

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 22, 2018**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
AUGUST 22, 2018 at 6:30 p.m.**

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

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

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

The District Agenda is comprised of four different sections:

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

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

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

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

Board of Supervisors
Parkway Center Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, August 22, 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. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2019 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2019 Budget
 - E. Consideration of Resolution 2018-07; Adopting Fiscal Year 2019 Budget..... Tab 01
- 4. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2018-08; Assessment Resolution Tab 02
 - B. Consideration of Resolution 2018-09; Setting Fiscal Year 2019 Meeting Schedule..... Tab 03
 - C. Discussion on Amenity Center..... Tab 04
 - D. General Matters of the District
- 6. CONSENT AGENDA**
 - A. Consideration of Minutes of Board of Supervisors Continued Meeting July 10, 2018 Tab 05
 - B. Consideration of Minutes of Board of Supervisors Meeting July 25, 2018..... Tab 06
 - C. Consideration of Operations and Maintenance Expenditures July 2018 Tab 07
 - D. Review of Financial Statements through July 31, 2018..... Tab 08
- 7. MANAGEMENT REPORTS**
 - A. District Manager's Report
 - B. Field Manager
 - i. District Inspection Reports..... Tab 09
 - ii. Staff Action List..... Tab 10
 - iii. Aquatic Systems Reports Tab 11
- 8. SUPERVISOR REQUESTS**
- 9. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 10. 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 2018-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Parkway Center Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Parkway Center Community Development District for the Fiscal Year Ending September 30, 2019."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of **\$1,207,067.84** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$550,108.84</u>
DEBT SERVICE FUND(S)	<u>\$656,959.00</u>
TOTAL ALL FUNDS	<u>\$1,207,067.84</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF AUGUST 2018.

ATTEST:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

2019



PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT



FISCAL YEAR 2019
FINAL ANNUAL OPERATING BUDGET

AUGUST 22, 2018

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019

FINAL ANNUAL OPERATING BUDGET

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AUGUST 22, 2018

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Parkway Center Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2019, which begins on October 1, 2018. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2004 Capital Improvement Revenue Bonds
300	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2008 Capital Improvement Revenue Refunding Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Current Period Actuals 10/1/17 - 3/31/18	Projected Revenues & Expenditures 4/1/18 to 9/30/18	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	540,847.00	542,804.31	8,636.55	551,440.86	10,593.86
TOTAL SPECIAL ASSESSMENTS	540,847.00	542,804.31	8,636.55	551,440.86	10,593.86
INTEREST EARNINGS					
Interest Earnings	50.00	155.22	0.00	155.22	105.22
TOTAL INTEREST EARNINGS	50.00	155.22	0.00	155.22	105.22
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	25,000.00	0.00	25,000.00	25,000.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	25,000.00	0.00	25,000.00	25,000.00
OTHER MISCELLANEOUS REVENUES					
Undesignated Reserves	23,679.84	0.00	62,065.71	62,065.71	38,385.87
TOTAL OTHER MISCELLANEOUS REVENUES	23,679.84	0.00	62,065.71	62,065.71	38,385.87
TOTAL REVENUES	\$564,576.84	\$567,959.53	\$70,702.26	\$638,661.79	\$74,084.95
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	10,000.00	4,800.00	5,200.00	10,000.00	0.00
TOTAL LEGISLATIVE	10,000.00	4,800.00	5,200.00	10,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	28,840.00	14,419.98	14,420.02	28,840.00	0.00
Recording Secretary	5,543.00	2,771.52	2,771.48	5,543.00	0.00
District Engineer	6,000.00	8,840.04	5,000.00	13,840.04	7,840.04
Disclosure Report	1,000.00	1,000.00	0.00	1,000.00	0.00
Trustees Fees	7,000.00	4,150.43	4,349.57	8,500.00	1,500.00
Auditing Services	5,000.00	569.00	7,331.00	7,900.00	2,900.00
Arbitrage Rebate Calculation	1,300.00	650.00	650.00	1,300.00	0.00
Financial Services	26,677.00	16,838.48	9,838.52	26,677.00	0.00
Postage, Phone, Faxes, Copies	600.00	848.46	300.00	1,148.46	548.46
Digital Meeting Media	500.00	0.00	500.00	500.00	0.00
Public Officials Insurance	2,500.00	1,803.05	0.00	1,803.05	(696.95)
Legal Advertising	550.00	696.50	500.00	1,196.50	646.50
Bank Fees	186.00	28.26	157.74	186.00	0.00
Dues, Licenses & Fees	200.00	15,349.48	0.00	15,349.48	15,149.48
Miscellaneous Fees	500.00	0.00	0.00	0.00	(500.00)
Investment Reporting Fees	2,000.00	1,099.98	900.02	2,000.00	0.00
Office Supplies	200.00	0.00	0.00	0.00	(200.00)
Technology Services	4,000.00	1,308.00	692.00	2,000.00	(2,000.00)
Website Administration	1,000.00	0.00	1,000.00	1,000.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	93,596.00	70,373.18	48,410.35	118,783.53	25,187.53
LEGAL COUNSEL					
District Counsel	10,000.00	11,889.00	4,111.00	16,000.00	6,000.00
TOTAL LEGAL COUNSEL	10,000.00	11,889.00	4,111.00	16,000.00	6,000.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services - Other	11,000.00	0.00	11,000.00	11,000.00	0.00
Street Lighting	80,000.00	54,704.11	43,704.11	98,408.22	18,408.22
TOTAL ELECTRIC UTILITY SERVICES	91,000.00	54,704.11	54,704.11	109,408.22	18,408.22
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	12,400.00	10,753.24	0.00	10,753.24	(1,646.76)
Entry & Walls Maintenance	5,500.00	0.00	2,000.00	2,000.00	(3,500.00)
Landscape Maintenance - Contract	215,833.84	98,370.00	98,370.00	196,740.00	(19,093.84)
Field Manager	27,707.00	13,853.58	13,853.42	27,707.00	0.00
Irrigation Maintenance	10,000.00	5,627.16	4,372.84	10,000.00	0.00
Plant Replacement Program	10,500.00	9,383.75	2,000.00	11,383.75	883.75
Waterway Management Program-Contract	14,040.00	11,378.00	3,000.00	14,378.00	338.00
Waterway Management Program - Other	5,000.00	3,013.05	2,000.00	5,013.05	13.05
Waterway Management Program - Erosion Control	5,000.00	0.00	2,000.00	2,000.00	(3,000.00)
Waterway Mgt. Program-Aquatic Plantings	4,000.00	0.00	2,000.00	2,000.00	(2,000.00)
Capital Improvements	10,000.00	63,267.96	0.00	63,267.96	53,267.96
TOTAL OTHER PHYSICAL ENVIRONMENT	319,980.84	215,646.74	129,596.26	345,243.00	25,262.16
ROAD & STREET FACILITIES					
Street/Decorative Light Maintenance	1,000.00	10,623.06	0.00	10,623.06	9,623.06
Pavement & Signage Repairs	4,500.00	0.00	2,000.00	2,000.00	(2,500.00)
Holiday Lighting	5,000.00	5,160.00	0.00	5,160.00	160.00
TOTAL ROAD & STREET FACILITIES	10,500.00	15,783.06	2,000.00	17,783.06	7,283.06
PARKS & RECREATION					
Miscellaneous Maintenance	5,000.00	756.98	1,300.00	2,056.98	(2,943.02)
Security Patrol	24,000.00	9,443.50	9,443.50	18,887.00	(5,113.00)
Special Events	500.00	0.00	500.00	500.00	0.00
TOTAL PARKS & RECREATION	29,500.00	10,200.48	11,243.50	21,443.98	(8,056.02)
RESERVES					
Capital Asset Reserves	0.00	0.00	0.00	0.00	0.00
TOTAL RESERVES	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	\$564,576.84	\$383,396.57	\$255,265.22	\$638,661.79	\$74,084.95
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$184,562.96	(\$184,562.96)	\$0.00	\$0.00

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18	Fiscal Year 2019 Final Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	540,847.00	551,440.86	10,593.86	540,847.00	0.00
TOTAL SPECIAL ASSESSMENTS	540,847.00	551,440.86	10,593.86	540,847.00	0.00
INTEREST EARNINGS					
Interest Earnings	50.00	155.22	105.22	50.00	0.00
TOTAL INTEREST EARNINGS	50.00	155.22	105.22	50.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	25,000.00	25,000.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	25,000.00	25,000.00	0.00	0.00
OTHER MISCELLANEOUS REVENUES					
Undesignated Reserves	23,679.84	62,065.71	38,385.87	9,211.84	(14,468.00)
TOTAL OTHER MISCELLANEOUS REVENUES	23,679.84	62,065.71	38,385.87	9,211.84	(14,468.00)
TOTAL REVENUES	\$564,576.84	\$638,661.79	\$74,084.95	\$550,108.84	(\$14,468.00)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	10,000.00	10,000.00	0.00	10,000.00	0.00
TOTAL LEGISLATIVE	10,000.00	10,000.00	0.00	10,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	28,840.00	28,840.00	0.00	28,840.00	0.00
Recording Secretary	5,543.00	5,543.00	0.00	4,000.00	(1,543.00)
District Engineer	6,000.00	13,840.04	7,840.04	6,000.00	0.00
Disclosure Report	1,000.00	1,000.00	0.00	1,000.00	0.00
Trustees Fees	7,000.00	8,500.00	1,500.00	8,500.00	1,500.00
Auditing Services	5,000.00	7,900.00	2,900.00	7,900.00	2,900.00
Arbitrage Rebate Calculation	1,300.00	1,300.00	0.00	1,300.00	0.00
Financial Services	26,677.00	26,677.00	0.00	26,677.00	0.00
Postage, Phone, Faxes, Copies	600.00	1,148.46	548.46	600.00	0.00
Digital Meeting Media	500.00	500.00	0.00	0.00	(500.00)
Public Officials Insurance	2,500.00	1,803.05	(696.95)	3,025.00	525.00
Legal Advertising	550.00	1,196.50	646.50	1,100.00	550.00
Bank Fees	186.00	186.00	0.00	186.00	0.00
Dues, Licenses & Fees	200.00	15,349.48	15,149.48	200.00	0.00
Miscellaneous Fees	500.00	0.00	(500.00)	500.00	0.00
Investment Reporting Fees	2,000.00	2,000.00	0.00	2,000.00	0.00
Office Supplies	200.00	0.00	(200.00)	200.00	0.00
Technology Services	4,000.00	2,000.00	(2,000.00)	2,000.00	(2,000.00)
Website Administration	1,000.00	1,000.00	0.00	1,000.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	93,596.00	118,783.53	25,187.53	95,028.00	1,432.00
LEGAL COUNSEL					
District Counsel	10,000.00	16,000.00	6,000.00	15,000.00	5,000.00
TOTAL LEGAL COUNSEL	10,000.00	16,000.00	6,000.00	15,000.00	5,000.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services - Other	11,000.00	11,000.00	0.00	0.00	(11,000.00)
Street Lighting	80,000.00	98,408.22	18,408.22	91,000.00	11,000.00
TOTAL ELECTRIC UTILITY SERVICES	91,000.00	109,408.22	18,408.22	91,000.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	12,400.00	10,753.24	(1,646.76)	11,000.00	(1,400.00)
Entry & Walls Maintenance	5,500.00	2,000.00	(3,500.00)	2,000.00	(3,500.00)
Landscape Maintenance - Contract	215,833.84	196,740.00	(19,093.84)	215,833.84	0.00
Field Manager	27,707.00	27,707.00	0.00	27,707.00	0.00
Irrigation Maintenance	10,000.00	10,000.00	0.00	2,000.00	(8,000.00)
Plant Replacement Program	10,500.00	11,383.75	883.75	10,500.00	0.00
Waterway Management Program-Contract	14,040.00	14,378.00	338.00	14,040.00	0.00
Waterway Management Program - Other	5,000.00	5,013.05	13.05	5,000.00	0.00
Waterway Management Program - Erosion Control	5,000.00	2,000.00	(3,000.00)	3,000.00	(2,000.00)
Waterway Mgt. Program-Aquatic Plantings	4,000.00	2,000.00	(2,000.00)	2,000.00	(2,000.00)
Capital Improvements	10,000.00	63,267.96	53,267.96	10,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	319,980.84	345,243.00	25,262.16	303,080.84	(16,900.00)
ROAD & STREET FACILITIES					
Street/Decorative Light Maintenance	1,000.00	10,623.06	9,623.06	1,000.00	0.00
Pavement & Signage Repairs	4,500.00	2,000.00	(2,500.00)	2,500.00	(2,000.00)
Holiday Lighting	5,000.00	5,160.00	160.00	5,000.00	0.00
TOTAL ROAD & STREET FACILITIES	10,500.00	17,783.06	7,283.06	8,500.00	(2,000.00)
PARKS & RECREATION					
Miscellaneous Maintenance	5,000.00	2,056.98	(2,943.02)	3,000.00	(2,000.00)
Security Patrol	24,000.00	18,887.00	(5,113.00)	24,000.00	0.00
Special Events	500.00	500.00	0.00	500.00	0.00
TOTAL PARKS & RECREATION	29,500.00	21,443.98	(8,056.02)	27,500.00	(2,000.00)
RESERVES					
Capital Asset Reserves	0.00	0.00	0.00	0.00	0.00
TOTAL RESERVES	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	\$564,576.84	\$638,661.79	\$74,084.95	\$550,108.84	(\$14,468.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.00)

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legislative

Supervisor's Fees

The amount paid to each Supervisor for the time devoted to the District business and monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board.

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

Recording Secretary

As part of the consulting managers contract, the District retains a Recording Secretary to prepare and record the minutes of the official district records of proceeding.

District Engineer

Requirements for legal services are estimated annual expenditures on as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Disclosure Report

This is required of the District as part of the bond indentures.

Trustees Fees

This is required of the District as part of the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Financial Services

As part of the consulting managers contract, the District retains Financial Services to process invoices, tax-roll preparation and record the District's transactions in compliance with governmental accounting standards.

Travel Per Diem

This applies at the current rate of mileage reimbursement for official District business.

Postage, Phone, Fax, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Rentals & Leases

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated annual expenditures on an as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Water-Sewer Combination Services

Water Utility Services

This item is for service to satisfy common element water needs.

Other Physical Environment

Field Manager

As an anticipated addendum to the consulting managers contract, the District will retain the services of a Field Manager. The Field Manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs. The fee for this service is reviewed annually.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance - Contract

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

Landscape fees that do not fall within the scope of services covered under the landscape contract.

Miscellaneous Maintenance

To provide for unbudgeted repairs and maintenance.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Waterway Mgt Program - Contract

This item is for the contract that maintains the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Waterway Mgt Program - Other

This category is for the unforeseen items that are not under contract to maintain the multiple waterways in the District.

Waterway Mgt Program - Erosion Control

This category is for the erosion issues that are not under contract that may occur along the banks of the multiple waterways in the District.

Capital Improvements

This item provides for capital improvements relating to the District's physical environment.

Road & Street Facilities

Decorative Light Maintenance

This item provides for maintenance and repairs of the street lights and decorative lighting throughout the District.

Pavement and Signage Repairs

This item provides for maintenance and repairs of the signage throughout the District.

Street Sweeping

This item provides for cleaning of the District roadways.

Parks & Recreation

Security Patrol

This item is for the contractual service of the Sheriff's office or a private vendor to provide random patrols of the District assets and the community as a whole.

Capital Improvements

This item provides for capital improvements relating to the District's parks and recreational areas.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2004A

REVENUES

CDD Debt Service Assessments	\$	435,031
TOTAL REVENUES	\$	435,031

EXPENDITURES

Series 2004A May Bond Principal Payment	\$	150,000
Series 2004A May Bond Interest Payment	\$	144,813
Series 2004A November Bond Interest Payment	\$	140,219
TOTAL EXPENDITURES	\$	435,031
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	4,630,000
Principal Payment Applied Toward Series 2004A Bonds	\$	150,000
Bonds Outstanding - Period Ending 11/1/2019	\$	4,480,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2004B

REVENUES

CDD Debt Service Assessments	\$	49,000
TOTAL REVENUES	\$	49,000

EXPENDITURES

Series 2004B May Bond Principal Payment	\$	-
Series 2004B May Bond Interest Payment	\$	24,500
Series 2004B November Bond Interest Payment	\$	24,500
TOTAL EXPENDITURES	\$	49,000
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	700,000
Principal Payment Applied Toward Series 2004B Bonds	\$	-
Bonds Outstanding - Period Ending 11/1/2019	\$	700,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2008

REVENUES

CDD Debt Service Assessments	\$	172,928
TOTAL REVENUES	\$	172,928

EXPENDITURES

Series 2008 May Bond Principal Payment	\$	95,000
Series 2008 May Bond Interest Payment	\$	40,113
Series 2008 November Bond Interest Payment	\$	37,814
TOTAL EXPENDITURES	\$	172,928
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	1,635,000
Principal Payment Applied Toward Series 2008 Bonds	\$	95,000
Bonds Outstanding - Period Ending 11/1/2019	\$	1,540,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

			Fiscal Year 2018			Fiscal Year 2019			
Lot Size	ERU Value	Unit Count ⁽³⁾	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2018 Total Assessment	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2019 Total Assessment	Inc/(Dec) in Annual CDD Fees Per Unit ⁽²⁾
Phase 1 - Series 2008									
SF 40'	1.00	199	\$325.00	\$318.98	\$643.98	\$325.00	\$318.98	\$643.98	\$0.00
SF 50'	1.25	217	\$406.00	\$398.72	\$804.72	\$406.00	\$398.72	\$804.72	\$0.00
SF 65'	1.50	73	\$487.00	\$478.47	\$965.47	\$487.00	\$478.47	\$965.47	\$0.00
Phase 2 - Series 2004									
Townhome	0.75	604	\$324.00	\$239.23	\$563.23	\$324.00	\$239.23	\$563.23	\$0.00
SF 50'	1.25	532	\$541.00	\$398.72	\$939.72	\$541.00	\$398.72	\$939.72	\$0.00
SF 60'	1.50	96	\$649.00	\$478.47	\$1,127.47	\$649.00	\$478.47	\$1,127.47	\$0.00

Notations:

⁽¹⁾ Annual assessments are adjusted for the County collection costs and statutory early payment discounts.

