03 01000000 016 03 17105 006



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

6168150319572110018006090000000444905

**Account:** 211001800609  
**Statement Date:** 03/07/2018  
**Current month's charges due** 03/28/2018

**Details of Charges – Service from 02/01/2018 to 03/01/2018**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	260 kWh @ \$0.03207/kWh	\$8.34
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.03095/kWh	\$8.05
Florida Gross Receipt Tax		\$0.42
Franchise Fee		\$0.00

**Lighting Charges** **\$444.90**

**Total Current Month's Charges** **\$444.90**

00002709-0005699-Page 3 of 12





Statement Date: 03/06/18

Account: 311000070319

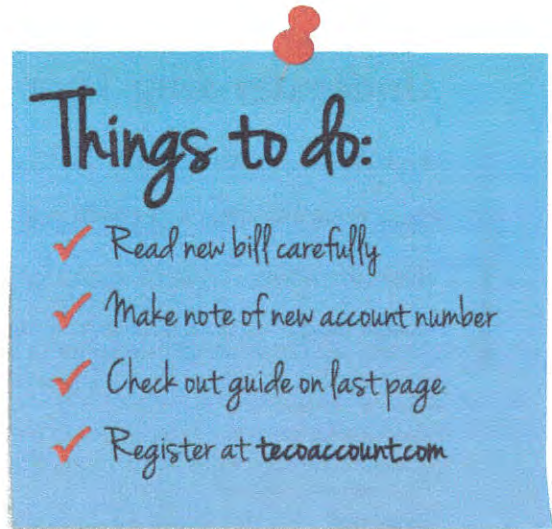
PARKWAY CENTER CDD  
C/O PARKWAY CENTER  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529



Current month's charges:	\$7,497.61
Total amount due:	\$7,497.61
Payment Due By:	03/20/18

**Your Account Summary**

Previous Amount Due	\$7,820.26
Payment(s) Received Since Last Statement	-\$7,820.26
Credit balance after payments and credits	\$0.00
<b>Current Month's Charges</b>	<b>\$7,497.61</b>
<b>Total Amount Due</b>	<b>\$7,497.61</b>



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



**More options for you.**

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

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

**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 311000070319

Current month's charges:	\$7,497.61
Total amount due:	\$7,497.61
Payment Due By:	03/20/18

**Amount Enclosed** \$

700750000293

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

## Billed Individual Accounts



00000039-0000415-Page 5 of 22

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$35.64
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$68.13
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$186.70
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$36.93
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3650.67
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$916.27
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$634.69
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$716.59
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$90.49
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$56.18
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$92.59
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$33.35
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$99.01
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$184.27
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$389.00
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$307.10



**Account:** 211001738759  
**Statement Date:** 03/01/18

**Details of Charges – Service from 01/03/18 to 01/31/18**

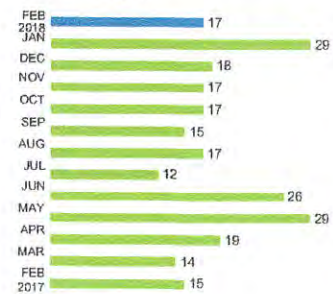
Service for: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	01/31/18	56,228		55,729		499 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						499 kWh @ \$0.06184/kWh		
Fuel Charge						499 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$1.70		
<b>Electric Service Cost</b>							<b>\$68.13</b>	
<b>Current Month's Electric Charges</b>							<b>\$68.13</b>	

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)



00000039-0000416-Page 7 of 22





**Account:** 211001739302  
**Statement Date:** 03/01/18

**Details of Charges – Service from 01/03/18 to 01/31/18**

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

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

00000039-0000417- Page 9 of 22

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	01/31/18	10,289		10,145		144 kWh	1	29 Days
Basic Service Charge						\$19.94	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						144 kWh @ \$0.06184/kWh		
Fuel Charge						144 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$0.86		
<b>Electric Service Cost</b>						<b>\$34.21</b>		
State Tax						\$2.72		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$36.93</b>		
<b>Current Month's Electric Charges</b>						<b>\$36.93</b>		

**Account:** 211001739864  
**Statement Date:** 03/01/18



**Details of Charges – Service from 01/03/18 to 01/31/18**

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 @ \$0.03207/kWh	\$39.51
Fixture & Maintenance Charge	28 Fixtures	\$166.88
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1232 kWh @ \$0.03095/kWh	\$38.13
Florida Gross Receipt Tax		\$1.99
<b>Lighting Charges</b>		<b>\$916.27</b>
<b>Current Month's Electric Charges</b>		<b>\$916.27</b>

00000039-0000418-Page 11 of 22



**Account:** 211015022604  
**Statement Date:** 03/01/18

**Details of Charges – Service from 01/23/18 to 02/20/18**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1540 kWh @ \$0.03207/kWh	\$49.39
Fixture & Maintenance Charge	35 Fixtures	\$208.60
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1540 kWh @ \$0.03095/kWh	\$47.66
Florida Gross Receipt Tax		\$2.49

**Lighting Charges**

**\$716.59**

**Current Month's Electric Charges**

**\$716.59**

00000038-0000418- Page 13 of 22





**Account:** 211014450376  
**Statement Date:** 03/01/18

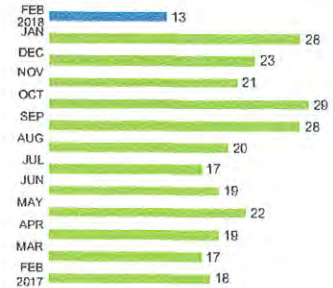
**Details of Charges – Service from 01/03/18 to 01/31/18**

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	01/31/18	45,115		44,741		374 kWh	1	29 Days
Basic Service Charge						\$19.94	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						374 kWh @ \$0.06184/kWh \$23.13		
Fuel Charge						374 kWh @ \$0.03132/kWh \$11.71		
Florida Gross Receipt Tax						\$1.40		
<b>Electric Service Cost</b>						<b>\$56.18</b>		
<b>Current Month's Electric Charges</b>						<b>\$56.18</b>		



00000039-0000420-Page 15 of 22



**Account:** 211014450897  
**Statement Date:** 03/01/18

**Details of Charges – Service from 01/03/18 to 01/31/18**

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	01/31/18	26,286		26,151		135 kWh	1	29 Days
Basic Service Charge						\$19.94	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						135 kWh @ \$0.06184/kWh \$8.35		
Fuel Charge						135 kWh @ \$0.03132/kWh \$4.23		
Florida Gross Receipt Tax						\$0.83		
<b>Electric Service Cost</b>						<b>\$33.35</b>		
<b>Current Month's Electric Charges</b>						<b>\$33.35</b>		

00000039-0000421-Page 17 of 22

**Account:** 211014451317  
**Statement Date:** 03/01/18



**Details of Charges – Service from 01/23/18 to 02/20/18**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	396 kWh @ \$0.03207/kWh	\$12.70
Fixture & Maintenance Charge	9 Fixtures	\$53.64
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	396 kWh @ \$0.03095/kWh	\$12.26
Florida Gross Receipt Tax		\$0.64
<b>Lighting Charges</b>		<b>\$184.27</b>

**Current Month's Electric Charges**

**\$184.27**

00000039-0000422-Page 19 of 22



**Account:** 211014451713  
**Statement Date:** 03/01/18

**Details of Charges – Service from 01/23/18 to 02/20/18**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	616 kWh @ \$0.03207/kWh	\$19.76
Fixture & Maintenance Charge	14 Fixtures	\$83.44
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	616 kWh @ \$0.03095/kWh	\$19.07
Florida Gross Receipt Tax		\$1.00
State Tax		\$20.45

**Lighting Charges**

**\$307.10**

**Current Month's Electric Charges**

**\$307.10**

**Total Current Month's Charges**

**\$7,497.61**

00000039-0000423-Page 21 of 22

## Invoice

### Steve Gaskins Contracting, Inc.

Steve Gaskins  
11305 North Mckinley Drive  
Tampa , Florida 33612  
United States

### Parkway Center CDD

Nicole Chamberlain

Invoice # : 13517  
Invoice Date : 2018-03-07  
Amount : \$2,882.00  
Due date : 2018-03-23

Item	Description	Unit cost	Quantity	Line Total
Javier Minaya	FEB 3 6P-10P	50.00	5	250.00
Javier Minaya	FEB 6 12P-4P	50.00	5	250.00
Javier Minaya	FEB 7 6P-10P	50.00	5	250.00
Javier Minaya	FEB 9 3P-7P	50.00	5	250.00
Javier Minaya	FEB 12 6P-10P	50.00	5	250.00
Javier Minaya	FEB 13 6P-10P	50.00	5	250.00
Javier Minaya	FEB 17 6P-10P	50.00	5	250.00
Javier Minaya	FEB 18 6P-10P	50.00	5	250.00
Javier Minaya	FEB 19 9A-1P	50.00	5	250.00
Javier Minaya	FEB 21 6P-10P	50.00	5	250.00
Javier Minaya	FEB 22 6P-10P	50.00	5	250.00
Sgt. Steve Gaskins	Scheduler Fee	3.00	44	132.00

**Subtotal** \$2,882.00  
Discount % \$0.00  
**Total** \$2,882.00  
**Amount Paid** \$0.00  
**Amount Due** \$2,882.00

### Notes:

**BILL TO PARKWAY CENTER CDD - TRAFFIC CONTROL  
FEB 2018 - 45 TICKETS, 29 WARNINGS.**

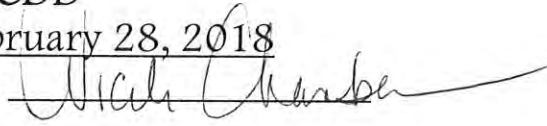
REVIEWEDdthomas 3/23/2018



PARKWAY CENTER CDD

MEETING DATE: February 28, 2018

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	<input checked="" type="checkbox"/>	Accept	\$200
Earl Kunke	<input checked="" type="checkbox"/>	Accept	\$200
Tanya O'Connor	<input checked="" type="checkbox"/>	Accept	\$200
Daniel Fleary, Jr.	<input checked="" type="checkbox"/>	Accept	\$200
Suzanne DeCopain	<input checked="" type="checkbox"/>	Accept	\$200

DF 022818

REVIEWEDdtThomas 3/23/2018

**PARKWAY CENTER CDD**

MEETING DATE: March 28, 2018

DMS Staff Signature B. Howell

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 032818

REVIEWEDdtthomas 4/2/2018



# ACCURATE DRILLING SOLUTIONS<sub>LLC</sub>

## Invoice

Date	Invoice #
3/9/2018	647

10702 Bloomingdale Ave.  
Riverview, FL 33578-3613

Bill To	P.O. No.	Terms	Due Date
Parkway CDD Attn: Gene Roberts		Net 30	4/8/2018

Quantity	Description	Rate	Amount
1	Pump Installation Services per proposal for Belmont Entrance 8405 Deer Chase Drive Riverview, FL 33578	6,747.90	6,747.90
Please remit to above address. Thank you for your business!		<b>Total</b>	<b>\$6,747.90</b>

REVIEWEDdthomas 3/23/2018





# ACCURATE DRILLING SOLUTIONS<sub>LLC</sub>

## Invoice

Date	Invoice #
3/9/2018	648

10702 Bloomingdale Ave.  
Riverview, FL 33578-3613

Bill To	P.O. No.	Terms	Due Date
Parkway CDD Attn: Gene Roberts		Net 30	4/8/2018

Quantity	Description	Rate	Amount
1	Pump Installation Services per proposal for Hamlet Well #1 9070 Pine Breeze Drive Riverview, FL 33578	3,141.14	3,141.14
Please remit to above address. Thank you for your business!		<b>Total</b>	\$3,141.14

REVIEWEDdthomas 3/23/2018



# ACCURATE DRILLING SOLUTIONS<sub>LLC</sub>

## Invoice

Date	Invoice #
3/9/2018	649

10702 Bloomingdale Ave.  
Riverview, FL 33578-3613

Bill To	P.O. No.	Terms	Due Date
Parkway CDD Attn: Gene Roberts		Net 30	4/8/2018

Quantity	Description	Rate	Amount
1	Pump Installation Services per proposal for Hamlet Well #2 8217 Moccasin Trail Drive Riverview, FL 33578	3,198.18	3,198.18
Please remit to above address. Thank you for your business!		<b>Total</b>	\$3,198.18

REVIEWEDdthomas 3/23/2018



**Doug Belden, Hillsborough County Tax Collector**  
For Customer Service, please call 813.635.5200

**Reminder Notice of Current and Delinquent Ad Valorem Taxes and Non-Ad Valorem Assessments**

Account No. A0491501644

**Skip the Trip - Pay online at [www.hillstax.org](http://www.hillstax.org)**

- E-Check - A FREE electronic payment from your checking account
- Credit Card - 2.35% fee is charged



PARKWAY CENTER CDD  
RIVERVIEW 33578

Pay this amount	\$2,109.52	\$2,123.57	
If paid by	Mar 30 2018	Apr 30 2018	May 25 2018

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

Legal Description: OAK CREEK CORPORATE CENTER COMMERCIAL CORE TRACT A-3 LANDSCAPE

Payable in U.S. funds to: Doug Belden, Tax Collector • PO Box 30012 • Tampa, FL 33630-3012

Tax years may be paid separately

Tax Year(s)	If Paid By Mar 30 2018	If Paid By Apr 30 2018	If Paid By May 25 2018
2011	1,060.76	1,068.42	
2010	1,048.76	1,055.15	
<i>INV# A0491501644 032018</i>			
Amount Due	\$2,109.52	\$2,123.57	



**Property taxes become delinquent on April 1st.** Tax certificates are sold on unpaid taxes. The tax certificate sale will be held on or before June 1st. Issuance of a tax certificate will result in additional costs to the property owner. Taxes outstanding for 2 years or more are eligible for tax deed foreclosure and can result in the loss of the property at a tax deed sale.

**Doug Belden, Hillsborough County Tax Collector**

**Reminder Notice of Current and Delinquent Ad Valorem Taxes and Non-Ad Valorem Assessments**

Account No. A0491501644

OAK CREEK CORPORATE CENTER COMMERCIAL CORE TRACT A-3 LANDSCAPE

**Received**  
MAR 05 2018

**Skip the Trip - Pay online at [www.hillstax.org](http://www.hillstax.org)**

Pay this amount	\$2,109.52	\$2,123.57	
If paid by	Mar 30 2018	Apr 30 2018	May 25 2018

Detach this portion and return it with your payment.

J127139-020140 63

Make checks payable in US funds to:

Doug Belden, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

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



016529

Remember to write your account number on your check.

1 A0491501644 2017 1

# Faulkner Engineering Services, Inc.

2734 Causeway Center Drive

Tampa, FL 33619

Phone: (813) 621-8168 / Fax: (813) 621-8232

## Invoice

Date	Invoice #
3/29/2018	FES10207

<b>Bill To</b>
Parkway CDD 2005 Pan Am Circle, Suite 120 Tampa, Florida 33607 Attn: Mr. Brian Howell

FEID No. 26-0111297

	Contract / PO ...	Terms	Project
	P18-5714	Net 30	18-3731 Parkway Center GEO
Description	Qty	Rate	Amount
Geotechnical Services - Parkway Center Geotechnical Investigation	1	3,530.00	3,530.00
		<b>Total</b>	\$3,530.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$3,530.00

Please Make Checks Payable to:  
Faulkner Engineering Services, Inc.