⁽²⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

⁽³⁾ Phase 1: Additional 50' lot platted and merged with HOA tract

FISCAL YEAR 2019
FINAL ANNUAL OPERATING BUDGET

RESOLUTION 2018-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parkway Center Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Parkway Center Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 22nd day of August, 2018.

ATTEST:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Exhibit B: Assessment Roll

RESOLUTION 2018-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND
LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND
PROVIDING FOR AN EFFECTIVE DATE HEREOF**

WHEREAS, Parkway Center Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the Parkway Center Community Development District, for the Fiscal Year 2019, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 22nd DAY OF AUGUST, 2018.

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

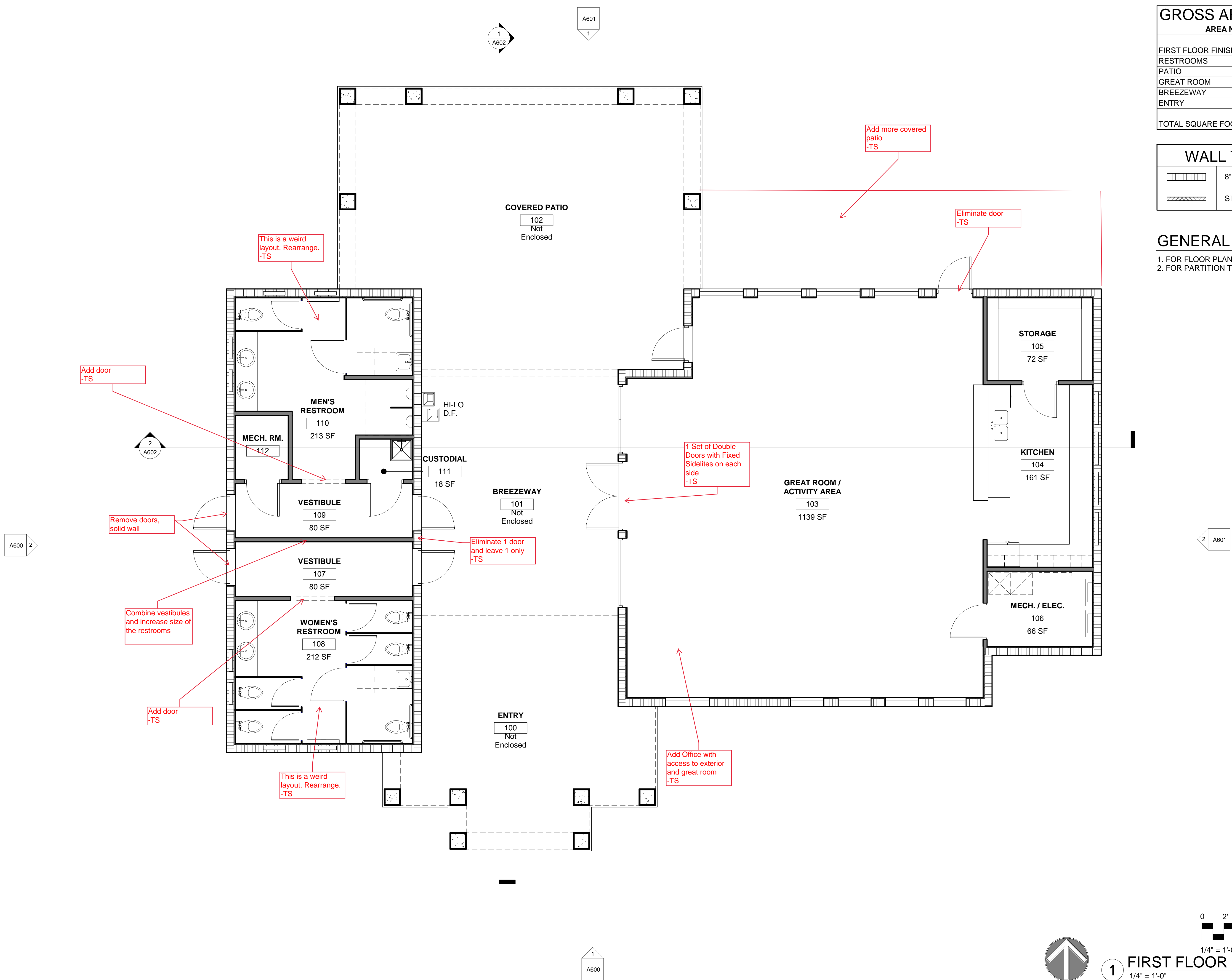
**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2018/2019

October	24, 2018	6:30 p.m.
November	21, 2018	6:30 p.m.*
December	26, 2018	6:30 p.m.*
January	23, 2019	6:30 p.m.
February	27, 2019	6:30 p.m.
March	27, 2019	6:30 p.m.
April	24, 2019	6:30 p.m.
May	22, 2019	6:30 p.m.
June	26, 2019	6:30 p.m.
July	24, 2019	6:30 p.m.
August	28, 2019	6:30 p.m.
September	25, 2019	6:30 p.m.

*** Meeting may be cancelled or rescheduled due to the holiday.**

All meetings will convene at 6:30 p.m. at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.



GROSS AREA TABULATION	
AREA NAME	SQUARE FT.
FIRST FLOOR FINISH	
RESTROOMS	890 SF
PATIO	723 SF
GREAT ROOM	1588 SF
BREEZEWAY	423 SF
ENTRY	406 SF
TOTAL SQUARE FOOTAGE	4030 SF

WALL TYPE LEGEND	
	8" CONCRETE BLOCK
	STONE VENEER

- GENERAL NOTES
- FOR FLOOR PLAN DIMENSIONED, REFER TO 1 / A200
 - FOR PARTITION TYPES, REFER TO ---

ARCHITECTURE | DESIGN | PLANNING

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JAG
LICENSE # AR 001343

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SHEET INFORMATION

Project Number:	18-0526
Date:	7/31/2018 10:34:22 AM
Issue Date:	###/###/###
Reviewed By:	JAG
Drawn By:	DRS

Scale: 1/4" = 1'-0"

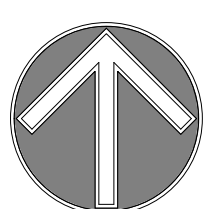
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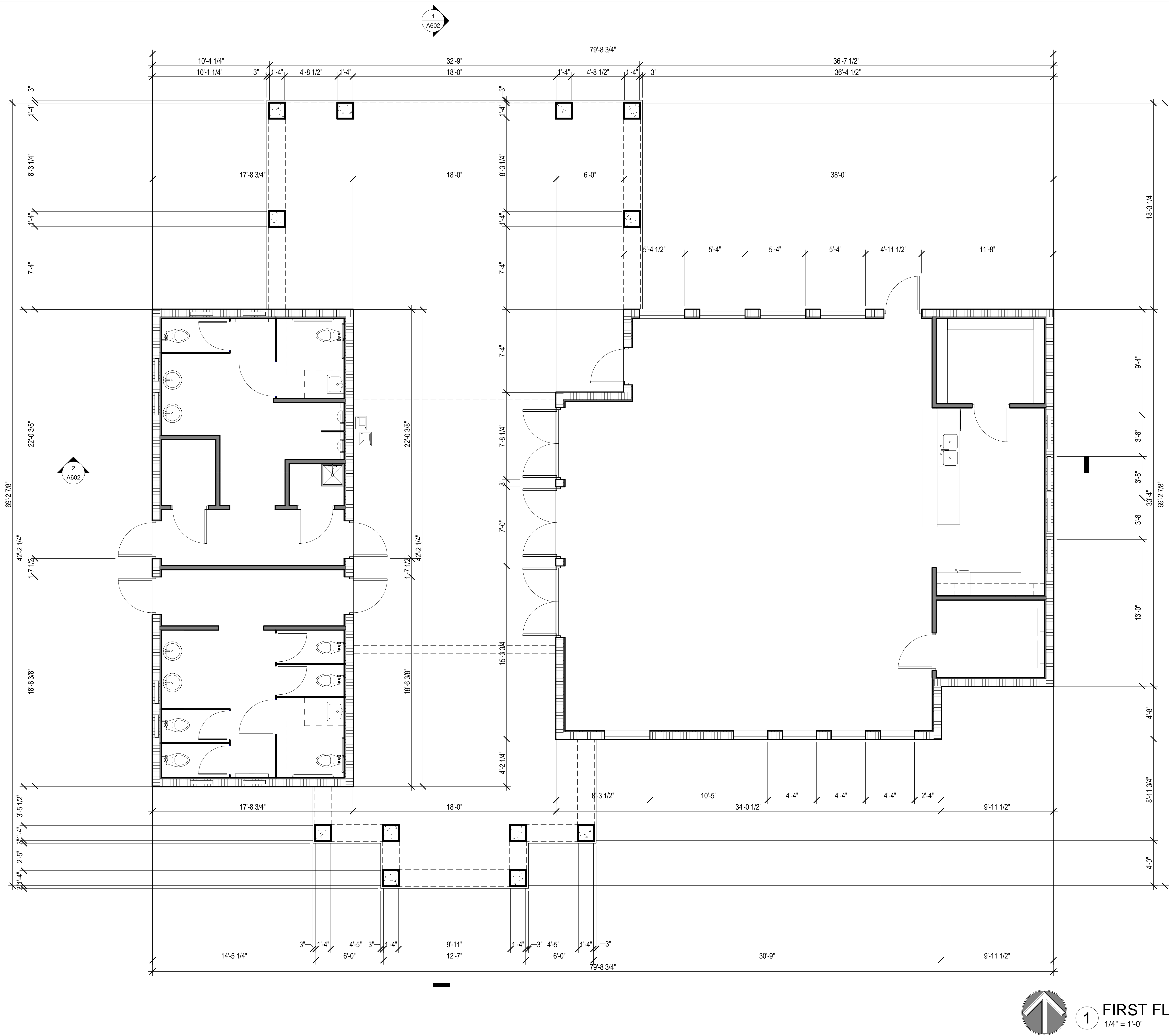
Sheet No. **A100**

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PARKWAY AMENITY CENTER

1 FIRST FLOOR PLAN - NOTES
1/4" = 1'-0"



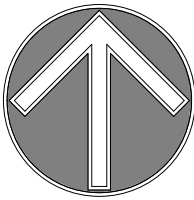
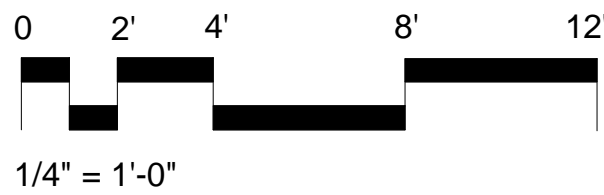


AREA TABULATION	
FIRST FLOOR PLAN	### SQ FT
SECOND FLOOR PLAN	### SQ FT
ROOM NAME	### SQ FT
ROOM NAME	### SQ FT
TOTAL SQ FT.	### SQ FT

WALL TYPE LEGEND	
	8" CONCRETE BLOCK
	STONE VENEER

GENERAL NOTES

1. FOR FLOOR PLAN NOTES, REFER TO 1 / A100
2. FOR PARTITION TYPES, REFER TO ---



1 FIRST FLOOR PLAN - DIMENSIONS
1/4" = 1'-0"

Type Phase Here

PARKWAY AMENITY CENTER

SHEET INFORMATION	
Project Number:	18-0526
Date:	7/31/2018 10:34:23 AM
Issue Date:	###/###/###
Reviewed By:	JAG
Drawn By:	DRS

Scale: 1/4" = 1'-0"

Sheet Name:
FLOOR PLAN -
DIMENSIONS

Sheet No.
A200

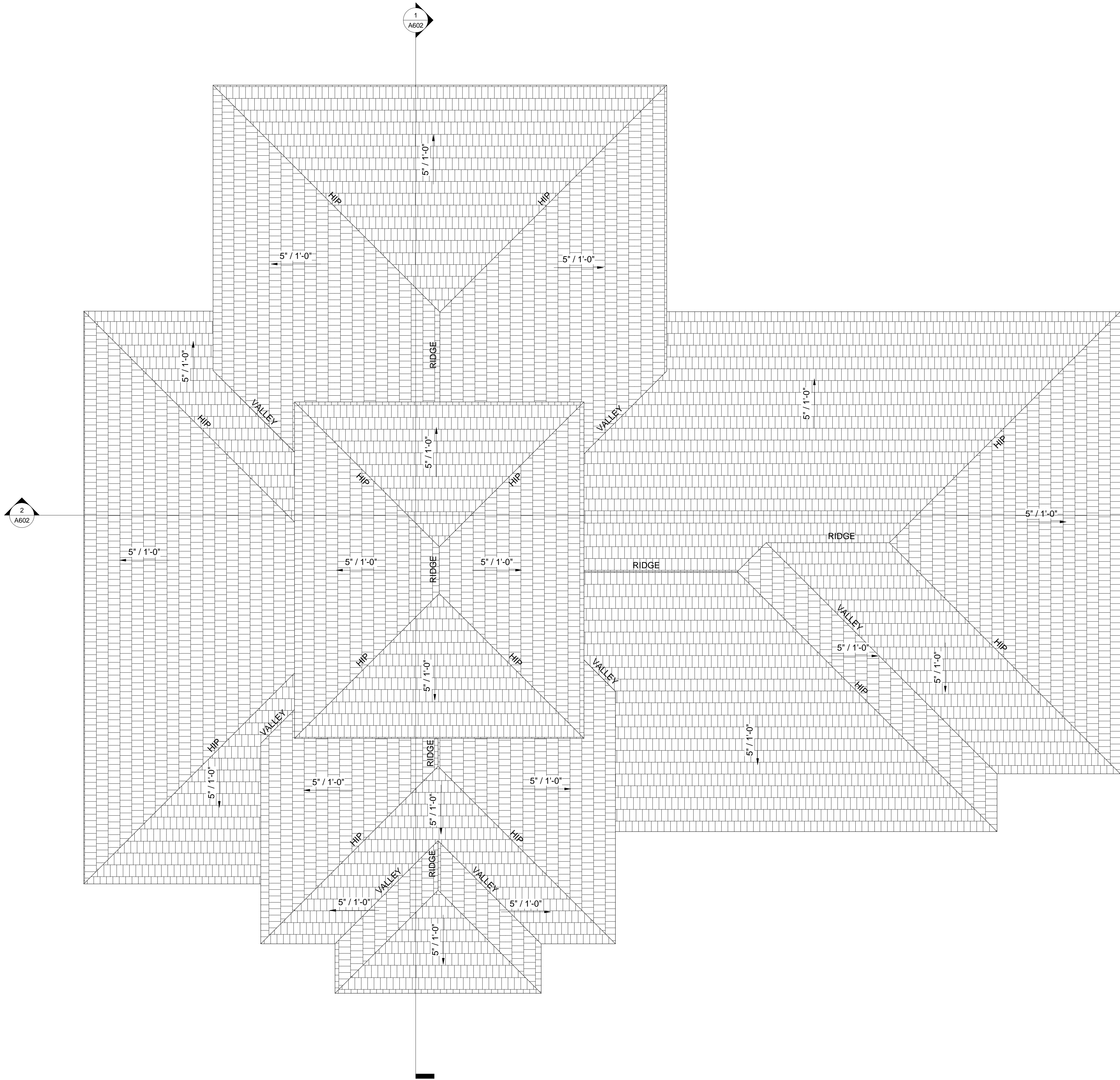
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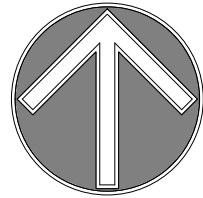
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ROOF TYPE LEGEND	
	STANDING SEAM METAL ROOF ON 2X6 T&G LUMBER



1

ROOF PLAN

1/4" = 1'-0"

02'4'8'12'

1/4" = 1'-0"

Type Phase Here

PARKWAY AMENITY CENTER

SHEET INFORMATION	
Project Number:	18-0526
Date:	7/31/2018 10:34:26 AM
Issue Date:	#####
Reviewed By:	JAG
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Sheet Name:
ROOF PLAN