REVIEWEDdthomas 4/2/2018



PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

## Invoice

Date	Invoice #
3/9/2018	131324

### Bill To:

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

### Property Information

Faulkenburg Rd & Progress Blvd  
Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 3-7-2018			
Controller B			
Irrigation parts	1	82.92	82.92
Labor: 1 man @ \$ 40.00 per hour	1.5	40.00	60.00
Controller J			
Irrigation parts	1	4.96	4.96
Labor: 1 man @ \$ 40.00 per hour	1.5	40.00	60.00

Questions regarding this invoice? Please  
e-mail [arpayments@lmppro.com](mailto:arpayments@lmppro.com) or call  
813-757-6500 and ask for Accounts  
Receivable.

**Terms**

**Due Date**

Net 30

4/8/2018

**Total** \$207.88

**Payments/Credits** \$0.00

**Balance Due** \$207.88

REVIEWEDdthomas 3/23/2018





Property: Parkway Center CAD

131324  
Date 3/7/18  
Technician Tom  
Arrive/ Depart 11:40 12:10

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

Clock Type/ #	Confirm Time/ Date	Time/Date Adjust	Y	N	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date								7:15 pm			7:15 pm
Rain Sensor	PR	bad	Y	N							
Notes:											
* Added Zone 1 to program B for new flowers											

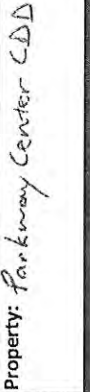
Technician Use Only (Use Standard Invoice forms for additional charges)											
Zone Information											
Programs											
Zone #	Type	A	B	C	D	Labor					
1	S	10	10			Supervisor:					
2	S	20				Technician:					
3	S	15				Total Labor Charges \$					
4	S	50				Materials					
5	S	10				QTY					
6	D		20			Unit					
7						Extended					
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Season Adjust %						\$					
Run Time						\$					
Bill To:						\$					

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



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

Clock Type/ #		Hunter XC Hybrid / Controller B				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Battery Date	Confirm Time/ Date	(V)	Time/Date Adjust	(V)	N	Pgm A				6:00pm			6:00pm	
Rain Sensor	ok	bad	Battery Replaced	RD	N	2								
Notes:														
* Replaced MAA batteries in controller														
* Set program B for new flowers														
Zone #		Type	A	B	C	D	Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
1	S	135					ok					Labor		Amount
2	S	110					ANA, Replaced DC Solenoid					Supervisor:	Hrs	Rate
3	S	120					ok					Technician:		
4	S	110	110				ANA, Replaced DC Solenoid					Total Labor Charges \$60.00		
5												Materials		
6												QTY	Unit	Extended
7												6	2.25	13.50
8												2	32.55	65.10
9												4	1.08	4.32
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														
21														
22														
23														
24														
Senses Adjust %		100%		100%								Total Materials		\$ 82.92
												Total Labor		\$ 60.00
Run Time		1:15		1:10								Grand Total		\$ 142.92
Bill To:														
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information														



3/7/18	3/8/18
15m	
2:10 - 2:20	1:00

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

Clock Type/ #	Hunter ACC/ Controller J				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	Time/Date Adjust		N	Pgm A				12:00 AM			12:00 AM
Rain Sensor	Battery Replaced	Y	N		Pgm B				4:20 AM			4:20 AM
	ok	bad							8:00 PM			8:00 PM
									10:00 PM			10:00 PM
					Pgm C							

Notes: \* Breaker tripped (Pump)

Zone #		Type	Programs				Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D	Zone Information		Labor	Hrs	Rate	Amount	
1	S	:10				ok			1.5	40.00	60.00	
2	S	:10				ok						
3	D	:30				cut down valve						
4	S	:10				ok						
5	S	:10				ok						
6	D	:30				ok		TL coup	5	0.52	2.60	
7	S	:10				ok		XFD0912	4	0.58	2.36	
8	S	:10				ok						
9	S	:10				ok						
10	S	:15				ok						
11	D	:30				cut down line						
12	S	:10				ok	* Valve not shutting off (-) located valves					
13	D	:30				ok	cut down pipes * Valve not shutting off & adjusted flow control					
14												
15												
16												
17												
18												
19												
20												
21												
22												
23								Total Materials	\$	4.96		
24								Total Labor	\$	60.00		
Season Adjust %								Grand Total	\$	64.96		
Run Time								Bill To:				

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



# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date

Invoice #

3/10/2018

131348

## Bill To:

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

## Property Information

Faulkenburg Rd & Progress Blvd  
Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 3-9-2018			
Controller C			
Irrigation parts	1	67.11	67.11
Labor: 1 man @ \$ 40.00 per hour	1.5	40.00	60.00
Controller I			
Irrigation parts	1	47.88	47.88
Labor: 1 man @ \$ 40.00 per hour	1.5	40.00	60.00

Total \$234.99

Questions regarding this invoice? Please  
e-mail arpayments@lmppro.com or call  
813-757-6500 and ask for Accounts  
Receivable.

Terms Due Date

Net 30 4/9/2018

Payments/Credits \$0.00

Balance Due \$234.99

REVIEWEDdthomas 3/23/2018

IMP

Landscape Maintenance Professionals, Inc.

Property: Parkway Center CAD

Date: 3/9/18

Technician

Arrive/ Depart

7:15

11:00

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

Clock Type/ #	Confirm Time/ Date	Battery Replaced	Y	N	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date								Pgm A 1				12:00pm			12:00pm
Rain Sensor								Pgm B 2				3:45pm			3:45pm
								Pgm C 1				9:00pm			9:00pm
								Pgm C 2				10:30pm			10:30pm
								Pgm D 1				11am	11am	11am	11am
								Pgm D 2				6:00pm			6:00pm

Zone #	Type	A	B	C	D	Programs	Zone Information	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
--------	------	---	---	---	---	----------	------------------	-------	-----	-----	-----	-----	-----	-----	-----

1	FD	30				ok									
2	FD	30				ok	Many cut divisions (no dent damage) - replaced 30ft sec.								
3	FD	30				ok	1 meter (not oscillating)								

4	FD	30				ok									
5	FD	30				ok									
6	FD	30				ok									
7	FD	30				ok									
8	S	15				ok									
9	S	15				ok									
10	S	15				ok									
11	S	15				ok									
12	S	15				ok									
13	S	15				ok									
14	S	15				ok									

15															
16															
17															
18															

19	24H					ok	130 3:00								
20						ok	Contrainters A & B pumps start								
21						ok									
22						ok									
23						ok									
24						ok									

Season Adjust %	100%	100%	100%	100%	100%	100%									
Run Time	3:45	1:30	1:30	1:30	1:30	1:30									

Supervisor:															
Technician:															

Total Labor Charges	\$60.00														
Materials															
QTY	1														
Unit	23.05														
Extended	23.05														
1	11.00														
1	6.95														
8	0.52														
30	0.59														
25	0.17														

Total Materials	\$67.11														
Total Labor	\$60.00														
Grand Total	\$127.11														
Bill To:															

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



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

Clock Type/ #	Confirm Time/ Date	Battery Replaced	Time/Date Adjust	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date				8:00A							
Rain Sensor	(ok)	bad		8:00E				2:00pm			2:00pm
Notes: <del>X</del> Water turned off at PVB backflow preventer → stuck valve at train houses (884 Holly Heath) • turned off valve at flow control - set program for new flowers											

Zone #		Type	Programs	Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)				Amount	
1	2	3	4	5	6	Labor	Supervisor:	Hrs	Rate	Total Labor Charges \$	
1	S	1:25						0.75	40		
3	DM	1:0					Technician:				
4	S	1:30									
7	D	1:20	1:0								
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Total Materials										\$	
Total Labor										\$	
Grand Total										\$	

Bill To: \_\_\_\_\_

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



Landscaping  
Maintenance  
Professionals, Inc.

Property: Parkway Center CDD

Date  
Technician  
Arrive/ Depart

3/9/18  
Tom  
11:00 / 3:00

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

Clock Type/ #	Confirm Time/ Date	Battery Replaced	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date					Pgm A							
Rain Sensor	OK	bad	Y	N	2							
Notes:												
* New zones 31 + 32 conflicting in program B												
Starts at 7:00 pm, ends at 3:00 am following day												

Zone #		Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)				
		A	B	C	D					Labor		Hrs	Rate	Amount	
1	1	R	25						OK			1.5	40-	60-	
2	2	S	15						OK						
3	3	S	15						OK						
4	4	S	15						OK						
5	5	S	15						OK						
6	6	S	15						OK						
7	7	S	15						OK						
8	8	S	25						OK						
9	9	S	15						OK						
10	10	D/D							140 OK						
11	11	D							140 OK						
12	12	D							140 OK						
13	13	D							140 cut division (missing 4th section)						
14	14	R	25						OK						
15	15	D							140 OK						
16	16	R/D	25						OK						
17	17	S	15						2 broken 4" sprinklers, changed to 6" springs						
18	18	R	20						OK						
19	19								N/A						
20	20	S	15						changed 7 nozzles (12.14 to 15H) turf dry						
21	21	S	15						OK						
22	22	D							140 OK						
23	23	S	15						2 nozzles						
24	24	D							OK						
Season Adjust %		100%	100%	100%	100%					Total Materials	\$	47.38			
Run Time		3:07	3:07	3:07	3:07					Total Labor	\$	60.00			
										Grand Total	\$	107.38			
Bill To:															
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information															

2:30 7:40







# Invoice

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

Date	Invoice #
3/15/2018	131445

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 #
44744

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pump service call - inspect and troubleshoot irrigation pump.	1	195.00	195.00
NOTE: All repairs to be proposed.			
Irrigation pump at lift station.			
Total			\$195.00
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	4/14/2018	Balance Due \$195.00

REVIEWEDdthomas 3/23/2018

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

**Date**

**Invoice #**

3/21/2018

131977

## Bill To:

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

## Property Information

Faulkenburg Rd & Progress Blvd  
Riverview, FL

**Estimate #**

**Work Order #**

**PO / PA #**

Description	Qty	Rate	Amount
Irrigation repair completed on 3-20-2018			
Irrigation parts	1	9.72	9.72
Labor: 2 men @ \$ 80.00 per hour	2	80.00	160.00
Track, locate, troubleshoot and repair irrigation valve not working from controller.			

**Amberly controller - zone 6.**

**Total** \$169.72

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**

\$0.00

Net 30

4/20/2018

**Balance Due**

\$169.72

REVIEWEDdthomas 3/23/2018

# Irrigation Service/Proposal Request

Property: Parkway CDD      DATE 3/20/2018

## Location

Amberly controller. Zone 6

Emergency?

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # \_\_\_\_\_

## Description of Work to be performed:

Zone not working from controller. *bad wire Tracker wire*

## Materials needed :

*King wire connector Tan 6 = 127      = 762*  
*wire 14 Single 10 Ft 021      = 210*

Foreman: *Ismael Bello*

Manager

Date Completed

Total Man Hours *2 men Hrs 2*

Inspected by

Date

Special Tools Needed:

*40.00*

*40.00*

*160.00*

*materials 972*

*169.22*

# Meritus Districts

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607



# INVOICE

Invoice Number: 8327  
Invoice Date: Mar 21, 2018  
Page: 1

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

**Bill To:**

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

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		3/21/18

Quantity	Item	Description	Unit Price	Amount
		Construction Accounting Services FY 2018		3,500.00
Subtotal				3,500.00
Sales Tax				
Total Invoice Amount				3,500.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>3,500.00</b>

Check/Credit Memo No:

REVIEWEDdthomas 3/23/2018





# 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.  
LC2600399

## Invoice

Invoice No.

MPC15-2.29

Due Date

4/3/2018

### 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 March 18, 2018

### PARKWAY CDD Miscellaneous Tasks

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
2/6/2018	Principal Landscape Architect Coord. with BH on well/ pump repairs needed for Belmont and Hamlet.	0.26667	153.00	40.80
2/10/2018	Principal Landscape Architect Follow up on Falkenberg Sign permitting response email from County.	0.28333	153.00	43.35
2/27/2018	Project Landscape Designer Locate community map.	0.6	75.00	45.00
2/28/2018	Principal Landscape Architect Make copies of lighting and Falkenberg signwall bid for meeting for Board.	0.88333	153.00	135.15
2/28/2018	Principal Landscape Architect Coord. with Nathan on his latest bid. Call with Nathan to discuss.	0.06667	153.00	10.20
2/28/2018	Principal Landscape Architect Prep and travel to meeting at Rivercrest to meet CDD.	3.05	153.00	466.65
2/28/2018	Principal Landscape Architect Finish Travel back to office.	0.4	153.00	61.20
2/28/2018	Mileage Travel and attend CDD Mtg. at Rivercrest clubhouse.	76	0.545	41.42

**Total Amount Due:**

**\$843.77**

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

REVIEWEDdthomas 3/23/2018



# NICHOLS

## LANDSCAPE ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33548

813.948.8810 o.  
www.nichols-la.com

813.293.8980 a.  
celia@nichols-la.com

877.246.3714 f.  
LC2600399

## Invoice

Invoice No.

MCP16-3.16

Due Date

4/3/2018

### 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 March 19, 2018

**PARKWAY CDD**  
**Landscape Construction Services**

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
2/1/2018	Project Landscape Designer Review last Thursdays site notes from Oak Creek. Re write notes so they are ledge-able to read. Prepare for morning meeting with Sunrise.	0.28333	75.00	21.25
2/1/2018	Principal Landscape Architect site meeting with sunrise	3.61667	153.00	553.35
2/6/2018	Project Landscape Designer Research annuals for entry beds.	1.01667	75.00	76.25
2/6/2018	Principal Landscape Architect Project coord. meeting on status of construction and outstanding items. Estab. items to address this week.	0.65	153.00	99.45
2/8/2018	Project Landscape Designer Site visit with CRN and Sunrise Landscape. Help assist with layout of new plant material. Approved work completed. Went over work still to be completed.	6.36667	75.00	477.50
2/8/2018	Principal Landscape Architect Travel to site to meet with Tom of sunrise to go over the Hamlet entrance and make adjustments, review Belmont with Chris, go to the rock shop to review boulders.	6.36667	153.00	974.10
2/12/2018	Project Landscape Designer Discuss weekly update on Sunrise work to be completed. Sent request to Sunrise for sod change order as well as revision to tear out work at both Hamlet and Belmont entries.	0.26667	75.00	20.00
2/12/2018	Project Landscape Designer Researched nursery's on plant ant that have Firebush and perennial peanut plants. Sent emails requesting verification of availability.	0.25	75.00	18.75
2/12/2018	Principal Landscape Architect Coord. with Chris G. on change orders.	0.5	153.00	76.50

**Total Amount Due:**

REVIEWEDdthomas 3/23/2018





# NICHOLS

## LANDSCAPE ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33548

813.948.8810 o.  
www.nichols-la.com

813.298.8880 c.  
cella@nichols-la.com

877.246.3714 f.  
LC26003399

## Invoice

Invoice No.