Sheet No.
A500

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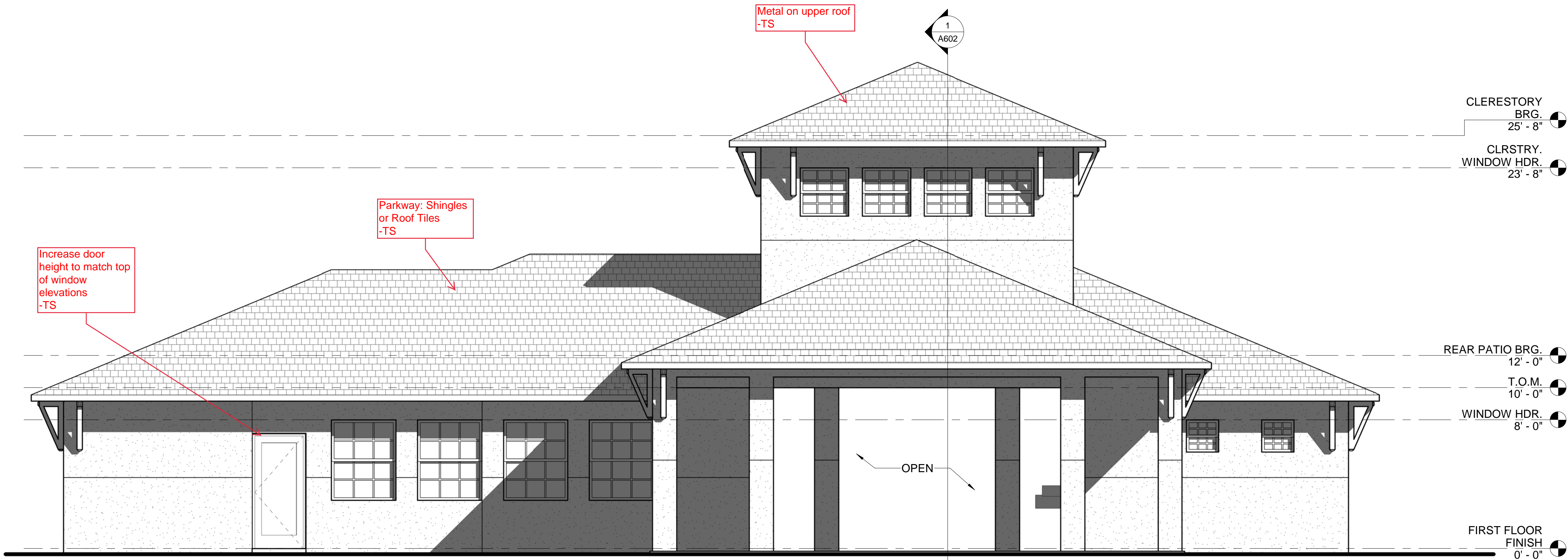
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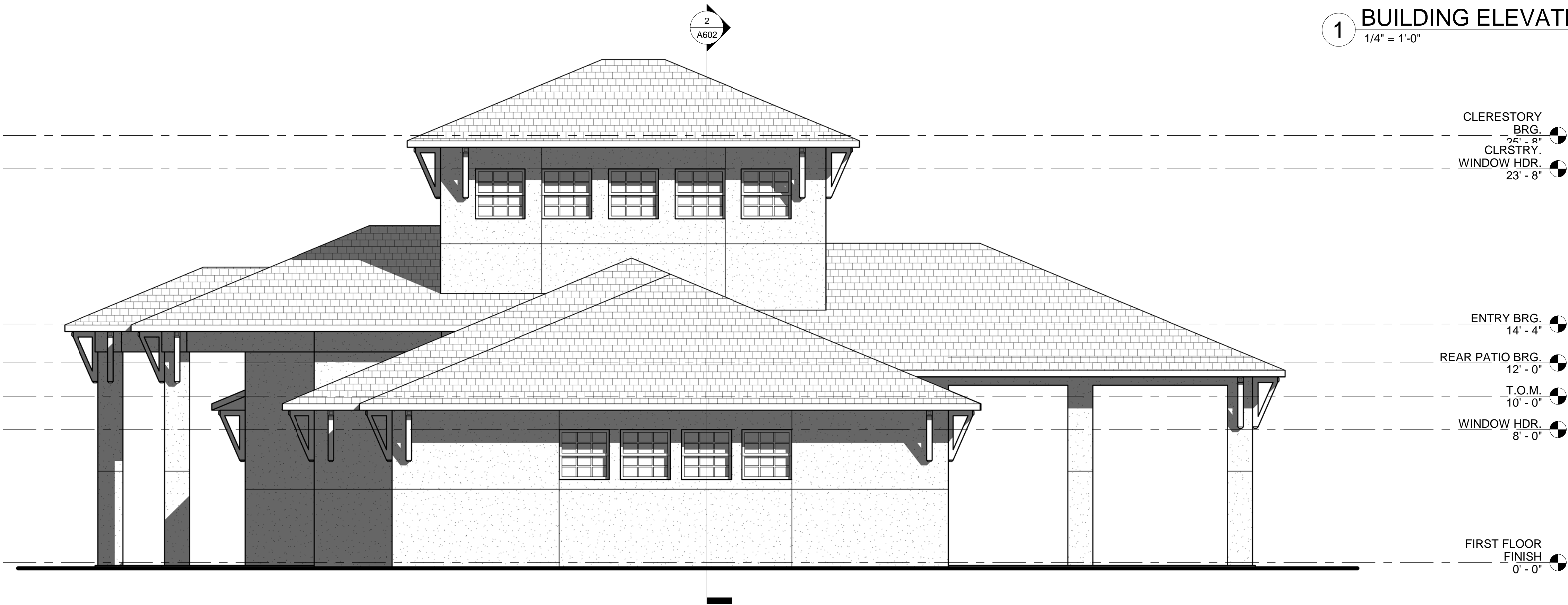
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pkasesee.com
AA26033115





1 BUILDING ELEVATION - NORTH
1/4" = 1'-0"



2 BUILDING ELEVATION - EAST
1/4" = 1'-0"

ELEVATION SCHEDULE	
MARK	DESCRIPTION
1	1X WOOD CLADDING - CYPRESS, G.C. TO COORDINATE
2	2X WOOD STUD WALL W/ STONE VENEER TO ROOF DECKING
3	ACCESS GATE, 48", BLACK ALUMINUM
4	GIRDER TRUSS, INTERIOR WEBBING, REFER TO STRUCTURALS
5	MAIN TRUSS, INTERIOR WEBBING, REFER TO STRUCTURALS
6	STONE VENEER, REFER TO DETAILS
7	DRINKING FOUNTAINS
8	STANDING SEAM METAL ROOF ON 2X6 T & G WOOD STUD ON TRUSSES
9	24" SQ. POURED CONCRETE COLUMN, TYP.
10	FRONT & REAR GIRDER TO BUCKET INTO OUTSIDE TRUSS
11	ADA ACCESS RAMP
12	MAIN TRUSS TOP CHORD EXTENSION, REFER TO TRUSS MANUF.
13	RAILING @ 36" A.F.F., BLACK ALUMINUM
14	(3) PLY 1-3/4"X24" LVL, REFER TO STRUCTURAL DRAWINGS
15	WOOD RAFTERS, REFER TO STRUCTURALS
16	STANDING SEAM METAL ROOF ON 5/8" SHEATHING ON TRUSSES

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ARCHITECTURE | DESIGN | PLANNING

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o/(407) 880-2333
pk@keesee.com

AI

BD

NCBDC

2020

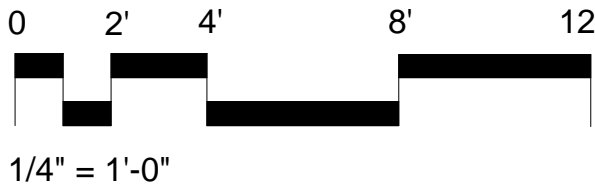
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ARCHITECT
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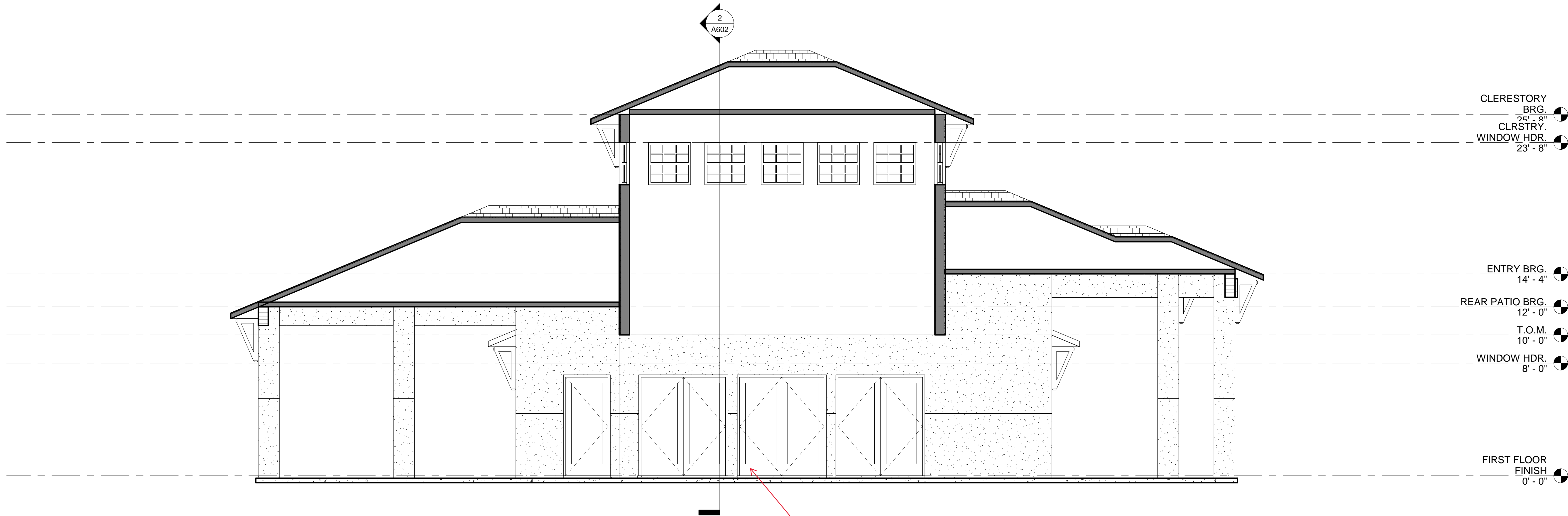
PARKWAY AMENITY CENTER

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Date:	7/31/2018 10:34:37 AM
Issue Date:	###/###/###
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Drawn By:	DRS
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Sheet Name:	BUILDING ELEVATIONS
Sheet No.	A601

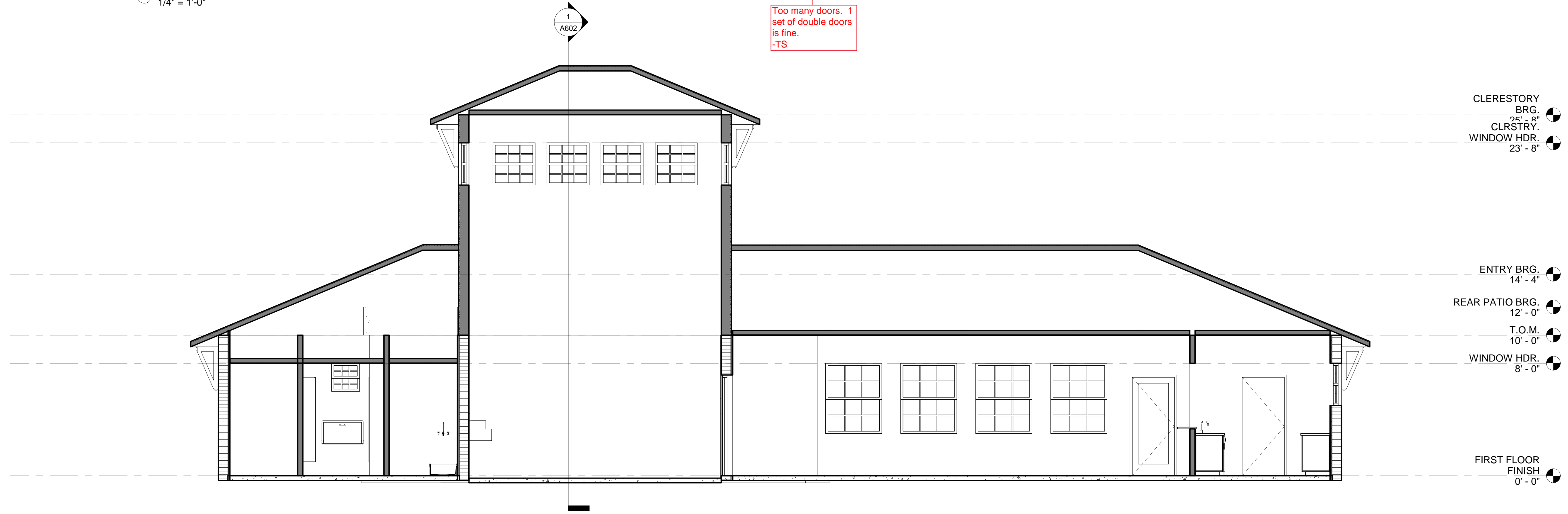


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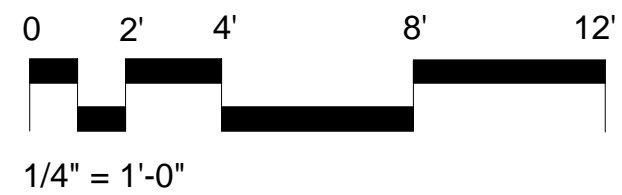
Address Here



① BUILDING SECTION 1
1/4" = 1'-0"



② BUILDING SECTION 2
1/4" = 1'-0"



Type Phase Here

PARKWAY AMENITY CENTER

SHEET INFORMATION	
Project Number:	18-0526
Date:	7/31/2018 10:34:38 AM
Issue Date:	###/###
Reviewed By:	JAG
Drawn By:	DRS

Scale: 1/4" = 1'-0"