MCP16-3.16

Due Date

4/3/2018

### 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 March 19, 2018

**PARKWAY CDD**  
**Landscape Construction Services**

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
2/12/2018	Principal Landscape Architect Coord. with Dana on items to address this week.	0.25	153.00	38.25
2/12/2018	Principal Landscape Architect Research issues and nurseries with locating Firebush and Redbud in coord. with Sunrise.	0.5	153.00	76.50
2/12/2018	Principal Landscape Architect Change Order review and submittal for Sunrise.	0.7	153.00	107.10
2/13/2018	Project Landscape Designer Talked with Tom in regards to progress on installation as well as locating remaining plant material.	0.36667	75.00	27.50
2/13/2018	Principal Landscape Architect Coord. with Vaughn and Tom on installation and material approvals.	0.43333	153.00	66.30
2/13/2018	Principal Landscape Architect Coord. on with Vaughn of Sunrise on redbuds.	0.25	153.00	38.25
2/15/2018	Project Landscape Designer Meeting with Tom to discuss progress. Checked both hamlet and Belmont entry landscape layout according to CRN landscape plans. Adjusted layout at Belmont entrance with Tom.	3.75	75.00	281.25
2/15/2018	Principal Landscape Architect Call with Vaughn and Chris of Sunrise to go over plants to still get, boulders to approve, etc. Prep Dana for her field visit.	0.71667	153.00	109.65
2/15/2018	Principal Landscape Architect Email Brian about Change Orders from Sunrise for clearing. Email Alexis of JWD Trees on redbuds. Email Chris of sunrise on Change Orders.	0.55	153.00	84.15
2/15/2018	Principal Landscape Architect Weekly meeting onsite with Sunrise.	3.06667	153.00	469.20

**Total Amount Due:**



# NICHOLS

## LANDSCAPE ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33648

813.948.6810 o.  
www.nichols-la.com

813.293.8880 c.  
cella@nichols-la.com

877.246.5714 f.  
LC2600399

## Invoice

Invoice No.

MCP16-3.16

Due Date

4/3/2018

### 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 March 19, 2018

**PARKWAY CDD**  
**Landscape Construction Services**

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
2/15/2018	Principal Landscape Architect Coord. with BH and Sunrise on Change orders needed for clearing and sod.	0.5	153.00	76.50
2/16/2018	Project Landscape Designer Meet with Tom from Sunrise at Wesley Chapel Rock to look at boulders and river gravel.	1.93333	75.00	145.00
2/16/2018	Project Landscape Designer Went to Wingate to look for rock boulders.	4.18333	75.00	313.75
2/16/2018	Project Landscape Designer Went to Wingate to look for rock boulders.	0.61667	75.00	46.25
2/16/2018	Principal Landscape Architect Travel to meet Tom of Sunrise to look at boulders for project at Wesley Chapel Rock and Landscape Supply	2.03333	153.00	311.10
2/19/2018	Project Landscape Designer Contact Zugar nursery about perennial peanut 6inch. Calculate total number of plants to use instead of sod rolls, send to Tom.	0.25	75.00	18.75
2/19/2018	Principal Landscape Architect Coord. With Tom, Chris and Dana on outstanding plant material to be approved.	1	153.00	153.00
2/20/2018	Project Landscape Designer Coordinated with CRN & Sunrise about gravel bed depth, aluminum edging and plant material.	0.38333	75.00	28.75
2/20/2018	Principal Landscape Architect Coord. with Sunrise on redbuds, edging spec and swale size and gravel depth of bed.	0.38333	153.00	58.65
2/22/2018	Principal Landscape Architect Call with Tom on Redbuds he purchased/located today in Live Oak, FL for project. Discuss permaloc spec again.	0.38333	153.00	58.65
2/27/2018	Project Landscape Designer Work on overall plan for Faulkenberg sign.	0.16667	75.00	12.50

**Total Amount Due:**





# NICHOLS

## LANDSCAPE ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33548

813.948.6810 o.  
www.nichols-la.com

813.298.8880 a.  
celia@nichols-la.com

877.248.3714 f.  
LC26003399

## Invoice

Invoice No.

MCP16-3.16

Due Date

4/3/2018

### 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 March 19, 2018

### PARKWAY CDD Landscape Construction Services

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
2/28/2018	Project Landscape Designer Create overall sheet for faulkenberg sign. Print 11x17 landscape plans for CRN Meeting.	4.1	75.00	307.50
2/28/2018	Project Landscape Designer Create overall sheet for Falkenberg sign per Kim King at County. Revise using most recent revision in 2017.	0.23333	75.00	17.50
2/28/2018	Principal Landscape Architect Coordinate on landscape lighting bid. Touch base with Tom.	0.61667	153.00	94.35
2/28/2018	Principal Landscape Architect Call with Tom of Sunrise to discuss final items to install at Belmont and Hamlet.	0.65	153.00	99.45
2/1/2018	Mileage Site meeting.	60.6	0.545	33.03
2/8/2018	Mileage Travel to site meeting.	65	0.545	35.43
2/15/2018	Mileage Travel to site for mtg.	60	0.545	32.70
2/15/2018	Mileage Travel to site for inspection.	29.5	0.545	16.08
2/16/2018	Mileage Travel to Wesley Chapel Rock to review select river rock with Sunrise.	19.2	0.545	10.46
2/16/2018	Mileage Travel to Wingate supply to select boulders for project.	43	0.545	23.44

**Total Amount Due:**

**\$5,508.14**

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



**SIGNATURE SIGNS INC.**  
 1450 10th Street South  
 Safety Harbor, FL 34695

# Invoice

Date	Invoice #
11/29/2017	10098

<b>Bill To</b>
Nichols Landscape Arch. PO Box 155 Lutz, FL 33548

<b>Ship To</b>
Summerfield / Baywood

P.O. NO.	TERMS	DUE DATE
Celia Nichols	Due on receipt	11/29/2017

QTY	DESCRIPTION	UNIT	AMOUNT
1	Sandblasted urethane panel as described in proposal Less 50% down payment (invoice #10065)	4,650.00 -2,325.00	4,650.00 -2,325.00
<div style="display: flex; justify-content: space-between;"> <div>Approved for Payment and sent to Meritus on Feb. 5, 2018</div> <div>Celia R. Nichols, PLA, ASLA</div> <div>Digitally signed by Celia R. Nichols, PLA, ASLA Date: 2018.03.16 10:17:27 -04'00'</div> </div> <p style="text-align: center; margin-top: 20px;"><i>capit impr.</i></p>			
Final Balance Due This Invoice. Thank you for using Signature Signs!			<b>Total</b> \$2,325.00

PLEASE PAY FROM THIS INVOICE, you will not receive a statement. If you have any questions call 727-725-1044.

REVIEWEDdthomas 3/23/2018

# Parkway Center Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2018



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 - External Balance Sheet - FY18**

As of 3/31/2018  
(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	507,790	0	0	0	0	0	0	507,790
Investment - Revenue 2004 (1238)	0	534,201	0	0	0	0	0	534,201
Investment - Prepayment 2004A (1240)	0	135,838	0	0	0	0	0	135,838
Investment - Interest 2004A (1241)	0	0	0	0	0	0	0	0
Investment - Interest 2004B (1242)	0	3,177	0	0	0	0	0	3,177
Investment - Reserve 2004A (1244)	0	488,754	0	0	0	0	0	488,754
Investment - Reserve 2004B (1245)	0	102,392	0	0	0	0	0	102,392
Investment - Developer 2004 (1247)	0	13,561	0	0	0	0	0	13,561
Investment - Cost of Issuance 2004B (1249)	0	0	0	886	0	0	0	886
Investment - Prepayment 2004B (5812)	0	1,245,489	0	0	0	0	0	1,245,489
Investment - Revenue 2008 (9000)	0	0	241,882	0	0	0	0	241,882
Investment - Construction 2008 (9001)	0	0	0	0	3	0	0	3
Investment - Interest 2008 (9004)	0	0	0	0	0	0	0	0
Investment - Reserve 2008 (9005)	0	0	17,293	0	0	0	0	17,293
Prepayment Receivable	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Prepaid Expense	16,395	0	0	0	0	0	0	16,395
Prepaid Trustee Fees	2,057	0	0	0	0	0	0	2,057
Prepaid General Liability Insurance	918	0	0	0	0	0	0	918
Prepaid Professional Liability	713	0	0	0	0	0	0	713
Deposits	9,035	0	0	0	0	0	0	9,035
Improvements Other Than Buildings	0	0	0	0	0	2,653,526	0	2,653,526
Ancillary Costs	0	0	0	0	0	937,602	0	937,602
Construction Work In Progress	0	0	0	0	0	79,966	0	79,966
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	7,640,195	7,640,195
Other	0	0	0	0	0	0	0	0
Total Assets	536,908	2,523,412	259,175	886	3	3,671,094	9,245,000	16,236,478
Liabilities								
Accounts Payable	13,521	0	0	0	0	0	0	13,521
Accounts Payable Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds 2004 A	0	0	0	0	0	0	4,915,000	4,915,000
Revenue Bonds 2004 B	0	0	0	0	0	0	2,625,000	2,625,000
Refunding Bonds - 2008	0	0	0	0	0	0	1,705,000	1,705,000

**Parkway Center Community Development District**  
**Combining Balance Sheet - External Balance Sheet - FY18**

As of 3/31/2018  
(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	0	0	0	0	0	0	0	0
Total Liabilities	13,521	0	0	0	0	0	9,245,000	9,258,521
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	2,369,799	126,650	882	4,643	0	0	2,501,975
Fund Balance-Unreserved	337,824	0	0	0	0	0	0	337,824
Investment In General Fixed Assets	0	0	0	0	0	3,671,094	0	3,671,094
Other	185,563	153,612	132,524	3	(4,639)	0	0	467,064
Total Fund Equity & Other Credits	523,387	2,523,412	259,175	886	3	3,671,094	0	6,977,957
Total Liabilities & Fund Equity	536,908	2,523,412	259,175	886	3	3,671,094	9,245,000	16,236,478

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2017 Through 3/31/2018  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	540,847	542,804	1,957	0 %
Interest Earnings				
Interest Earnings	50	155	105	210 %
Contributions & Donations From Private Sources				
Developer Contributions	0	25,000	25,000	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	23,680	0	(23,680)	(100)%
Total Revenues	564,577	567,960	3,383	1 %
Expenditures				
Legislative				
Supervisor Fees	10,000	4,800	5,200	52 %
Financial & Administrative				
District Manager	28,840	14,420	14,420	50 %
Recording Secretary	5,543	2,772	2,771	51 %
District Engineer	6,000	8,840	(2,840)	(47)%
Disclosure Report	1,000	0	1,000	100 %
Trustees Fees	7,000	4,150	2,850	41 %
Auditing Services	5,000	569	4,431	89 %
Arbitrage Rebate Calculation	1,300	650	650	50 %
Financial Services	26,677	16,838	9,839	37 %
Postage, Phone, Faxes, Copies	600	848	(248)	(41)%
Digital Meeting Media	500	0	500	100 %
Public Officials Insurance	2,500	1,803	697	28 %
Legal Advertising	550	697	(147)	(27)%
Bank Fees	186	28	158	85 %
Dues, Licenses & Fees	200	15,349	(15,149)	(7,575)%
Miscellaneous Fees	500	0	500	100 %
Investment Reporting Fees	2,000	1,100	900	45 %
Office Supplies	200	0	200	100 %
Technology Services	4,000	1,308	2,692	67 %
Website Administration	1,000	0	1,000	100 %
Legal Counsel				
District Counsel	10,000	11,889	(1,889)	(19)%
Electric Utility Services				
Electric Utility Services - Other	11,000	0	11,000	100 %
Street Lighting	80,000	54,704	25,296	32 %
Other Physical Environment				
Property & Casualty Insurance	12,400	10,753	1,647	13 %
Entry & Walls Maintenance	5,500	0	5,500	100 %
Landscape Maintenance - Contract	215,834	98,370	117,464	54 %
Field Manager	27,707	13,854	13,853	51 %
Irrigation Maintenance	10,000	5,627	4,373	44 %
Plant Replacement Program	10,500	9,384	1,116	11 %
Waterway Management Program-Contract	14,040	11,378	2,662	19 %
Waterway Management Program - Other	5,000	3,013	1,987	40 %
Waterway Management Program - Erosion Control	5,000	0	5,000	100 %
Waterway Mgt. Program-Aquatic Plantings	4,000	0	4,000	100 %



# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2017 Through 3/31/2018  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Capital Improvements	10,000	63,268	(53,268)	(533)%
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	10,623	(9,623)	(962)%
Pavement & Signage Repairs	4,500	0	4,500	100 %
Holiday Lighting	5,000	5,160	(160)	(3)%
Parks & Recreation				
Miscellaneous Maintenance	5,000	757	4,243	85 %
Security Patrol	24,000	9,444	14,557	61 %
Special Events	500	0	500	100 %
Total Expenditures	<u>564,577</u>	<u>382,397</u>	<u>182,180</u>	<u>32 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>185,563</u>	<u>185,563</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	337,824	337,824	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>523,387</u></u>	<u><u>523,387</u></u>	<u><u>0 %</u></u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2004

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	492,104	476,907	(15,197)	(3)%
DS Assmts - Prepayments	0	1,049,077	1,049,077	0 %
DS Assmts - Developer	0	76,689	76,689	0 %
DS Assessment - Lot Closing	0	37,756	37,756	0 %
Interest Earnings				
Interest Earnings	0	6,969	6,969	0 %
Total Revenues	492,104	1,647,399	1,155,295	235 %
Expenditures				
Debt Service Payments				
Interest Payments	317,105	263,786	53,319	17 %
Principal Payments	175,000	0	175,000	100 %
Bond Call Payment	0	1,230,000	(1,230,000)	0 %
Total Expenditures	492,105	1,493,786	(1,001,681)	(204)%
Excess of Revenues Over(Under) Expenditures	(1)	153,612	153,613	(15,361,332)%
Fund Balance, Beginning of Period	0	2,369,799	2,369,799	0 %
Fund Balance, End of Period	(1)	2,523,412	2,523,413	(252,341,273)%

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	211,050	173,355	(37,695)	(18)%
Interest Earnings				
Interest Earnings	0	648	648	0 %
Total Revenues	211,050	174,003	(37,047)	(18)%
Expenditures				
Debt Service Payments				
Interest Payments	211,050	41,478	169,572	80 %
Total Expenditures	211,050	41,478	169,572	80 %
Excess of Revenues Over(Under) Expenditures	0	132,524	132,524	0 %
Fund Balance, Beginning of Period	0	126,650	126,650	0 %
Fund Balance, End of Period	0	259,175	259,175	0 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0 %
Total Revenues	0	3	3	0 %
Excess of Revenues Over(Under) Expenditures	0	3	3	0 %
Fund Balance, Beginning of Period	0	882	882	0 %
Fund Balance, End of Period	0	886	886	0 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	11	11	0 %
Total Revenues	0	11	11	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	4,650	(4,650)	0 %
Total Expenditures	0	4,650	(4,650)	0 %
Excess of Revenues Over(Under) Expenditures	0	(4,639)	(4,639)	0 %
Fund Balance, Beginning of Period	0	4,643	4,643	0 %
Fund Balance, End of Period	0	3	3	0 %



# Parkway Center Community Development District

## Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2017 Through 3/31/2018

(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	3,671,094	3,671,094	0 %
Total Fund Balance, Beginning of Period	0	3,671,094	3,671,094	0 %
Fund Balance, End of Period	0	3,671,094	3,666,444	0 %

Parkway Center Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct  
Reconciliation ID: 03/31/18  
Reconciliation Date: 3/31/2018  
Status: Locked

Bank Balance	515,025.93
Less Outstanding Checks/Vouchers	7,235.91
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	507,790.02
Balance Per Books	<u>507,790.02</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Parkway Center Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 03/31/18

Reconciliation Date: 3/31/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4038	1/26/2017	System Generated Check/Voucher	884.00	A Bales Security Agency, Inc.
4411	3/22/2018	System Generated Check/Voucher	6,351.91	Nichols Landscape Architecture, Inc
Outstanding Checks/Vouchers			7,235.91	