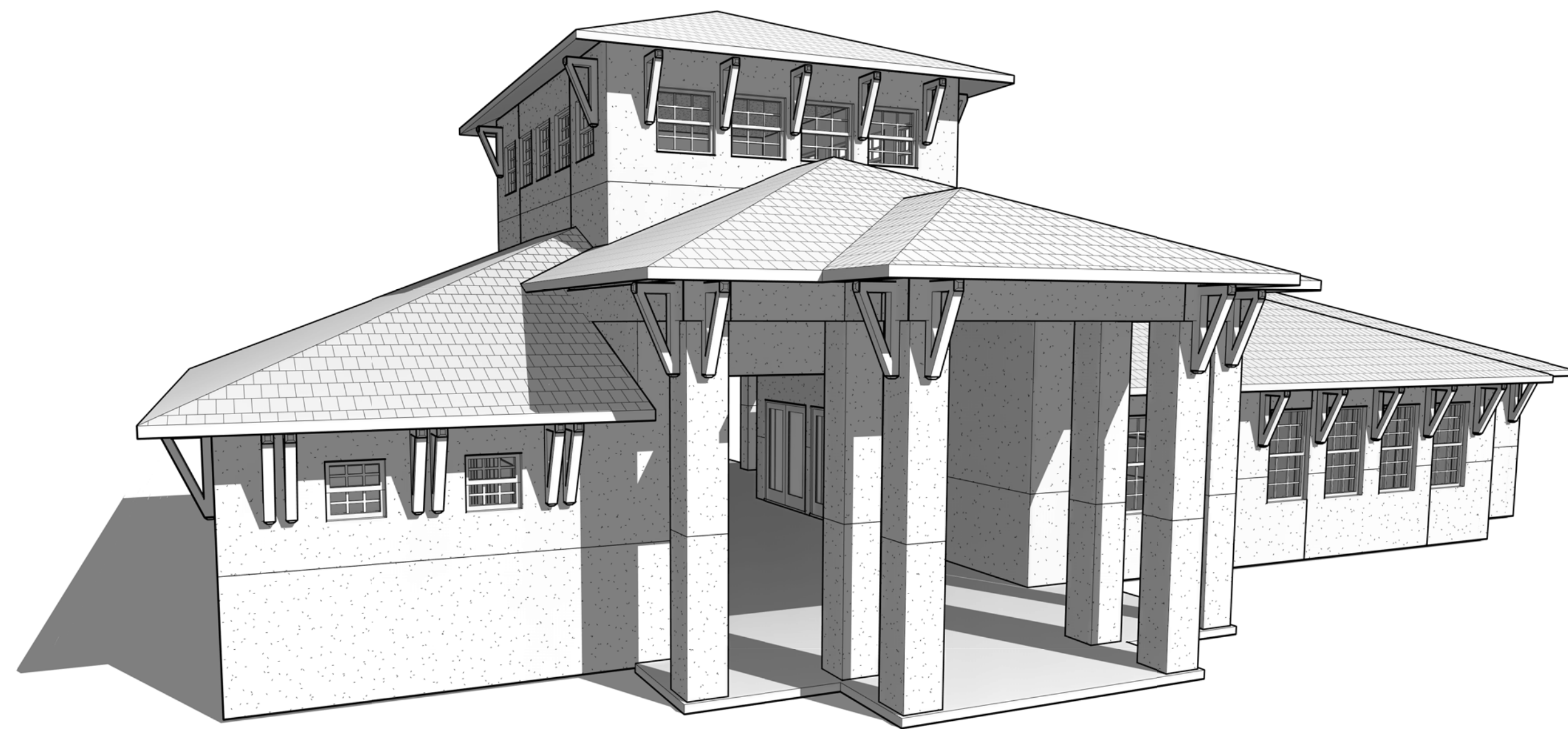
Sheet Name:
BUILDING SECTIONS

Sheet No.
A602

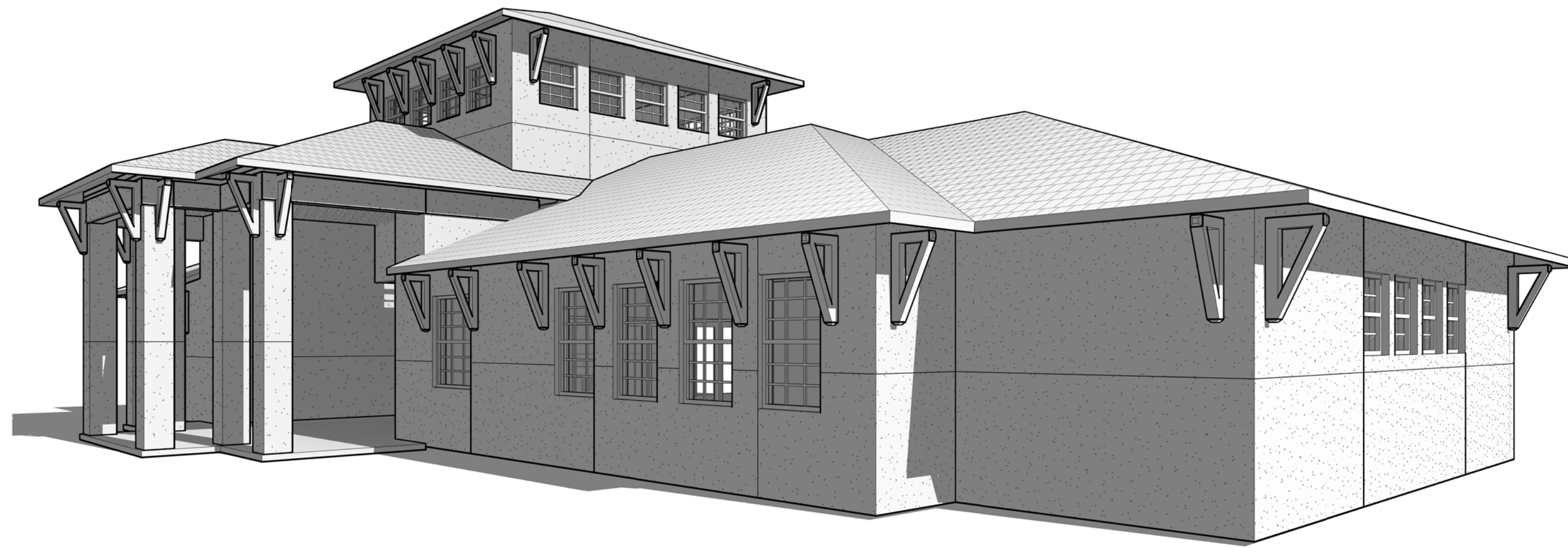
SIGNATURE & SEAL

Address Here

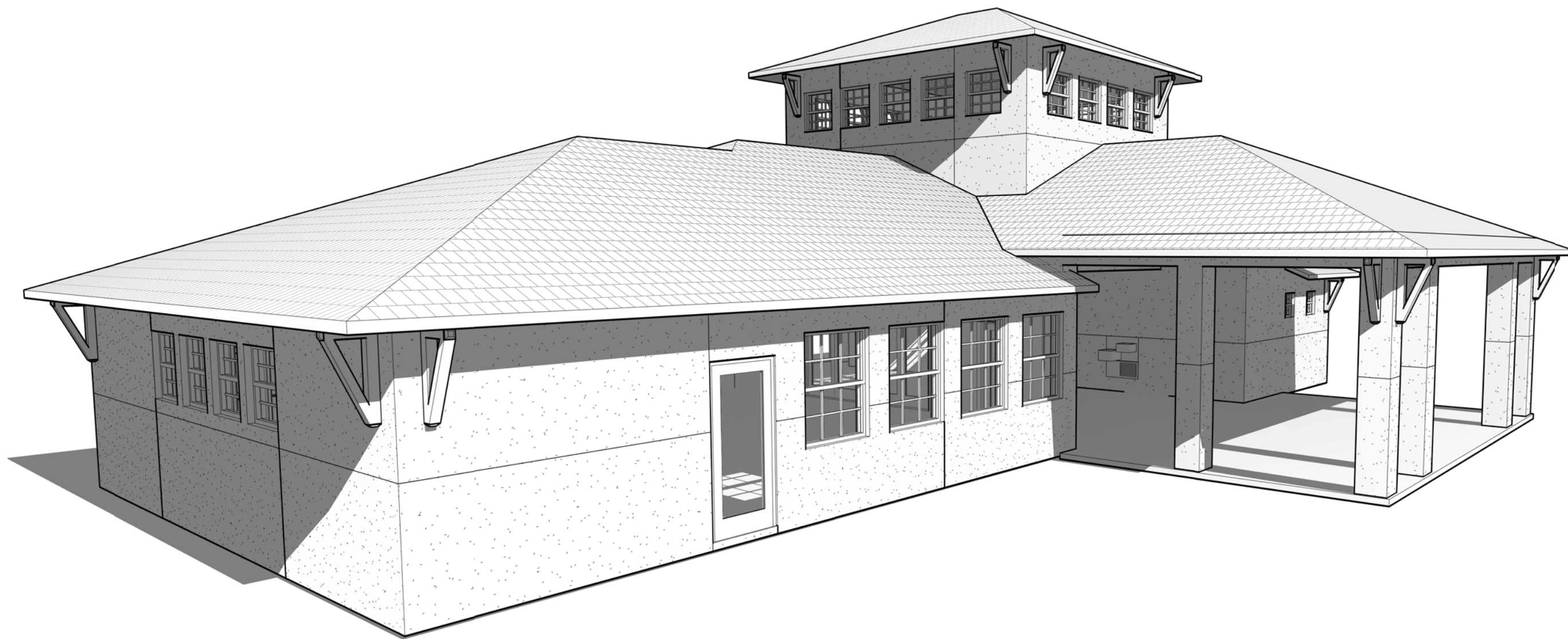
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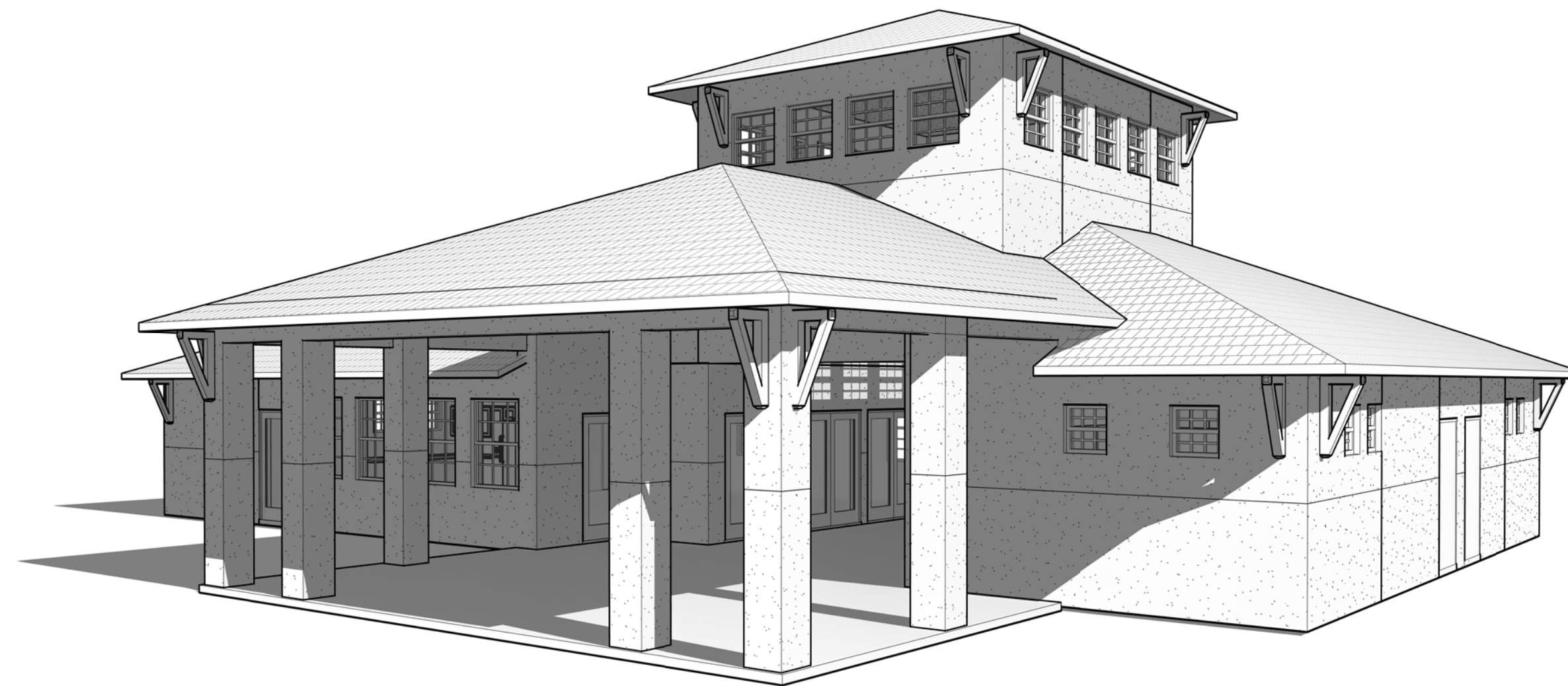
2 SOUTH WEST PERSPECTIVE



1 SOUTH EAST PERSPECTIVE



3 NORTH EAST PERSPECTIVE



4 NORTH WEST PERSPECTIVE

Type Phase Here

PARKWAY AMENITY CENTER

SHEET INFORMATION	
Project Number:	18-0526
Date:	7/31/2018 10:34:50 AM
Issue Date:	###/##/##
Reviewed By:	Checker
Drawn By:	Author

Scale:
Sheet Name:
EXTERIOR PERSPECTIVES

Sheet No.
A900

SIGNATURE & SEAL

Address Here

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keesee
associates
ARCHITECTURE | DESIGN | PLANNING

945 South Orange Blossom Trail
Orange, NC 27653
p. (407) 380-2333
a. (407) 380-2333

AA2603115

AI
BD

NCBC

2017

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

July 10, 2018 Minutes of the Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, July 10, 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 Continued Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, July 10, 2018 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chair
Earl Kunke	Vice Chair
Daniel Fleary, Jr.	Supervisor
Tanya O'Connor	Supervisor
Suzanne DeCopain	Supervisor

Staff Members Present:

Brian Howell	Meritus	
Scott Steady	District Counsel	
Tanya Stewart	District Engineer	<i>via conference call</i>

There were no audience members present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Purchase and Sale Agreement with South Tampa, LLC

Ms. Stewart went over the easement and wall. Some research still needs to be completed on the utility easement. Mr. Steady then went over the language in the agreement regarding the easement. Ms. Stewart also answered some questions about the right-of-way. Mr. Steady said the property on the north side is the focus since that is where the amenity center will be built. Ms. Stewart described the parcel, drainage, wall, and road and how they work together in more detail. The sidewalk is in the County's right-of-way. The easement accommodates the wall and transition area. It's 10 ft. wide along the entire south side of Falkenberg. The retaining wall may be moved or removed because they will be doing their own grading for the project.

The full discussion is available on audio recording.

49
50 *Ms. Stewart dropped off the conference call.*
51

52 Mr. Steady went over the Purchase and Sale Agreement with the Board. The Board asked some
53 questions about the tax roll and assessments.
54

MOTION TO:	Approve the Purchase and Sale Agreement as presented.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

62
63 B. Consideration of Appointment of Bond Counsel – Greenberg Traurig, PA
64

65 Mr. Howell and Mr. Steady went over the Appointment of Bond Counsel.
66

MOTION TO:	Approve the Appointment of Greenberg Traurig as Bond Counsel.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

74
75 C. Consideration of Appointment of Investment Banker – FMS Bonds
76

77 Mr. Steady stated that the Board already appointed FMS Bonds as the Investment Banker.
78

79 D. Consideration of Engineer's Report

80 E. Consideration of Assessment Methodology for Recreational Facility

81 F. Consideration of Assessment Methodology for Refinancing Series 2004A Bonds

82 G. Consideration of Resolution 2018-04; Authorizing the Issuance of Bonds to
83 Refinance Series 2004A Bonds and Issuance of New Bonds for Recreational Facility
84

85 Mr. Steady went over the resolution with the Board.
86

87
88 MOTION TO: Approve Resolution 2018-04.
89 MADE BY: Supervisor O'Connor
90 SECONDED BY: Supervisor DeCopain
91 DISCUSSION: None further
92 RESULT: Called to Vote: Motion PASSED
93 5/0 - Motion passed unanimously

94
95 H. Consideration of Resolution 2018-05; Declaring Special Assessments
96

97 Mr. Steady and Mr. Howell went over the resolution with the Board.
98

99 MOTION TO: Approve Resolution 2018-05.
100 MADE BY: Supervisor Kunke
101 SECONDED BY: Supervisor Ward
102 DISCUSSION: None further
103 RESULT: Called to Vote: Motion PASSED
104 5/0 - Motion passed unanimously

105
106 Mr. Steady noted that an adjustment needed to be made in the resolution to the numbers in
107 Exhibit B. Mr. Howell said it had already been corrected. The final resolution will have the
108 correct numbers.
109

110 I. Consideration of Resolution 2018-06; Setting Public Hearing to Consider Levying
111 Special Assessments
112

113 Mr. Howell stated that the public hearing will be on Wednesday, September 5, 2018 at 6:30 p.m.
114 at the same location. A pre-mailing in addition to the required mailing will be sent out in early
115 August.
116

117 MOTION TO: Approve Resolution 2018-06.
118 MADE BY: Supervisor O'Connor
119 SECONDED BY: Supervisor Fleary
120 DISCUSSION: None further
121 RESULT: Called to Vote: Motion PASSED
122 5/0 - Motion passed unanimously

K. Windward Engagement Letter

Mr. Howell went over that Windward will be doing the construction. They will also do the design, concepts, and construction drawings for the amenity center and pool. Stantec is going to do the roads, utilities, and parking spaces. Nichols Landscape will do the landscaping. The Board asked some questions about the size of the amenity features.

The full discussion is available on audio recording.

MOTION TO:	Approve the Windward Engagement Letter in substantial form, pending District Counsel's review and putting the Letter into Contract form, and allowing the Chair to execute it after Counsel has finished the Contract.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

L. General Matters of the District

Mr. Howell went over the issue with Taylor Morrison going through the conversation area. It was a RIPA contractor who cut through the conversation area. Jeff with Taylor Morrison said they will 100% restore it. They have also already notified SWFWMD. Jeff will attend the August meeting to discuss it with the Board.

J. Discussion on Vegetation Proposal – Aquatic Systems

Ms. Stewart returned to the meeting via conference call.

Ms. Stewart went over Aquatic Systems' vegetation proposal. It was based on Ms. Stewart's inspection. Ms. Stewart said it could wait until the rainy season is over and the FY 2019 operating budget begins in October. Ms. Stewart said she could send out an email with a report about Areas A and B to the Board tomorrow to help further clarify the details of the proposal and how it ties into her inspection.

MOTION TO: Approve the Aquatic Systems proposal contingent on Ms. Stewart sending out the email to the Board to verify Areas A and B, with a cap not to exceed \$14,422, and contingent on the work not starting until after October 1, 2018.

MADE BY: Supervisor Ward

SECONDED BY: Supervisor Kunke

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

4. SUPERVISOR REQUESTS

There were no supervisor requests at this time.

5. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

6. ADJOURNMENT

MOTION TO: Adjourn at 7:14 p.m.

MADE BY: Supervisor DeCopain

SECONDED BY: Supervisor Fleary

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

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

Recorded by Records Administrator

Signature

Date

Official District Seal

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

July 25, 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, July 25, 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

Nicole Chamberlain called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, July 25, 2018 at 6:36 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chair	
Earl Kunke	Vice Chair	<i>arrived at approximately 6:45 p.m.</i>
Daniel Fleary, Jr.	Supervisor	
Tanya O'Connor	Supervisor	
Suzanne DeCopain	Supervisor	

Staff Members Present:

Nicole Chamberlain	Meritus
--------------------	---------

There were two audience members present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items at this time.

3. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

C. Capital Improvement Update

Ms. Chamberlain updated the Board on Capital Improvements. She stated that Ms. Stewart said Areas A & B will be included in the cleanup for the ponds.

4. BUSINESS ITEMS

A. Acceptance of Financial Report for FY Ending September 30, 2017

The Board reviewed the Audit and asked about the part in the report that says the District exceeded its assets on page 3 under the financial highlights. Ms. Chamberlain will find out more

information about this item and get back to the Board. The Board stated that they would like to defer approval on the report until they receive more clarification.

MOTION TO:	Defer approval of the report until clarification is received.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The Board continued to review the report; they briefly discussed the depreciation and assets.