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

**Detail**

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 03/31/18

Reconciliation Date: 3/31/2018

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
4385	2/22/2018	System Generated Check/Voucher	2,000.00	Faulkner Engineering Services, Inc.
4386	2/22/2018	System Generated Check/Voucher	16,395.00	Landscape Maintenance Professionals, Inc
4387	2/26/2018	System Generated Check/Voucher	39.99	Dog Waste Depot
4388	2/26/2018	System Generated Check/Voucher	8,014.72	Meritus Districts
4389	3/5/2018	Series 2008 FY18 Tax Dist ID 360	1,017.87	Parkway Center CDD
4390	3/5/2018	Series 2004 FY18 Tax Dist ID 360	2,800.20	Parkway Center CDD
CD033	3/5/2018	Verizon Payment	80.40	
4391	3/8/2018	System Generated Check/Voucher	1,381.00	Aquatic Systems, Inc.
4392	3/8/2018	System Generated Check/Voucher	1,610.00	Cardno, Inc.
4393	3/8/2018	System Generated Check/Voucher	1,808.00	Chubb & Son
4394	3/8/2018	System Generated Check/Voucher	200.00	Daniel Fleary
4395	3/8/2018	System Generated Check/Voucher	500.00	Grau & Associates
4396	3/8/2018	System Generated Check/Voucher	200.00	Earl W. Kunke
4397	3/8/2018	System Generated Check/Voucher	3,242.54	Stantec Consulting Services Inc. (SCSI)
4398	3/8/2018	System Generated Check/Voucher	2,882.00	Steve Gaskins Contracting, Inc.
4399	3/8/2018	System Generated Check/Voucher	200.00	Suzanne DeCopain
4400	3/8/2018	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
4401	3/8/2018	System Generated Check/Voucher	200.00	Jo Ann Ward
4402	3/14/2018	System Generated Check/Voucher	13,087.22	Accurate Drilling Solutions
4403	3/14/2018	System Generated Check/Voucher	442.87	Landscape Maintenance Professionals, Inc
4404	3/14/2018	System Generated Check/Voucher	665.80	TECO
4405	3/14/2018	System Generated Check/Voucher	490.87	TECO
4406	3/14/2018	System Generated Check/Voucher	444.90	TECO
4407	3/14/2018	System Generated Check/Voucher	7,497.61	TECO
4408	3/22/2018	System Generated Check/Voucher	2,109.52	Doug Belden Tax Collector
4409	3/22/2018	System Generated Check/Voucher	16,759.72	Landscape Maintenance Professionals, Inc

Parkway Center Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 03/31/18

Reconciliation Date: 3/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4410	3/22/2018	System Generated Check/Voucher	3,500.00	Meritus Districts
4412	3/22/2018	System Generated Check/Voucher	2,325.00	Signature Signs, Inc.
Cleared Checks/Vouchers			90,095.23	



Parkway Center Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 03/31/18

Reconciliation Date: 3/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR369	3/2/2018	Tax Distribution - 03.02.18	<u>7,005.19</u>
Cleared Deposits				<u>7,005.19</u>

# Commercial Checking Acct Public Funds

Account number:  
Image count: 27

■ March 1, 2018 - March 31, 2018 ■ Page 1 of 2

**WELLS  
FARGO**

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

## Questions?

Call your Customer Service Officer or Client Services

**1-800-AT WELLS** (1-800-289-3557)

5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: [wellsfargo.com](http://wellsfargo.com)

Write: Wells Fargo Bank, N.A. (182)

PO Box 63020

San Francisco, CA 94163

## Account summary

### Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$598,115.97	\$7,005.19	-\$90,095.23	\$515,025.93

## Credits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	03/06	7,005.19	Hlls Tax Licens Dist ID360 DN022034 Parkway Center
		<b>\$7,005.19</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$7,005.19</b>	<b>Total credits</b>

## Debits

### Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	03/05	80.40	< Business to Business ACH Debit - Verizon Wireless Payments 180305 062359092100001 0000000062359092100001
		<b>\$80.40</b>	<b>Total electronic debits/bank debits</b>

< **Business to Business ACH:** If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.

### Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
4385	2,000.00	03/05	4392	1,610.00	03/15	4399	200.00	03/29
4386	16,395.00	03/02	4393	1,808.00	03/16	4400	200.00	03/23
4387	39.99	03/06	4394	200.00	03/19	4401	200.00	03/14
4388	8,014.72	03/01	4395	500.00	03/15	4402	13,087.22	03/23
4389	1,017.87	03/14	4396	200.00	03/15	4403	442.87	03/22
4390	2,800.20	03/14	4397	3,242.54	03/16	4404	665.80	03/23
4391	1,381.00	03/16	4398	2,882.00	03/20	4405	490.87	03/23

**Checks paid (continued)**

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
4406	444.90	03/23	4408	2,109.52	03/28	4410	3,500.00	03/23
4407	7,497.61	03/23	4409	16,759.72	03/28	4412 *	2,325.00	03/30

**\$90,014.83      Total checks paid**

\* Gap in check sequence.

**\$90,095.23      Total debits**

**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
02/28	598,115.97	03/14	574,572.98	03/22	562,306.57
03/01	590,101.25	03/15	572,262.98	03/23	536,420.17
03/02	573,706.25	03/16	565,831.44	03/28	517,550.93
03/05	571,625.85	03/19	565,631.44	03/29	517,350.93
03/06	578,591.05	03/20	562,749.44	03/30	515,025.93

**Average daily ledger balance      \$559,883.74**

**IMPORTANT ACCOUNT INFORMATION****Important information about legal process fees.**

The fee for legal order processing, which includes handling levies, writs, garnishments, and any other legal documents that require funds to be attached, remains \$125. However, effective 2/16/18, the bank will assess no more than two legal process fees per account, per calendar month. Please note, the calendar month may not coincide with your statement cycle.



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 4/16/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	24	-1	Minimal debris
INVASIVE MATERIAL (FLOATING)	20	18	-2	Minor Algae
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Some Torpedo grass
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good

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

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



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 4/16/18

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

#### LANDSCAPE MAINTENANCE

TURF	5	4	-1	Little off color
TURF FERTILITY	10	8	-2	
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Minor Broadleaf
TURF INSECT/DISEASE CONTROL	10	10	0	OK
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	4	0	Some detail needed
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Looks good
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Just mulched
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	Broadleaf weeds

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	Look Good
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	OK

#### SCORE

100	93	-5	93%
-----	----	----	-----

Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts 4/16/2018





## Community Association Management Service, LLC

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: \_\_\_\_\_

Date: \_\_\_\_\_

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

#### LANDSCAPE MAINTENANCE

TURF	5	5	0	
TURF FERTILITY	10	10	0	
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	5	0	
WEED CONTROL - BED AREAS	5	5	0	
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

#### SCORE

100	100	0	100%
-----	-----	---	------

Contractor Signature: \_\_\_\_\_

Manager's Signature: \_\_\_\_\_

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



## Meritus

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 4/16/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	38	-2	Color looks good
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	30	0	The Hamlet and Belmont entrances are almost complete
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	25	-5	
SPECIALTY MONUMENTS	15	13	-2	Sanctuary monument could use pressure washing.
STREETS	25	25	0	Ok
PARKING LOTS	15	15	0	
<b>LIGHTING ELEMENTS</b>				
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
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	686	-14	98%

Manager's Signature: Gene Roberts

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

## **AQUATICS**

**DEBRIS  
INVASIVE MATERIAL (FLOATING)  
INVASIVE MATERIAL (SUBMERSED)  
FOUNTAINS/AERATORS  
DESIRABLE PLANTS**

## **AMENITIES**

**CLUBHOUSE INTERIOR  
CLUBHOUSE EXTERIOR  
POOL WATER  
POOL TILES  
POOL LIGHTS  
POOL FURNITURE/EQUIPMENT  
FIRST AID/SAFETY ITEMS  
SIGNAGE (rules, pool, playground)  
PLAYGROUND EQUIPMENT  
RECREATIONAL FACILITIES  
RESTROOMS  
HARDSCAPE  
ACCESS & MONITORING SYSTEM  
IT/PHONE SYSTEM  
TRASH RECEPTACLES  
FOUNTAINS**

## **MONUMENTS AND SIGNS**

**CLEAR VISIBILITY (Landscaping)  
PAINTING  
CLEANLINESS**

**GENERAL CONDITION**

**HIGH IMPACT LANDSCAPING**

**ENTRANCE MONUMENT  
RECREATIONAL AREAS  
SUBDIVISION MONUMENTS**

**HARDSCAPE ELEMENTS**

**WALLS/FENCING  
SIDEWALKS  
SPECIALITY MONUMENTS  
STREETS  
PARKING LOTS**

**LIGHTING ELEMENTS**

**STREET LIGHTING  
LANDSCAPE UPLIGHTING  
MONUMENT LIGHTING  
AMENITY CENTER LIGHTING**

**GATES**

**ACCESS CONTROL PAD  
OPERATING SYSTEM  
GATE MOTORS  
GATES**

# Description

Garbage and other pollutants

pond fountains/aerators - are they working, are they blocked

check lighting, spider webs, does it need to be repainted

check lighting, spider webs, does it need to be repainted

Color, clean

broken, chipped

All working

working, clean

is it all there

are rules posted, is all signage up and readable

can the kids reach the swings, are they broken

other than clubhouse such as Gazebo

clean and supplied

monuments

Does the system work

any issues with the phone system/internet

Are they in the right place, have they been cleaned, changed

running, clean

Can you see the signs

Is the paint chipping, is it legible

overall good condition

plantings, stone, condition

tables clean, trash

plantings, stone, condition

Are the lights working, are they enough

Are the lights working, are they enough

Are the lights working, are they enough

Are the lights working, are they enough

pad clean with right information

System closing and opening properly

rusting

rusting



## Parkway Ponds



The ponds are looking good.

























## Parkway Center



Entrance landscaping looks good.













The Indian Hawthorne shrubs at the Sanctuary entrance needs replacing.





New landscape at Belmont looks good.









Fresh mulch has been added.







Pepper tree along Deep Maple needs to be removed.



New landscaping in the Hamlet.







A vehicle struck an Oak tree by Night Shade.



## Action Item Template

Date	April 1, 2018
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Due Diligence	TS	2/1/18	Apr Mtg		done	Completed
2	Security	BH	7/1/17	Apr Mtg		done	Monthly patrols in progress.
4	Landscape Enhancements	BH	7/1/17	Apr Mtg		done	Completed
5	Amenity Parcel	SS	5/1/17	Apr Mtg		open	Memo on updated assessments and comparable project will be sent by 4/23
6	Ponds & Trash	BH	3/1/18	Apr Mtg		done	TM did not pick up so we had contractor remove and we will bill TM.
7	Purchase Agreement	SS	4/1/18	Apr Mtg		open	Counsel will review at meeting.
8	New Monument	BH	7/1/17	Apr Mtg		open	Tabled to be part of new amenity
9	Pressure Washing	BH	2/1/18	Apr Mtg		done	Completed





## Parkway Center CDD Waterway Inspection Report

---

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

**Inspection Date:** 4/9/2018

**Prepared for:**

Ms. Debby Hukill, CAM, DM

Meritus Corporation

2005 Pan Am Circle Drive, Suite #120

Tampa, Florida 33607

**Prepared by:**

Peter Simoes, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

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

1-800-432-4302

## Site: 3



### Comments: Treatment in progress

Overall Pond #3 looked great. Perimeter grasses were treated on 3/14 and displayed positive results after herbicide application.

## Site: 4



### Comments: Site looks good

Pond #4 looked good.



# Parkway Center CDD Waterway Inspection Report

4/9/2018

## Site: 5



### Comments: Treatment in progress

Upon inspection, substantial amounts of Hydrilla were noted within Pond #5. A submersed weed treatment was applied to Pond #5 on 3/14, and visual characteristics of treatment were observed during today's inspection. Please allow 14-21 days following treatment for the process to take desired effect. Minimal shoreline weeds were present and will be addressed during our upcoming scheduled maintenance visits.

## Site: 6



### Comments: Site looks good

Pond # 6 was observed with minimal Slender Spikerush growth. The Spikerush will continue to be monitored and treated as necessary. Water levels have dropped considerably since last inspection done on 3/5.



# Parkway Center CDD Waterway Inspection Report

4/9/2018

## Site: 8



### Comments: Site looks good

Considerable new growth of planted vegetation within the shelf of Pond #8. Minimal Cattails were observed within the planted area, which will be spot treated during our upcoming scheduled maintenance visits. Water levels have dropped since last monthly inspection done on 3/5.

## Site: 9



### Comments: Site looks good

Pond #9 has exhibited an increase in water clarity and a decrease in overall water level since our last monthly inspection. Minimal shoreline weeds present that will be addressed during our upcoming scheduled monthly maintenance visits.



# Parkway Center CDD Waterway Inspection Report

4/9/2018

## Site: 10



### Comments:

Site looks good

Pond #10 looked good during our inspection. Duck Potato was noted to be in very good health. One minor Cattail was observed growing within Pond # 10 and will be treated accordingly during our upcoming scheduled maintenance visits.

## Site: 11



### Comments:

Site looks good

Pickrelweed was observed to be growing within the littoral shelf of Pond #11, as well as around the perimeter of the pond.



# Parkway Center CDD Waterway Inspection Report

4/9/2018

## Site: 16



### Comments: Site looks good

Pond # 16 looked good. Healthy pods of Pickerelweed were growing around the shoreline, which will continue to be promoted throughout our scheduled visits. Whistling ducks were observed swimming and feeding within the Pond.

## Site: 17



### Comments: Site looks good

Minimal anticipated new growth of Alligator Weed was identified around the perimeter of Pond #17, which will be treated upon our upcoming routine maintenance visits. Once vegetation has been treated please allow 14-21 days for application of herbicide to have its desired effects.

# Parkway Center CDD Waterway Inspection Report

4/9/2018

## Management Summary

Overall, the ponds within the community of Parkway Center CDD have improved since the last scheduled monthly inspection report, with the most notable improvement being the native vegetative growth within Ponds #5, #8, #10, and #16. ASI will continue to promote native vegetation as it helps to increase water clarity and improves the overall functionality of storm water retention ponds. Water levels throughout the community have decreased significantly since last monthly Inspections, most notably within Ponds #5, #6, #8, #9, #10, and #11 respectively.

The shorelines inspected in today's reports looked good following last month's scheduled maintenance visits on 3/14, and 3/21. Minimal expected growth of Pennywort and Alligator Weed were present around the perimeters of Ponds #5, #8, #9, and #17. Shorelines are routinely targeted for invasive weed growth during our scheduled treatment dates. Please allow 14-21 days following herbicide application for desired effects to take place.

Water levels throughout the community have exhibited an overall decrease due to the lack of rain. Water level decreases were visibly noted within Ponds #5, #6, #8, #9, #10, and #11. Florida typically dries out by late October, lasting through the winter months into early spring, as cold fronts return to the Sunshine State, sweeping away any oppressive heat or humidity. From late spring through early fall, Florida's wet season sets in. Cold fronts can no longer penetrate that far south, so warmth and humidity simply build.

Submersed Hydrilla, an invasive aquatic plant, was noted in substantial amounts within Pond #5. Treatment of said Hydrilla is in progress and should be showing signs of effectiveness within 14-21 days. Herbicide applications used by ASI are efficient at reducing vegetative growth of submersed plants while maintaining healthy desirable native plants. Minimal Slender Spikerush, a native submersed plant, was identified within Pond #6 and will continue to be monitored and treated as necessary. Although no algae was present within the community at the time of this inspection, when these submersed plants reach the water's surface they provide habitat for increased algal growth. ASI will continue to promote a healthy pond ecosystem by reducing invasive weeds and controlling algae within all the Ponds in Parkway Center CDD.

## Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Treat minor shoreline weeds within Ponds #5, #8, #9, and #17.
- Re-target Cattails within shelf of Pond #8.
- Continue to promote native vegetation throughout the community.
- Re-treat substantial Hydrilla within Pond #5.

THANK YOU FOR CHOOSING ASI!