B. General Matters of the District

Ms. Chamberlain stated that for the Christmas lighting, the District would have the same \$10,000 budget as the previous year, so the lighting vendor will be doing the same lighting as last year. The Board thought they might have an extra sign in Pinehurst at Town Lake and Still River that needs to be added for lights. Ms. Chamberlain will check on it. Supervisor Ward stated that a lot of the lighting was behind the signage on Oak Creek. She wanted to make sure that the lights would be put in front of the monuments but still remain in the budget. Supervisor O'Connor would like to see a proposal of what the lighting vendor plans to do.

5. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting June 27, 2018

The Board reviewed the minutes.

MOTION TO:	Approve the June 27, 2018 minutes.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures June 2018

The Board reviewed the O&Ms. Supervisor DeCopain asked about an invoice for the Oaks at Shady Creek CDD on page 11. It is also on the bank statement on page 91. Ms. Chamberlain will check on this item and get back to the Board. The Board also asked about the Sunrise invoices.

MOTION TO:	Approve the June 2018 O&Ms with the condition that management will look into the \$240 reimbursement for Ryder residential services.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

C. Review of Financial Statements through June 30, 2018

The Board reviewed and accepted the financials.

6. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

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

Ms. Chamberlain went over the staff action list and inspection reports. The Board asked about the lighting project and if they ended up not doing the two islands on Riverview Drive. There is no lighting in those islands. They wanted to check with Celia Nichols to see if lighting is supposed to go in at those locations.

7. SUPERVISOR REQUESTS

Supervisor O'Connor stated that the holly and ligustrum on Falkenberg is overgrown and needs to be trimmed.

Supervisor O'Connor also brought up the security patrol and asked if anyone had seen them patrolling. The Board discussed security and said they had not seen them patrolling lately. An audience member said he has seen the security vehicle parked on the weekend. The Board wanted to make sure that the security is patrolling more and parking less. The Board wanted to get a report from security every month that states when they patrol the different parts of the District. They also asked for a patrol schedule and to make sure that security knows they need to patrol every community in the District during each shift.

Supervisor Fleary asked if Taylor Morrison is taking care of the mowing where Falkenberg has been extended in Belmont towards 78th and how long they will continue cutting it. Supervisor Ward clarified that it is private property, but Taylor Morrison may be taking care of it to make sure it looks nice for home sales.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident asked about a common area that Taylor Morrison recently turned over to the District and re-requested a cover for the mailboxes and a sign now that the space has been turned over to the CDD. The Board felt that there is not much room for a monument or sign there but asked for the resident to come back with a visual and a possible location for the sign.

9. ADJOURNMENT

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

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

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

Recorded by Records Administrator

Signature

Date

Official District Seal

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Aquatic Systems, Inc.	414498	\$ 1,381.00		\$ 1,132.00	Lake & Wetland Services - July
LMP	134667	17,917.15			Ground Maintenance - July
Meritus Districts	8442	7,882.29		\$ 7,947.25	Management Services - July
Steve Gaskins Contracting, Inc.	16114	2,620.00			Community Patrol - June
Monthly Contract Sub-Total		\$ 29,800.44			

Variable Contract					
Burr Forman	1033236	\$ 102.00			Professional Services - thru 06/30/18
Burr Forman	1033237	7,053.84	\$ 7,155.84		Professional Services - thru 06/30/18
Cardno	257794	225.00			Professional Services - thru 06/29/18
Grau and Associates	17091	5,400.00			FY17 Audit - 06/29/18
Stantec	1379421	165.00			Professional Services - General Consulting - 06/22/18
US Bank	5032003	4,336.94			Trustee Fees Series 2008 - 06/01/18-05/31/19
Variable Contract Sub-Total		\$ 17,282.78			

Utilities					
Tampa Electric	211001800146 070618	\$ 378.06			Electric Service - thru 06/29/18
Tampa Electric	211001800369 070618	490.87			Electric Service - thru 06/29/18
Tampa Electric	211001800609 070618	444.90			Electric Service - thru 06/29/18
Tampa Electric	311000070319 060618	4,541.20	\$ 5,855.03	\$ 3,583.33	Electric Service - thru 05/21/18
Utilities Sub-Total		\$ 5,855.03			

Regular Services					
Supervisor: Daniel Fleary, Jr.	DF071018	\$ 200.00			Supervisor Fee - 07/10/18
Supervisor: Earl Kunke	EK071018	200.00			Supervisor Fee - 07/10/18

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Supervisor: Jo Ann Ward	JW071018	200.00			Supervisor Fee - 07/10/18
Supervisor: Suzanne DeCopain	SD071018	200.00			Supervisor Fee - 07/10/18
Supervisor: Tanya O'Connor	TO071018	200.00	\$ 1,000.00		Supervisor Fee - 07/10/18
Regular Services Sub-Total		\$ 1,000.00			
Additional Services					
Kaiser Landscape Services LLC	1006	\$ 100.00			Trash Clean Up - 07/05/18
LMP	135345	1,230.00			Replace Juniper with St Augustine - 07/24/18
Nichols	MPC15 2 33	1,194.20			Miscellaneous Tasks - 07/11/18
Nichols	MCP16 3 20	2,042.15	\$ 3,236.35		Landscape Construction Services - 07/11/18
Sunrise Landscape	SL060818	9,611.10			Install Plant & Sod Materials - 06/08/18
Supervisor: Jo Ann Ward	JAW073018	10.00			Reimburse for Notary Service - 07/30/18
Additional Services Sub-Total		\$ 14,187.45			
TOTAL:		\$ 68,125.70			

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: 7/1/2018

INVOICE NUMBER: 0000414498

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 - July		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: 7/1/2018

INVOICE NUMBER: 0000414498

CUSTOMER NUMBER: 0045990

TOTAL AMOUNT DUE: \$1,381.00

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
7/1/2018	134667

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 July 2018

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	16,560.00	16,560.00
Addendum #1 Falkenburg/Still River Drive	1	580.00	580.00
Addendum #2 Falkenburg/Willbeach Park	1	1,050.00	1,050.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)	1	-272.85	-272.85
		Total	\$17,917.15
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/31/2018	Balance Due
			\$0.00
			\$17,917.15

REVIEWEDdtomas 7/5/2018

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 8442

Invoice Date: Jul 1, 2018

Page: 1

Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			7/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - July		2,403.33
	FMS	Field Management		2,308.93
	RS	Recording Secretary		461.92
	TS	Technology Services		200.00
	FS	Financial Services		2,223.08
	IR	Investment Reporting Services		183.33
	TS	Technology Services - credit for bill paid directly by district		-49.00
	Postage	Postage - May		11.75
923.00	Copies - B/W	Copies: B/W - May	0.15	138.45
1.00	Copies - Color	Copies: Color - May	0.50	0.50
Subtotal				7,882.29
Sales Tax				
Total Invoice Amount				7,882.29
Payment/Credit Applied				
TOTAL				7,882.29

Check/Credit Memo No:

REVIEWEDdthomas 7/5/2018

Invoice

Steve Gaskins Contracting, Inc.

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

Parkway Center CDD

Nicole Chamberlain

Invoice # : 16114
Invoice Date : 2018-07-03
Amount : \$2,620.00
Due date : 2018-07-20

Item	Description	Unit cost	Quantity	Line Total
Javier Minaya	6/5 6p-10p	50.00	5	250.00
Javier Minaya	6/13 6p-10p	50.00	5	250.00
Javier Minaya	6/14 6p-10p	50.00	5	250.00
Javier Minaya	6/18 6p-10p	50.00	5	250.00
Javier Minaya	6/19 6p-10p	50.00	5	250.00
Javier Minaya	6/22 6p-10p	50.00	5	250.00
Javier Minaya	6/24 6p-10p	50.00	5	250.00
Javier Minaya	6/27 6p-10p	50.00	5	250.00
Javier Minaya	6/28 6p-10p	50.00	5	250.00
Javier Minaya	6/29 6p-10p	50.00	5	250.00
Sgt. Steve Gaskins	Scheduler Fee	3.00	40	120.00
Subtotal				\$2,620.00
Discount %				\$0.00
Total				\$2,620.00
Amount Paid				\$0.00
Amount Due				\$2,620.00

Notes:

Bill to Parkway Center CDD - June 2018 community patrol - 34 tickets, 29 warnings, 13 faulty equipment notices.

REVIEWEDdthomas 7/31/2018



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

17 Jul 2018
Invoice # 1033236
Bill Atty: SIS
As of 06/30/18

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH JUNE 30, 2018

Professional Services	<u>\$102.00</u>
TOTAL DUE THIS BILL	\$102.00

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

17 Jul 2018
Invoice # 1033236
Page 2

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

17 Jul 2018
Invoice # 1033236
Bill Atty: SIS
As of 06/30/18

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

<u>Date</u>	<u>Description</u>	<u>Atty</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
06/15/18	Review notice and agenda preparation statutes.	MEG	0.40	255.00	\$102.00
	Total Services				\$102.00

Total Services and Disbursements	\$102.00
TOTAL NOW DUE	\$102.00

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Madison Gardiner	\$255.00	0.40	\$102.00
TOTALS		0.40	\$102.00



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

17 Jul 2018
Invoice # 1033237
Bill Atty: SIS
As of 06/30/18

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0000001 Reissuance of Bonds

BILL SUMMARY THROUGH JUNE 30, 2018

Professional Services	\$7,027.50
Disbursements	26.34
	<hr/>
TOTAL DUE THIS BILL	\$7,053.84

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

REVIEWEDdthomas 7/31/2018

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0000001 Reissuance of Bonds

17 Jul 2018
Invoice # 1033237
Page 2

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

17 Jul 2018
Invoice # 1033237
Bill Atty: SIS
As of 06/30/18

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0000001 Reissuance of Bonds

Date	Description	Atty	Hours	Rate	Value
06/04/18	Email to property owner request for conference call and provide status of overall deal; call to the County regarding interlocal; call to Brian Howell to coordinate.	SIS	0.70	300.00	\$210.00
06/06/18	Email to Jeff at TM regarding status of right-of-way for Falkenburg; email Tonja regarding Engineer's report; email from Dan Molloy with comments on contract.	SIS	0.50	300.00	\$150.00
06/11/18	Email to Brian Howell; email Meritus regarding Taylor Morrison's property and need to include them in assessments; emails regarding update notice list for assessments; email Dan Molloy regarding need for contract; email from Bond counsel regarding need for documents; email to underwriter; email from Adam Gormly.	SIS	2.00	300.00	\$600.00
06/12/18	Emails with Meritus regarding the Eagles Nest	SIS	1.00	300.00	\$300.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0000001 Reissuance of Bonds

17 Jul 2018
Invoice # 1033237
Page 3

Date	Description	Atty	Hours	Rate	Value
	property; forward interlocal agreement to Anna at Meritus; emails with Steve, Brian Lamb and others to address recent request for information from the County regarding the interlocal agreement.				
06/13/18	Email from Steve with Board Resolution for Board; review mail from Brian Lamb with response to request for information for County.	SIS	0.40	300.00	\$120.00
06/14/18	Draft responses to questions raised by County regarding interlocal agreement; email responses to Adam at County; coordinate emails with Bond counsel, manager, etc.	SIS	1.50	300.00	\$450.00
06/15/18	Email with Meritus regarding agenda requirement; call with Dan Molloy to discuss his requirement for purchase contract; email status outline to team; i.e., purchase contract, interlocal agreement, agenda items; email status report to Board regarding purchase contract.	SIS	3.00	300.00	\$900.00
06/18/18	Call with Tonja to discuss engineer's report; draft assessment resolutions and forward to Meritus to put on agenda.	SIS	1.00	300.00	\$300.00
06/18/18	Draft an agenda of documents for next	SIS	0.40	300.00	\$120.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0000001 Reissuance of Bonds

17 Jul 2018
Invoice # 1033237
Page 4

Date	Description	Atty	Hours	Rate	Value
	meeting; forward to team.				
06/18/18	Revise PSA.	IS	0.70	325.00	\$227.50
06/19/18	Email Alex comments on assessment methodology; follow-up emails regarding agenda; forward revised Purchase Agreement to Dan Molloy; call from Tonja Stewart regarding engineer's report; review methodology and comment to Alex; receive engineer's report and emails with bond counsel.	SIS	1.50	300.00	\$450.00
06/19/18	Edit PSA. Call with Dan Molloy.	IS	0.40	325.00	\$130.00
06/25/18	Email Adam Gormly at County for status of amendment; review methodology reports, etc.; draft an agenda for tomorrow's CDD meeting and forward to team; revise documents.	SIS	2.00	300.00	\$600.00
06/25/18	Review updated draft PSA.	IS	0.50	325.00	\$162.50
06/26/18	Call with Dan Molloy and Iden to discuss purchase agreement; attend conference call with team to discuss issues and documents for tomorrow's meeting.	SIS	0.50	300.00	\$150.00
06/26/18	Call with Dan Molloy. Discussion with Scott Steady regarding PSA. Edit PSA and send to Dan Molloy.	IS	0.80	325.00	\$260.00
06/27/18	Email Bond counsel regarding Eagle's Nest	SIS	4.00	300.00	\$1,200.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0000001 Reissuance of Bonds

17 Jul 2018
Invoice # 1033237
Page 5

<u>Date</u>	<u>Description</u>	<u>Atty</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
	property; email Bond resolution to Marsh to have him work up validation complaint; email and call Adam at County to confirm hearing date; email and call Brian Howell to confirm assessment resolution and coordinate on meeting tonight; email Anna at Meritus regarding mailing list; revise and forward final contract to Dan Molloy; print and organize material to distribute at meeting tonight.				
06/27/18	Attend Board meeting.	SIS	2.00	300.00	\$600.00
06/27/18	Edit PSA.	IS	0.30	325.00	\$97.50
	Total Services				\$7,027.50

<u>Date</u>	<u>Disbursements</u>	<u>Value</u>
	COLOR COPIES	9.54
	Photocopies	16.80
	Total Disbursements	\$26.34
	Total Services and Disbursements	\$7,053.84
	TOTAL NOW DUE	\$7,053.84

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0000001 Reissuance of Bonds

17 Jul 2018
Invoice # 1033237
Page 6

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	20.50	\$6,150.00
Iden Sinai	\$325.00	2.70	\$877.50
TOTALS		23.20	\$7,027.50



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

INVOICE

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

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124

Phone: 720 257 5800 Fax: 720 257 5801

www.cardno.com

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

Parkway Center CDD
Brian Howell
2005 Pan Am Circle
Suite 120
Tampa FL 33607

Invoice # : 257794
Invoice Date : 07/12/2018
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: 6/29/2018

Phase: 1000 - Maintenance

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

Outstanding Invoices

Number	Date	Balance
257794	07/12/2018	225.00
Total Now Due		225.00

Aging Balances

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

REVIEWEDdthomas 7/31/2018

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

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
06/21/18	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	-	Additional Services:	
alligator weed	-	pennywort	-	dead fish clean up	-
azola	-	primrose willow	-	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	-
bahiagrass	-	ragweed	-		
barnyard grass	-	salt bush	-		
Bermuda grass	-	sedges	-		
Brazilian pepper	-	sesbania	-		
caeserweed	-	soda apple	-		
Carolina willow	-	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	-	spike rush	-		
Chinese tallow	-	thistle	-		
climbing hempvine	-	torpedograss	-		
cogongrass	-	vetch	-		
dayflower	-	vines	-		
dog fennel	-	water fern	-		
dollarweed	-	water hyacinth	-		
duckweed	-	water-lettuce	-		
elderberry	-	water-lily	-		
grasses	X	watermeal	-		
hairy-pod cowpea	-	widgit grass	-		
hydrilla	-	wild taro	-		
hydrocotyle	-				
indigo	-				

Comments:

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. 17091
Date 06/29/2018

SERVICE	AMOUNT
Audit FYE 09/30/2017	\$ 5,400.00
Current Amount Due	\$ 5,400.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
5,400.00	0.00	0.00	0.00	0.00	5,400.00

Payment due upon receipt.

REVIEWEDdthomas 7/31/2018

Grau & Associates

951 Yamato Road, Suite 280
Boca Raton, FL 33431
561-994-9299

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

Statement Date 06/29/2018
Client No. 100344

Invoice	Date	Description	Charge	Credit	Balance
Current Activity Through 06/29/2018					
17091	06/29/2018	Invoice	5,400.00		5,400.00
Current Balance				\$	5,400.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,400.00	0.00	0.00	0.00	0.00	\$ 5,400.00



INVOICE

Page 1 of 1

Invoice Number	1379421
Invoice Date	July 3, 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	Contract Upset	85,389.75
Current Invoice Total (USD)	165.00	Contract Billed to Date	66,419.65
		For Period Ending	June 22, 2018

Initiate engineer's report

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

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.50	110.00	165.00
Subtotal Professional Services	<u>1.50</u>		<u>165.00</u>

Top Task Subtotal	2018 FY General Consulting	165.00
-------------------	----------------------------	--------

Total Fees & Disbursements	<u>165.00</u>
---------------------------------------	---------------

INVOICE TOTAL (USD)	165.00
----------------------------	---------------

Due on Receipt

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 939-1020 E-mail: Summer.Fillinger@Stantec.com

** PLEASE SEND AN INVOICE # WITH PAYMENT **

Thank you.

REVIEWEDdthomas 7/31/2018



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5032003
Account Number: 123189000
Invoice Date: 06/25/2018
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

MERITUS
ATTN BRIAN LAMB
2005 PAN AM CIRCLE STE 120
TAMPA FL 33607

PARKWAY CDD 08

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,336.94

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

PARKWAY CDD 08

Invoice Number: 5032003
Account Number: 123189000
Current Due: \$4,336.94

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 123189000
Invoice # 5032003
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

REVIEWEDdthomas 7/31/2018



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5032003
Invoice Date: 06/25/2018
Account Number: 123189000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

PARKWAY CDD 08

Accounts Included 123189000 123189001 123189002 123189003 123189004 123189005
In This Relationship: 123189006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,025.00	100.00%	\$4,025.00
Subtotal Administration Fees - In Advance 06/01/2018 - 05/31/2019				\$4,025.00
Incidental Expenses	4,025.00	0.0775		\$311.94
Subtotal Incidental Expenses				\$311.94
TOTAL AMOUNT DUE				\$4,336.94

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

Page 2 of 2

Statement Date: 07/06/2018

Account: 211001800146

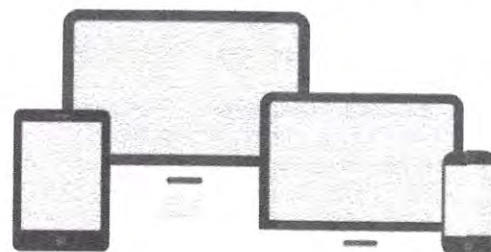
PARKWAY CTR CDD
PARKWAY CENTER CDD
OAK CREEK PH 1C-1 RD
RIVERVIEW, FL 33569-0000

Current month's charges:	\$621.52
Total amount due:	\$378.06
Payment Due By:	07/27/2018

Your Account Summary

Previous Amount Due	-\$243.46
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$243.46
Current Month's Charges	\$621.52
Total Amount Due	\$378.06

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your account and more!

REVIEWED dthomas 7/31/2018

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



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Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800146

Current month's charges:	\$621.52
Total amount due:	\$378.06
Payment Due By:	07/27/2018

Amount Enclosed \$

611876827573



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

6118768275732110018001460000000378064

Account: 211001800146
Statement Date: 07/06/2018
Current month's charges due 07/27/2018

Details of Charges – Service from 06/01/2018 to 06/29/2018

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	724 kWh @ \$0.03207/kWh	\$23.22
Fixture & Maintenance Charge	19 Fixtures	\$120.24
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	724 kWh @ \$0.03095/kWh	\$22.41
Florida Gross Receipt Tax		\$1.17
Franchise Fee		\$0.00

Lighting Charges

\$621.52

Total Current Month's Charges

\$621.52

00003162-0006642- Page 7 of 12





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/06/2018
Account: 211001800369

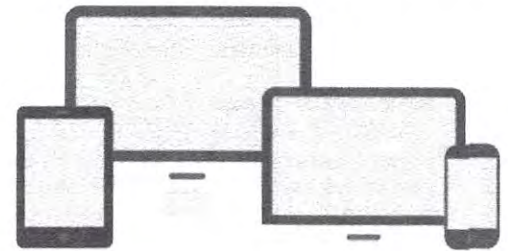
PARKWAY CTR CDD
PARKWAY CENTER CDD
BLUE BEECH RD
RIVERVIEW, FL 33569-0000

Current month's charges:	\$490.87
Total amount due:	\$490.87
Payment Due By:	07/27/2018

Your Account Summary

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

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



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See reverse side for more information

Account: 211001800369

Current month's charges:	\$490.87
Total amount due:	\$490.87
Payment Due By:	07/27/2018

Amount Enclosed \$

611876827574

00003162 02 AV 0 37 33607 FTECO107061823283110 00000 03 01000000 017 03 17570 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

6118768275742110018003690000000490873



ACCOUNT INVOICE

tampaelectric.com



Account: 211001800369
Statement Date: 07/06/2018
Current month's charges due 07/27/2018

Details of Charges – Service from 06/01/2018 to 06/29/2018

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
Lighting Charges		\$490.87

Total Current Month's Charges

\$490.87

00003162-0006640-Page 3 of 12





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/06/2018

Account: 211001800609

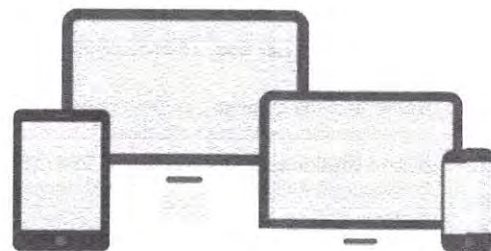
PARKWAY CTR CDD
PARKWAY CENTER CDD
OAK CRK PRC 6 BLVD
RIVERVIEW, FL 33578-0000

Current month's charges:	\$444.90
Total amount due:	\$444.90
Payment Due By:	07/27/2018

Your Account Summary

Previous Amount Due	\$444.90
Payment(s) Received Since Last Statement	\$444.90
Current Month's Charges	\$444.90
Total Amount Due	\$444.90

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Help us avoid service interruptions

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800609

Current month's charges:	\$444.90
Total amount due:	\$444.90
Payment Due By:	07/27/2018

Amount Enclosed	\$
-----------------	----

611876827575



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: 211001800609
Statement Date: 07/06/2018
Current month's charges due 07/27/2018

Details of Charges – Service from 06/01/2018 to 06/29/2018

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

00003162-0006644- Page 11 of 12





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



Current month's charges:	\$35,796.91
Total amount due:	\$4,541.20
Payment Due By:	06/20/18

Your Account Summary

Previous Amount Due	-\$2,973.95
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$28,281.76
Credit balance after payments and credits	-\$31,255.71
Current Month's Charges	\$35,796.91
Total Amount Due	\$4,541.20

DO NOT PAY. Your account will be drafted on 06/20/18



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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$35,796.91
Total amount due:	\$4,541.20
Payment Due By:	06/20/18

Amount Enclosed \$

700125000810 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 06/20/18

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

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

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

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

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

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$36.50
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$80.55
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$162.63
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$31.53
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3592.48
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	\$716.65
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$125.46
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$126.80
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$90.77
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$31.16
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$101.57
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	\$303.93



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486
Statement Date: 05/31/18

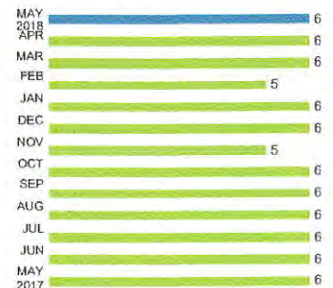
Details of Charges – Service from 04/03/18 to 05/02/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B45083	05/02/18	36,032		35,864		168 kWh	1	30 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						168 kWh @ \$0.06184/kWh		
Fuel Charge						168 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$0.91		
Electric Service Cost						\$36.50		
Current Month's Electric Charges						\$36.50		



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Account: 211001738759
Statement Date: 05/31/18

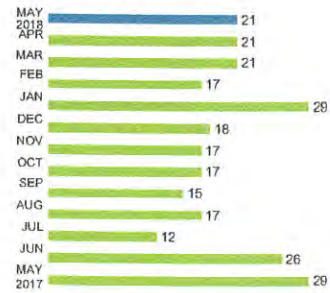
Details of Charges – Service from 04/03/18 to 05/02/18

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

Rate Schedule: General Service - Non Demand

00000002-0000014-Page 7 of 24

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	05/02/18	58,143		57,514		629 kWh	1	30 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						629 kWh @ \$0.06184/kWh \$38.90		
Fuel Charge						629 kWh @ \$0.03132/kWh \$19.70		
Florida Gross Receipt Tax						\$2.01		
Electric Service Cost						\$80.55		
Current Month's Electric Charges						\$80.55		

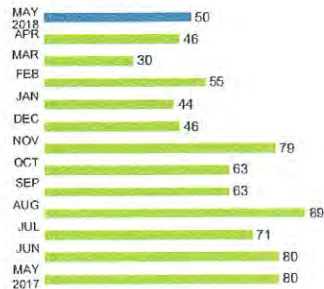


Account: 211001739070
Statement Date: 05/31/18

Details of Charges – Service from 04/03/18 to 05/02/18

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
E05836	05/02/18	7,662	6,174		1,488 kWh	1	30 Days
Basic Service Charge					\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge					1,488 kWh @ \$0.06184/kWh		
Fuel Charge					1,488 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax					\$4.07		
Electric Service Cost					\$162.63		
Current Month's Electric Charges					\$162.63		

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Account: 211001739302
Statement Date: 05/31/18

Details of Charges – Service from 04/03/18 to 05/02/18

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

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	05/02/18	10,667		10,551		116 kWh	1	30 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						116 kWh @ \$0.06184/kWh \$7.17		
Fuel Charge						116 kWh @ \$0.03132/kWh \$3.63		
Florida Gross Receipt Tax						\$0.79		
Electric Service Cost						\$31.53		
Current Month's Electric Charges						\$31.53		



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567
Statement Date: 05/31/18

Details of Charges – Service from 04/03/18 to 05/01/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	11325 kWh @ \$0.03207/kWh	\$363.19
Fixture & Maintenance Charge	71 Fixtures	\$975.02
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	11325 kWh @ \$0.03095/kWh	\$350.51
Florida Gross Receipt Tax		\$18.30
State Tax		\$187.14

Lighting Charges **\$3,592.48**

Current Month's Electric Charges **\$3,592.48**

Miscellaneous Credits

State Use Tax Credit -\$8,982.45

Total Current Month's Credits **-\$8,982.45**

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Account: 211001739864
Statement Date: 05/31/18

Details of Charges – Service from 04/03/18 to 05/01/18

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
Lighting Charges		\$916.27
Current Month's Electric Charges		\$916.27

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 05/31/18

Details of Charges – Service from 04/21/18 to 05/21/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1364 kWh @ \$0.03207/kWh	\$43.74
Fixture & Maintenance Charge	31 Fixtures	\$184.76
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1364 kWh @ \$0.03095/kWh	\$42.22
Florida Gross Receipt Tax		\$2.20
Lighting Charges		\$634.69
Current Month's Electric Charges		\$634.69

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Account: 211015022604
Statement Date: 05/31/18

Details of Charges – Service from 04/21/18 to 05/21/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1528 kWh @ \$0.03207/kWh	\$49.00
Fixture & Maintenance Charge	35 Fixtures	\$209.44
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1528 kWh @ \$0.03095/kWh	\$47.29
Florida Gross Receipt Tax		\$2.47

Lighting Charges **\$716.65**

Current Month's Electric Charges **\$716.65**

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Account: 211014450103
Statement Date: 05/31/18

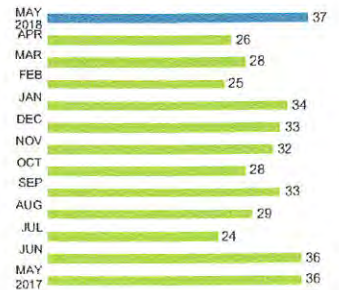
Details of Charges – Service from 04/03/18 to 05/02/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	05/02/18	51,544		50,445		1,099 kWh	1	30 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,099 kWh @ \$0.06184/kWh \$67.96		
Fuel Charge						1,099 kWh @ \$0.03132/kWh \$34.42		
Florida Gross Receipt Tax						\$3.14		
Electric Service Cost						\$125.46		
Current Month's Electric Charges						\$125.46		





Account: 211014450376
Statement Date: 05/31/18

Details of Charges – Service from 04/03/18 to 05/02/18

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

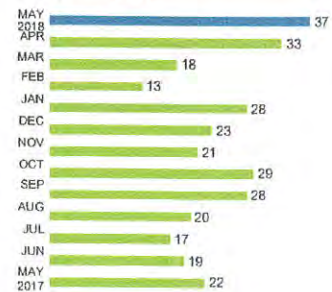
Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	05/02/18	47,801		46,688		1,113 kWh	1	30 Days
Basic Service Charge						\$19.94		
Energy Charge						1,113 kWh @ \$0.06184/kWh		
Fuel Charge						1,113 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$3.17		
Electric Service Cost							\$126.80	
Current Month's Electric Charges							\$126.80	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640
Statement Date: 05/31/18

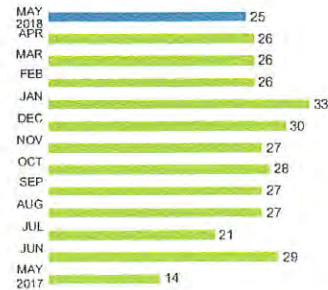
Details of Charges – Service from 04/03/18 to 05/02/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	05/02/18	53,974		53,238		736 kWh	1	30 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						736 kWh @ \$0.06184/kWh \$45.51		
Fuel Charge						736 kWh @ \$0.03132/kWh \$23.05		
Florida Gross Receipt Tax						\$2.27		
Electric Service Cost						\$90.77		
Current Month's Electric Charges						\$90.77		





Account: 211014450897
Statement Date: 05/31/18

Details of Charges – Service from 04/03/18 to 05/02/18

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

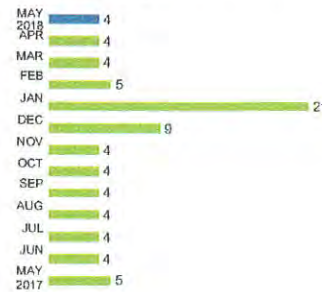
Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	05/02/18	26,643		26,531		112 kWh	1	30 Days
Basic Service Charge						\$19.94		
Energy Charge						112 kWh @ \$0.06184/kWh		
Fuel Charge						112 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$0.78		
Electric Service Cost						\$31.16		
Current Month's Electric Charges						\$31.16		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451127
Statement Date: 05/31/18

Details of Charges – Service from 04/03/18 to 05/02/18

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A14099	05/02/18	95,098		94,249		849 kWh	1	30 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						849 kWh @ \$0.06184/kWh \$52.50		
Fuel Charge						849 kWh @ \$0.03132/kWh \$26.59		
Florida Gross Receipt Tax						\$2.54		
Electric Service Cost						\$101.57		
Current Month's Electric Charges						\$101.57		

Miscellaneous Credits

State Use Tax Credit	-\$9,274.74
Deposit Refund	-\$9.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	

Total Current Month's Credits **-\$9,283.74**



Account: 211014451317
Statement Date: 05/31/18

Details of Charges – Service from 04/21/18 to 05/21/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	396 kWh @ \$0.03207/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
Lighting Charges		\$184.27

Current Month's Electric Charges **\$184.27**

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Account: 211014451523

Statement Date: 05/31/18

Details of Charges – Service from 04/21/18 to 05/21/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	836 kWh @ \$0.03207/kWh	\$26.81
Fixture & Maintenance Charge	19 Fixtures	\$113.24
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	836 kWh @ \$0.03095/kWh	\$25.87
Florida Gross Receipt Tax		\$1.35
Lighting Charges		\$389.00
Current Month's Electric Charges		\$389.00

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Account: 211014451713
Statement Date: 05/31/18

Details of Charges – Service from 04/21/18 to 05/21/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	616 kWh @ \$0.03207/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		\$17.28

Lighting Charges **\$303.93**

Current Month's Electric Charges **\$303.93**

Miscellaneous Adjustments **\$28,272.65**

Total Current Month's Charges **\$35,796.91**

Miscellaneous Credits

State Use Tax Credit -\$10,015.57

Total Current Month's Credits **-\$10,015.57**

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PARKWAY CENTER CCDD

MEETING DATE: July 10, 2018

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

DMS Staff Signature B. Hee

DF 071018

REVIEWEDdthomas 7/31/2018

PARKWAY CENTER CCDD

MEETING DATE: July 10, 2018

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

DMS Staff Signature B. Hee

EK 071018

REVIEWEDdthomas 7/31/2018

PARKWAY CENTER CCDD

MEETING DATE: July 10, 2018

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

DMS Staff Signature B. Hee

JW 071018

REVIEWEDdthomas 7/31/2018

PARKWAY CENTER CCDD

MEETING DATE: July 10, 2018

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

DMS Staff Signature B. Hee

SD 071018

REVIEWEDdthomas 7/31/2018

PARKWAY CENTER CCDD

MEETING DATE: July 10, 2018

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

DMS Staff Signature B. Hee

TO 07/21/18

REVIEWEDdthomas 7/31/2018

Kaiser Landscape Services LLC
12442 Victarra Place
Trinity, FL 34655
(727)267-1195
kaiserlandscapeservices@gmail.com



INVOICE

BILL TO

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

INVOICE # 1006**DATE** 07/05/2018**DUE DATE** 08/04/2018**TERMS** Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/03/2018	Trash Clean up	Trash Clean up along Faulkinburg, Eagle Palm, Still River	1	100.00	100.00T
SUBTOTAL					100.00
TAX					0.00
TOTAL					100.00
BALANCE DUE					\$100.00

REVIEWEDdthomas 7/31/2018



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
7/24/2018	135345

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 #
47062

Work Order #

PO / PA #

Description	Qty	Rate	Amount
At Harvest Glenn remove existing Juniper and replace with St Augustine. This includes demo, debris & disposal. Irrigation modification will be needed for both sides.			
Sod - St. Aug/ Floratam SF	500	1.25	625.00
Bed Prep/ Debris/ Disposal	1	275.00	275.00
Irrigation Modifications/ Adjustments	3	110.00	330.00
		Total	\$1,230.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	8/23/2018	Balance Due
			\$0.00
			\$1,230.00

REVIEWEDdthomas 7/31/2018



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.6810 o.
www.nichols-la.com

813.298.8380 c.
celia@nichols-la.com

877.248.3714 f.
LC26000399

Invoice

Date	Invoice No.
7/3/2018	MPC15-2.33

Due Date
7/3/2018

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 July 11, 2018

PARKWAY CDD Miscellaneous Tasks

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
6/21/2018	Principal Landscape Architect Coord. call with Nathan about bores found and question on straps for lights.	0.13333	153.00	20.40
6/25/2018	Project Landscape Designer Review irrigation as-builts. Compare with irrigation plans.	1.18333	75.00	88.75
6/25/2018	Project Landscape Designer Warranty site visit.	3.2	75.00	240.00
6/26/2018	Project Landscape Designer Complete warranty graphics for each entrance for LMPs reference.	2.51667	75.00	188.75
6/27/2018	Project Landscape Designer Make corrections to warranty inspection report and plans.	2.83333	75.00	212.50
6/27/2018	Project Landscape Designer Make corrections to inspection report. Review and compare maintenance contract against inspection report.	1.11667	75.00	83.75
6/27/2018	Principal Landscape Architect Coord. call with BH.	0.16667	153.00	25.50
6/28/2018	Project Landscape Designer Wrap up inspection report for CRN review.	0.9	75.00	67.50
6/28/2018	Principal Landscape Architect Review warranty letter for Falkenberg and Riverview entrance landscape. Call with Nathan on bore missing at small island. Discuss coordination to locate with LMP and having him get a cost and timing to do it himself.	0.58333	153.00	89.25
6/29/2018	Project Landscape Designer Finalize warranty inspection report per CRN review.	0.68333	75.00	51.25

We Appreciate Your Business!

Total Due:

REVIEWEDdthomas 7/31/2018



NICHOLS

LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.8810 o.
www.nichols-la.com

813.298.8880 c.
oella@nichols-la.com

877.246.3714 f.
LC26000399

Invoice

Date	Invoice No.
7/3/2018	MPC15-2.33

Due Date
7/3/2018

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 July 11, 2018

PARKWAY CDD Miscellaneous Tasks

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
6/29/2018	Project Landscape Designer Look up previous cost for boring.	0.16667	75.00	12.50
6/29/2018	Project Landscape Designer Review Riverview drive entrance plan for boring cost.	0.45	75.00	33.75
6/29/2018	Project Landscape Designer Revise inspection report based on NLA comments.	0.53333	75.00	40.00
6/25/2018	Mileage Travel to site to conduct warranty inspection.	30	0.545	16.35
6/25/2018	B/W Laser Copies/ Plots 11"x 17" or 18" x 24"	2	0.65	1.30
6/26/2018	Mileage Travel to site to complete warranty inspection.	30	0.545	16.35
6/26/2018	Color Photocopies (Bond; Letter or Legal)	5	1.00	5.00
6/26/2018	B/W Laser Copies/ Plots 11"x 17" or 18" x 24"	2	0.65	1.30

We Appreciate Your Business!

Total Due: \$1,194.20

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



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.6810 o.
www.nichols-la.com

813.293.8880 c.
csla@nichols-la.com

877.246.3714 f.
LC2600399

Invoice

Date	Invoice No.
7/11/2018	MCP16-3.20

Due Date
7/26/2018

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 July 11, 2018

PARKWAY CDD Landscape Construction Services

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
6/1/2018	Project Landscape Designer Review Punch list and plans created showing installed plants and sod.	0.78333	75.00	58.75
6/1/2018	Principal Landscape Architect Send irrigation as-built plans to Nathan for his use in bores.	0.16667	153.00	25.50
6/1/2018	Principal Landscape Architect Review Dana's final Punchlist and change order plans.	0.13333	153.00	20.40
6/5/2018	Project Landscape Designer Review change orders with CRN.	0.63333	75.00	47.50
6/5/2018	Project Landscape Designer Update change order to reflect all change orders. Total amount due to Sunrise.	2.41667	75.00	181.25
6/5/2018	Principal Landscape Architect Review of Dana's report for final plant counts.	0.63333	153.00	96.90
6/5/2018	Principal Landscape Architect Review of final report for plant counts/ Change Orders. Prep and send information to BH and reply to email. Look at original invoice. Email to Chris.	0.8	153.00	122.40
6/6/2018	Principal Landscape Architect Call with Chris at Sunrise to resolve the invoice and change order #3 issue.	0.16667	153.00	25.50
6/6/2018	Principal Landscape Architect Final review of invoices/ coordination with Sunrise and BH.	1.38333	153.00	211.65
6/7/2018	Project Landscape Designer Review irrigation As-Built.	0.23333	75.00	17.50
6/7/2018	Project Landscape Designer Review Sunrise CO #3	0.18333	75.00	13.75

We Appreciate Your Business!

Total Due:

REVIEWEDdtthomas 7/31/2018



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Invoice

Date	Invoice No.
7/11/2018	MCP16-3.20

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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 July 11, 2018

PARKWAY CDD Landscape Construction Services

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
6/7/2018	Principal Landscape Architect Calls with Chris on change order #3. Email to Josh on irrigation as-built file.	0.13333	153.00	20.40
6/11/2018	Project Landscape Designer Review new revised Sunrise invoice.	0.26667	75.00	20.00
6/12/2018	Principal Landscape Architect Prepare emails and send to BH for final irrigation. Do final review of CO#003, send edits to Sunrise to finish up this last pay request/ change order for Sunrise.	1.36667	153.00	209.10
6/12/2018	Principal Landscape Architect Send reply to Melissa.	0.05	153.00	7.65
6/12/2018	Principal Landscape Architect Email with Melissa on corrections to invoice for CO #003	0.41667	153.00	63.75
6/13/2018	Principal Landscape Architect Send Sunrise's final CO#03 and invoice to BH for review and approval.	0.3	153.00	45.90
6/14/2018	Principal Landscape Architect Call with Nathan on scheduling of work and progress to date.	0.13333	153.00	20.40
6/19/2018	Principal Landscape Architect Coord. with Nathan on bore locations at Falkenberg.	0.31667	153.00	48.45
6/19/2018	Principal Landscape Architect Respond to Nathan's email on coordination with others on sleeve location. Send out group email to LMP and JD Tibbits- premier lights. Email JD on replacing lights at Oak Creek.	0.2	153.00	30.60

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Total Due:



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Lutz, FL 33548

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cslia@nichols-la.com

877.246.3714 f.
LC26000399

Invoice

Date	Invoice No.
7/11/2018	MCP16-3.20

Due Date
7/26/2018

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 July 11, 2018

PARKWAY CDD Landscape Construction Services

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
6/25/2018	Project Landscape Designer Look up previous two landscape entrance plans for site visit this week. Print out landscape plans and punch list notes for site visit	0.96667	75.00	72.50
6/26/2018	Project Landscape Designer Site visit to evaluate Falkenberg entry for warranty inspection. Prepare inspection report.	3.93333	75.00	295.00
6/26/2018	Project Landscape Designer Finish writing inspection warrant report.	0.75	75.00	56.25
6/27/2018	Project Landscape Designer Finish completing NLAs markups of inspection report.	0.75	75.00	56.25
6/27/2018	Principal Landscape Architect Review DB's draft of warranty report for Falkenberg and Riverview entrances. Go over the changes and issues with lighting installation and plants. Discuss maintenance schedule.	1.26667	153.00	193.80
6/28/2018	CADD/Technician Intern Write the letter of transmittal for Oak Creek - Belmont and Hamlet Irrigation As-Built submittal package. Travel to Post Office and send documents via USPS.	0.95	50.00	47.50
6/12/2018	B/W Photocopies (Bond Paper; Letter or Legal) Prints of Belmont info.	4	0.20	0.80
6/25/2018	B/W =/ >24"x 36" Digital Plots Plotting irrigation as-built to review.	4	5.75	23.00
6/28/2018	USPS mailing fee for sending irrigation as-built plans to Meritus.	1	9.70	9.70

We Appreciate Your Business!

Total Due: \$2,042.15

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



• Landscaping • Irrigation • Property Maintenance • Tree Farms

June 8, 2018

Change Order Request 003Rev

Nichols Landscape Architecture, Inc.
Celia Nichols
146 Whitaker Road, Suite A
Lutz, FL 33549
813-948-8810
celia@nichols-la.com

RE: Change Order Request 003Rev
Oak Creek Hamlet and Belmont Entrance

Dear Celia Nichols,

Per your request Sunrise Landscape has compiled this Change Order Request to furnish and install additional plant and sod materials at both the Hamlet and Belmont entrances.

Original Contract Amount:	\$107,424.00
Previous Change Orders:	\$12,674.00
Current Contract Amount:	\$120,098.00
Change Order Request 00	\$9,611.10
Revised Contract Amount:	\$129,709.10

Please do not hesitate to contact this office if you have any questions or comments. Sunrise Landscape looks forward to working with you towards the successful completion of this project. Thank you for extending to us the opportunity to earn your business.

Sincerely

Chris Griesenbeck

Chris Griesenbeck

Attachments:

Sunrise Landscaping Contractors, Inc.
P.O. Box 16531 • Tampa, FL 33687 • (813) 985-9381 • FAX (813) 664-0155

REVIEWEDdtomas 7/31/2018

Landscape Materials

Description	QTY	Price	Unit	Total
Hamlet				
Variegated Minima Jasmine 1Gal	110	\$4.75	per	\$522.50
Muhly Grass 3 Gal	15	\$12.00	per	\$180.00
Wax Myrtle 15Gal	5	\$110.00	per	\$550.00
Azalea	6	\$12.50	per	\$75.00
Holly Trees	3	\$235.00	per	\$705.00
Labor for Holly Tree Install only	1	\$90.00	per	\$90.00
Labor and Equipment to remove large palm root ball on center island	1	\$350.00	per	\$350.00
Credit for Labor and equipment to remove large palm root ball on center island	1	-\$350.00	per	-\$350.00
Belmont				
Coontie 3Gal	19	\$21.00	per	\$399.00
Ligustrum 10Gal	29	\$64.00	per	\$1,856.00
Liriope 1Gal	21	\$5.25	per	\$110.25
Dwarf Shillings Holly 3Gal	4	\$12.00	per	\$48.00
Azalea	30	\$12.50	per	\$375.00
Society Garlic 1Gal	58	\$4.95	per	\$287.10
Variegated Minima Jasmine 1Gal	89	\$4.75	per	\$422.75
Mulch	6	\$48.00	cu yd	\$288.00
Labor	1	\$925.00	per	\$925.00
Freight	1	\$240.00	per	\$240.00
Mobilization	1	\$140.00	per	\$140.00

TOTAL **\$7,213.60****Sod**

Description	QTY	Price	Unit	Total
Bahia sod	2,170	\$0.45	sq ft	\$976.50
St. Augustine sod	2,450	\$0.58	sq ft	\$1,421.00

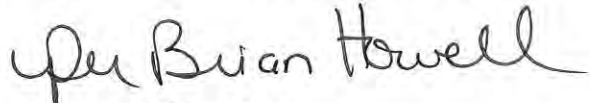
TOTAL **\$2,397.50****COR003 TOTAL** **\$9,611.10**

DISTRICT CHECK REQUEST FORM

Today's Date 07/30/2018
District Name Parkway Center CDD
Check Amount \$10.00
Payable: Jo Ann Ward
Mailing Address 9063 Pinebreeze Dr.
Riverview, FL 33578
Check Description reimburse for notary service for new agreement

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)


Approved Signature

DM	_____
Fund	_____
G/L	51300
Object Cd	4101
CK #	_____
Date	_____

REVIEWEDdthomas 7/31/2018

The UPS Store - #6090
10312 Bloomingdale Ave
Ste 108
Riverview, FL 33578
(813) 620-1100

07/28/18 01:21 PM

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to keep your business going.



001 000003 (011) TO \$ 10.00
Notary

SubTotal \$ 10.00
Total \$ 10.00

MasterCard \$ 10.00
ACCOUNT NUMBER * *****4162
Appr Code: 01062S (I) Sale

ENTRY METHOD: ChipRead
MODE: Issuer
AID: A0000000041010
TVR: 8020008000
TSI: 6800
AC: 174DDDEF948D7FEB
ARC: 00

Receipt ID 82185862856468888386 001 Items
CSH: Tunisia Tran: 8780 Reg: 002

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Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2018
(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	134,313	0	0	0	0	0	0	134,313
Investment - Revenue 2004 (1238)	0	220,223	0	0	0	0	0	220,223
Investment - Prepayment 2004A (1240)	0	96,035	0	0	0	0	0	96,035
Investment - Interest 2004A (1241)	0	0	0	0	0	0	0	0
Investment - Interest 2004B (1242)	0	1,961	0	0	0	0	0	1,961
Investment - Reserve 2004A (1244)	0	485,760	0	0	0	0	0	485,760
Investment - Reserve 2004B (1245)	0	101,754	0	0	0	0	0	101,754
Investment - Developer 2004 (1247)	0	13,618	0	0	0	0	0	13,618
Investment - Sinking 2004A (1248)	0	0	0	0	0	0	0	0
Investment - Cost of Issuance 2004B (1249)	0	0	0	890	0	0	0	890
Investment - Prepayment 2004B (5812)	0	542,510	0	0	0	0	0	542,510
Investment - Revenue 2008 (9000)	0	0	115,144	0	0	0	0	115,144
Investment - Construction 2008 (9001)	0	0	0	0	3	0	0	3
Investment - Sinking 2008 (9003)	0	0	0	0	0	0	0	0
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	17,917	0	0	0	0	0	0	17,917
Prepaid Trustee Fees	2,887	0	0	0	0	0	0	2,887
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	713	0	0	0	0	0	0	713
Deposits	9,035	0	0	0	0	0	0	9,035
Buildings	0	0	0	0	0	30,000	0	30,000
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	6,030,195	6,030,195
Other	0	0	0	0	0	0	0	0
Total Assets	164,866	1,461,860	132,437	890	3	3,701,094	7,635,000	13,096,150
Liabilities								
Accounts Payable	1,010	0	0	0	0	0	0	1,010
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

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

As of 7/31/2018
(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
Revenue Bonds 2004 A	0	0	0	0	0	0	4,635,000	4,635,000
Revenue Bonds 2004 B	0	0	0	0	0	0	1,385,000	1,385,000
Refunding Bonds - 2008	0	0	0	0	0	0	1,615,000	1,615,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>1,010</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7,635,000</u>	<u>7,636,010</u>
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	324,314	0	0	0	0	0	0	324,314
Investment In General Fixed Assets	0	0	0	0	0	3,701,094	0	3,701,094
Other	<u>(160,458)</u>	<u>(907,939)</u>	<u>5,786</u>	<u>7</u>	<u>(4,639)</u>	<u>0</u>	<u>0</u>	<u>(1,067,242)</u>
Total Fund Equity & Other Credits	<u>163,856</u>	<u>1,461,860</u>	<u>132,437</u>	<u>890</u>	<u>3</u>	<u>3,701,094</u>	<u>0</u>	<u>5,460,140</u>
Total Liabilities & Fund Equity	<u>164,866</u>	<u>1,461,860</u>	<u>132,437</u>	<u>890</u>	<u>3</u>	<u>3,701,094</u>	<u>7,635,000</u>	<u>13,096,150</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2017 Through 7/31/2018
(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	555,113	14,266	3 %
Interest Earnings				
Interest Earnings	50	199	149	299 %
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	580,312	15,735	3 %
Expenditures				
Legislative				
Supervisor Fees	10,000	10,600	(600)	(6)%
Financial & Administrative				
District Manager	28,840	24,783	4,057	14 %
Recording Secretary	5,543	4,619	924	17 %
District Engineer	6,000	11,380	(5,380)	(90)%
Disclosure Report	1,000	1,000	0	0 %
Trustees Fees	7,000	8,323	(1,323)	(19)%
Auditing Services	5,000	7,969	(2,969)	(59)%
Arbitrage Rebate Calculation	1,300	650	650	50 %
Financial Services	26,677	25,731	946	4 %
Postage, Phone, Faxes, Copies	600	2,534	(1,934)	(322)%
Digital Meeting Media	500	0	500	100 %
Public Officials Insurance	2,500	1,803	697	28 %
Legal Advertising	550	1,249	(699)	(127)%
Bank Fees	186	166	20	11 %
Dues, Licenses & Fees	200	15,335	(15,135)	(7,568)%
Miscellaneous Fees	500	0	500	100 %
Investment Reporting Fees	2,000	1,833	167	8 %
Office Supplies	200	0	200	100 %
Technology Services	4,000	2,336	1,664	42 %
Website Administration	1,000	0	1,000	100 %
Legal Counsel				
District Counsel	10,000	31,858	(21,858)	(219)%
Electric Utility Services				
Electric Utility Services - Other	11,000	6,979	4,021	37 %
Street Lighting	80,000	56,868	23,132	29 %
Other Physical Environment				
Property & Casualty Insurance	12,400	11,671	729	6 %
Entry & Walls Maintenance	5,500	0	5,500	100 %
Landscape Maintenance - Contract	215,834	169,255	46,579	22 %
Field Manager	27,707	23,089	4,618	17 %
Irrigation Maintenance	10,000	13,277	(3,277)	(33)%
Plant Replacement Program	10,500	8,620	1,880	18 %
Waterway Management Program-Contract	14,040	19,193	(5,153)	(37)%
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 7/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Capital Improvements	10,000	201,970	(191,970)	(1,920)%
Buildings	0	30,000	(30,000)	0 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	10,623	(9,623)	(962)%
Pavement & Signage Repairs	4,500	150	4,350	97 %
Holiday Lighting	5,000	10,160	(5,160)	(103)%
Parks & Recreation				
Miscellaneous Maintenance	5,000	3,807	1,193	24 %
Security Patrol	24,000	19,924	4,077	17 %
Special Events	500	0	500	100 %
Total Expenditures	<u>564,577</u>	<u>740,770</u>	<u>(176,193)</u>	<u>(31)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(160,458)</u>	<u>(160,458)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	324,314	324,314	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>163,856</u></u>	<u><u>163,856</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 7/31/2018

(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	487,721	(4,383)	(1)%
DS Assmts - Prepayments	0	1,677,837	1,677,837	0 %
DS Assmts - Developer	0	76,689	76,689	0 %
DS Assmts - Lot Closing	0	70,464	70,464	0 %
Interest Earnings				
Interest Earnings	0	14,481	14,481	0 %
Total Revenues	<u>492,104</u>	<u>2,327,192</u>	<u>1,835,088</u>	<u>373 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	317,105	485,131	(168,026)	(53)%
Principal Payments	175,000	140,000	35,000	20 %
Bond Call Payment	0	2,610,000	(2,610,000)	0 %
Total Expenditures	<u>492,105</u>	<u>3,235,131</u>	<u>(2,743,026)</u>	<u>(557)%</u>
Excess of Revenues Over(Under) Expenditures	(1)	(907,939)	(907,938)	90,793,801 %
Fund Balance, Beginning of Period	0	2,369,799	2,369,799	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>1,461,860</u>	<u>1,461,861</u>	<u>(146,186,140)%</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2017 Through 7/31/2018

(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	177,286	(33,764)	(17)%
Interest Earnings				
Interest Earnings	0	1,457	1,457	0 %
Total Revenues	211,050	178,743	(32,307)	(15)%
Expenditures				
Debt Service Payments				
Interest Payments	211,050	82,957	128,094	61 %
Principal Payments	0	90,000	(90,000)	0 %
Total Expenditures	211,050	172,957	38,094	18 %
Excess of Revenues Over(Under) Expenditures	0	5,786	5,786	0 %
Fund Balance, Beginning of Period	0	126,650	126,650	0 %
Fund Balance, End of Period	0	132,437	132,437	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2017 Through 7/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	7	7	0 %
Total Revenues	0	7	7	0 %
Excess of Revenues Over(Under) Expenditures	0	7	7	0 %
Fund Balance, Beginning of Period	0	882	882	0 %
Fund Balance, End of Period	0	890	890	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2017 Through 7/31/2018

(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 7/31/2018

(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	3,701,094	3,701,094	0 %
Total Fund Balance, Beginning of Period	0	3,701,094	3,701,094	0 %
Fund Balance, End of Period	0	3,701,094	3,666,444	0 %

Parkway Center Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 07/31/18
Reconciliation Date: 7/31/2018
Status: Locked

Bank Balance	161,900.25
Less Outstanding Checks/Vouchers	27,586.99
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	134,313.26
Balance Per Books	<u>134,313.26</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: 07/31/18

Reconciliation Date: 7/31/2018

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.
4510	7/20/2018	System Generated Check/Voucher	200.00	Earl W. Kunke
4512	7/20/2018	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
4514	7/26/2018	System Generated Check/Voucher	7,155.84	Burr & Forman LLP
4515	7/26/2018	System Generated Check/Voucher	19,147.15	Landscape Maintenance Professionals, Inc
Outstanding Checks/Vouchers			<u>27,586.99</u>	

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

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 07/31/18

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4486	6/22/2018	System Generated Check/Voucher	1,407.14	Nichols Landscape Architecture, Inc
4487	6/22/2018	System Generated Check/Voucher	9,611.10	Sunrise Landscape
4488	6/22/2018	System Generated Check/Voucher	240.00	The Oaks at Shady Creek CDD
4489	7/1/2018	System Generated Check/Voucher	9,681.50	Burr & Forman LLP
4490	7/1/2018	System Generated Check/Voucher	200.00	Daniel Fleary
4491	7/1/2018	System Generated Check/Voucher	200.00	Earl W. Kunke
4492	7/1/2018	System Generated Check/Voucher	21,809.08	Landscape Maintenance Professionals, Inc
4493	7/1/2018	System Generated Check/Voucher	7,882.29	Meritus Districts
4494	7/1/2018	System Generated Check/Voucher	200.00	Suzanne DeCopain
4495	7/1/2018	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
4496	7/1/2018	System Generated Check/Voucher	200.00	Jo Ann Ward
CD039-1	7/5/2018	Verizon Payment	182.87	
4497	7/6/2018	System Generated Check/Voucher	1,381.00	Aquatic Systems, Inc.
4498	7/6/2018	System Generated Check/Voucher	2,620.00	Steve Gaskins Contracting, Inc.
4499	7/6/2018	System Generated Check/Voucher	4,336.94	US Bank
CD039-2	7/11/2018	Bank Fee	4.98	
4500	7/13/2018	System Generated Check/Voucher	5,400.00	Grau & Associates
4501	7/13/2018	System Generated Check/Voucher	100.00	Kaiser Landscape Services LLC
4502	7/13/2018	System Generated Check/Voucher	3,236.35	Nichols Landscape Architecture, Inc
4503	7/13/2018	System Generated Check/Voucher	165.00	Stantec Consulting Services Inc. (SCSI)
4504	7/13/2018	System Generated Check/Voucher	9,611.10	Sunrise Landscape
4505	7/13/2018	System Generated Check/Voucher	378.06	TECO
4506	7/13/2018	System Generated Check/Voucher	490.87	TECO
4507	7/13/2018	System Generated Check/Voucher	444.90	TECO
CD040	7/17/2018	Purchase of Amenity Center Property	30,000.00	Burr & Forman LLP
311000070319 070518	7/19/2018	service 05/03/18 - 05/31/18	6,979.29	TECO
4508	7/20/2018	System Generated Check/Voucher	225.00	Cardno, Inc.

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 07/31/18

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4509	7/20/2018	System Generated Check/Voucher	200.00	Daniel Fleary
4511	7/20/2018	System Generated Check/Voucher	200.00	Suzanne DeCopain
4513	7/20/2018	System Generated Check/Voucher	200.00	Jo Ann Ward
Cleared Checks/Vouchers			117,787.47	

Commercial Checking Acct Public Funds

Account number:
Image count: 26

■ July 1, 2018 - July 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

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
	\$279,687.72	\$0.00	-\$117,787.47	\$161,900.25

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	07/05	182.87	< Business to Business ACH Debit - Verizon Wireless Payments 180705 062359092100001 0000000062359092100001
	07/11	4.98	Client Analysis Svc Chrg 180710 Svc Chge 0618 002000027191958
	07/17	30,000.00	WT Fed#00233 The Bank of Tampa /Ftr/Bnf=Burr and Forman LLP Srf# 0109787198272338 Trn#180717095215 Rfb#
	07/19	6,979.29	Teco/People Gas Utilitybil 311000070319 Parkway Center Cdd
		\$37,167.14	Total electronic debits/bank debits

< **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
4486	1,407.14	07/03	4494	200.00	07/23	4502	3,236.35	07/23
4487	9,611.10	07/13	4495	200.00	07/19	4503	165.00	07/23
4488	240.00	07/03	4496	200.00	07/05	4504	9,611.10	07/23
4489	9,681.50	07/05	4497	1,381.00	07/17	4505	378.06	07/17
4490	200.00	07/06	4498	2,620.00	07/16	4506	490.87	07/17
4491	200.00	07/11	4499	4,336.94	07/12	4507	444.90	07/17
4492	21,809.08	07/05	4500	5,400.00	07/25	4508	225.00	07/27
4493	7,882.29	07/02	4501	100.00	07/20	4509	200.00	07/30

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>
4511 *	200.00	07/25	4513 *	200.00	07/25			
\$80,620.33			Total checks paid					

* Gap in check sequence.

\$117,787.47 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
06/30	279,687.72	07/12	233,542.92	07/20	181,337.70
07/02	271,805.43	07/13	223,931.82	07/23	168,125.25
07/03	270,158.29	07/16	221,311.82	07/25	162,325.25
07/05	238,284.84	07/17	188,616.99	07/27	162,100.25
07/06	238,084.84	07/19	181,437.70	07/30	161,900.25
07/11	237,879.86				

Average daily ledger balance \$208,346.31



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 8/15/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	22	-3	Minor debris observed
INVASIVE MATERIAL (FLOATING)	20	18	-2	The ponds are looking better.
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	Cattails in pond #4 have been sprayed.
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
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
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	22	-3	A few signs need limbs cut back from them.
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Look Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 8/15/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	<u>Annuals need to be changed.</u>
RECREATIONAL AREAS	30	30	0	<u>N/A</u>
SUBDIVISION MONUMENTS	30	30	0	<u></u>
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	<u></u>
SIDEWALKS	30	28	-2	<u>Some sidewalks need pressure washing</u>
SPECIALTY MONUMENTS	15	13	-2	<u>A few areas need pressure washing</u>
STREETS	25	20	-5	<u>Numerous pot holes</u>
PARKING LOTS	15	15	0	<u></u>
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	<u>Ok</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>Good</u>
MONUMENT LIGHTING	30	30	0	<u>Up lighting is complete.</u>
AMENITY CENTER LIGHTING	15	15	0	<u>N/A</u>
GATES				
ACCESS CONTROL PAD	25	25		<u>N/A</u>
OPERATING SYSTEM	25	25		<u>N/A</u>
GATE MOTORS	25	25		<u>N/A</u>
GATES	25	25		<u>N/A</u>
SCORE	700	675	-25	96%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 8/15/18

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	7	-3	Still some off color areas.
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	4	-1	Some plants are chlorotic
WEED CONTROL - BED AREAS	5	3	-2	Needs better detailing
PLANT INSECT/DISEASE CONTROL	5	4	-1	Mites on Fakahatchee grass
PRUNING	10	10	0	Good
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	OK
CARRYOVERS	5	4	-1	Insect control and fertility.

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	4	-3	Need to be changed
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	86	-14	86%
-----	----	-----	-----

Contractor Signature: _____

Manager's Signature: Gene Roberts 8/15/2018

Parkway Center – August



The Begonias need to be changed out.



The tree straps on the Crepe Myrtles at Still Creek entrance are too tight and need to be removed or loosened.



The Still Creek entrance needs annuals added.



Fakahatchee grass in some areas still have mite activity.



Four dead Pine trees along Still River need to be removed.



The Society garlic plants at the Sanctuary entrance are stressed from all the rain and need a fungicide application applied.



The Hamlet entrance looks good.



The asphalt at both round-a-bouts is coming apart.



The Bulbine and Society Garlic planted at the Harvest Glenn entrance look chlorotic.



The beds along Falkenburg where the Juniper was removed has not been replanted and weeds are taking over.



The landscape at Belmont entrance looks good.



The beds along Falkenburg need better edging and weed detailing.



The tree wells at Willow Beach pocket park need to be edged and weeded.



The grass at the circle on Blue Beech needs to be removed and mulch added.



The turf along Blue Beech needs better broad leaf weeds control.

Parkway Center Ponds – August



Pond # 13 continues to have Water Lettuce growing.





Most of the other ponds conditions look good.





The swale between ponds # 1 and 2 needs to be weed trimmed.



The pond banks on ponds #1 and 2 need to be line trimmed to the water's edge.





The Cattails in pond #4 have been sprayed.



Pond # 8 in Amberly still needs some Cattails sprayed.



From Sargent Steve Gaskins.

For the month of June there was a total of 40 hours patrolled, typically during the evening hours. 34 tickets, 29 warnings and 13 faulty equipment notices.

Action Item Template

Date	August 1, 2018
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Amenity Center	BH	5/1/18	Aug Mtg		open	BOS will review initial concept at meeting with contractor.
2	TM Planting/Restoration	BH	7/1/18	Aug Mtg		open	I will have update at meeting.
4	Lighting Enhancements	BH	1/1/18	Aug Mtg		done	Completed
5	Amenity Parcel	SS	5/1/17	Aug Mtg		open	Under contract
6	Aquatics	BH	4/1/18	Aug Mtg		done	Work scheduled for the fall
7	Landscape	BH	6/1/18	Aug Mtg		open	Celia is working on plan for public hearing. On 9/5.



Parkway Center CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 8/6/2018

Prepared for:

Ms. Debby Hukill, CAM, DM

Meritus Corporation

2005 Pan Am Circle Drive, Suite #120

Tampa, Florida 33607

Prepared by:

Logan Bell, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

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

1-800-432-4302

Parkway Center CDD Waterway Inspection Report

8/6/2018

Site: 3



Comments: Normal growth observed

Pond #3 displayed positive results following treatment for Alligator weed completed on 7/24/2018. Native Pickerel weed was inspected to be in good condition.

Site: 4



Comments: Treatment in progress

Overall, Pond #4 looked good during inspection with minor floating Vallisneria denoting positive treatment completed on 7/24/2018. Once treated Vallisneria becomes uprooted and may float around requiring a second follow up treatment, which will be scheduled for regular maintenance visits.

Site: 5



Comments: Normal growth observed

Pond #5 exhibited minimal new growth of algae and Alligator weed, both of which will be targeted during routine maintenance visits. No new development of submersed Hydrilla present following treatment completed in the beginning of summer.

Site: 7



Comments: Treatment in progress

New development of submersed Slender Spikerush present within Pond #7, which was treated on 8/8/2018 will require 14-21 days for positive results to be evident. Native emergent Gulf Spikerush was displaying positive qualities of growth during inspection, which will be promoted.

Parkway Center CDD Waterway Inspection Report

8/6/2018

Site: 9



Comments: Treatment in progress

Pond #9 displayed moderate shoreline weed development identified as Primrose willow, Alligator Weed, and Torpedograss, which were targeted on 8/8/2018 and will require 14-21 days for positive results.

Site: 10



Comments: Site looks good

Pond #10 looked good with large healthy stands of Duck Potato.

Site: 11



Comments: Normal growth observed

Pond #11 looked good overall. Positive results following treatment for brush growing within the natives completed on 7/24/2018.

Site: 13



Comments: Normal growth observed

Treatment for Water Hyacinth and Cattails completed on 7/12/2018 had displayed positive results during inspection. Minor new development of floating Water Lettuce exhibited, which will be targeted during routine maintenance visits.

Parkway Center CDD Waterway Inspection Report

8/6/2018

Site: 16



Comments: Normal growth observed

Minor new development of algae growth along the perimeter of Pond #16 likely due to the repeated rain events and summertime heat fueling the growth. Treatment for algal development will be completed during our routine maintenance visits. Shoreline weeds targeted during routine visit on 7/24/2018.

Site: 17



Comments: Site looks good

Overall, Pond #17 looked good displaying minor expected shoreline Torpedogras vegetation that had been treated on 8/8/2018 and will be monitored for positive results.

Management Summary

Sites within the Parkway Center CDD appeared to be in good condition following routine maintenance visits targeting algae, submersed vegetation, and invasive weeds. Treatment for invasive Water Hyacinth and Cattails within Pond #13 was completed on 7/12/2018, which had displayed positive results during inspection and will be monitored and retreated as necessary. Algae was observed within Pond #16 likely due to potent summertime heat and rain, which will be targeted for treatment during our upcoming routine maintenance visits. Shoreline weeds were targeted within Ponds #3, #4, #5, #11, #16, and #17 during our routine visit dated 7/24/2018. Positive results following treatment may be visible within 14-21 days following treatment. Submersed Vallisneria was treated within Pond #4 on 7/24/2018 and has shown signs of positive results. Native vegetation throughout the community displayed positive qualities of growth, which will be promoted by ASI staff to ensure benefits associated with native vegetation are had.

Shoreline weed growth is accelerated during summertime months due to the increased heat and rain abundance. Sunlight and water are two of the main ingredients plants need to complete photosynthesis, which provides to food needed for the plants to survive. In a typical community landscape fertilizers are another issue causing increased growth as the rains wash the fertilizers to the waters edge where weeds usually grow. Routine maintenance is necessary to provide control of shorelines throughout the year, which is evident within the community. Pond #9 was identified with increased shoreline weed growth identified as Primrose, Torpedograss, and Alligator weed. Treatment for Pond #9 was completed on 8/8/2018 and positive results should be evident within 14-21 days.

Submersed weeds are a vital part of a ponds ecosystem as they provide habitat for small aquatic life to escape predators, absorb nutrients, improve water clarity, increase biodiversity, and add oxygen to the environment. Able to survive Florida's mild winters submersed weeds can grow throughout the year increasing mass until nuisance levels are achieved. One submersed aquatic vegetation reaches the waters surface it becomes "topped out" covering the surface and reducing light penetration needed for other organisms to survive. If the vegetation remains untreated it can completely shade out the bottom of the pond lowering the oxygen levels to a point that is detrimental to life. Creating a healthy pond ecosystem is a delicate balance between several factors highlighting the importance of routine treatments and monitoring. Pond #4 exhibited submersed Vallisneria that had reached the surface and required a treatment to prevent an adverse incident.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Treat minor algae within Pond #16.
- Monitor Pond #13 for littoral treatment effectiveness.
- Continue to promote native vegetation throughout the community.
- Monitor vallisneria treatment within Pond #4.

THANK YOU FOR CHOOSING ASI!

