

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
SEPTEMBER 26, 2018**

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
SEPTEMBER 26, 2018 at 6:30 p.m.**

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

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

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

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

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

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

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

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

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

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, September 26, 2018 at 6:30 p.m.** at Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
- 4. BUSINESS ITEMS**
  - A. Capital Improvements Update
- 5. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Meeting Minutes August 22, 2018 ..... Tab 01
  - B. Consideration of Board of Supervisors Public Hearing Minutes September 05, 2018 ..... Tab 02
  - C. Consideration of Operations and Maintenance Expenditures August 2018..... Tab 03
  - D. Review of Financial Statements Month Ending August 30, 2018 ..... Tab 04
- 6. MANAGEMENT REPORTS**
  - A. District Manager's Report
  - B. Field Manager ..... Tab 05
    - i. District Inspection Reports
    - ii. Staff Action List
    - iii. Aquatic Systems Report – *Under Separate Cover*
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

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

Sincerely,

Brian Howell  
District Manager

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

August 22, 2018 Minutes of the Public Hearing and Regular Meeting

## Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, August 22, 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

Eric Davidson called the Public Hearing and Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, August 22, 2018 at 6:38 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Eric Davidson	Meritus	
Trevor Sas	Windward Building Group	<i>via conference call</i>

There were three audience members present.

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

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

### 5. BUSINESS ITEMS

#### C. Discussion on Amenity Center

Trevor Sas with Windward Building Group went over the preliminary drawing. Supervisor O'Connor stated that she would like an office and another large multipurpose room or great room added to the drawing. Mr. Sas stated that they were able to reduce the size of the pool. The additional money leftover from doing a smaller pool around 5,000 sq. feet instead of an 8,000-9,000 sq. foot pool as originally discussed could be put towards the rest of the amenity center building. The Board and Mr. Sas discussed doing fabric standalone cabanas or shade sails to keep the overall construction cost of the building down. Mr. Sas also went over some interior options for the great room. Supervisor O'Connor went over why she thought an additional multipurpose room would make sense. She also talked about lockers and confirmed that there



would be an outside shower. The Board also asked about an exercise room. Mr. Sas and the Board continued to talk about the budget and square footage of the building and amenity center. They also discussed pool furniture, playground, security, and elevations. Supervisor Ward wanted to see the design look a little more like Florida. Supervisor DeCopain and Supervisor O'Connor also mentioned possibly adding a unisex bathroom off of the great room. Mr. Sas and his designers will redraw the plans based on the discussion with the Board today. He will send the revised plans to Meritus.

*Mr. Sas left the meeting via conference call.*

### **3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2019 BUDGET**

#### **A. Open Public Hearing on Adopting Fiscal Year 2019 Budget**

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

#### **B. Staff Presentations**

Mr. Davidson went over the budget with the Board.

#### **C. Public Comments**

There were no public comments.

#### **D. Close Public Hearing on Adopting Fiscal Year 2019 Budget**

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

#### **E. Consideration of Resolution 2018-07; Adopting Fiscal Year 2019 Budget**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2018-07
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

#### 4. VENDOR/STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

Mr. Davidson provided an update from Mr. Howell regarding landscaping and lighting. He also noted that Taylor Morrison has replanted the area they disturbed. SWFWMD is monitoring it. The Board asked how they could get more information from SWFWMD. Mr. Davidson suggested checking SWFWMD's website. Supervisor Ward also asked about the gopher tortoise burrows that were destroyed and if that was also being monitored by SWFWMD.

#### 5. BUSINESS ITEMS

- A. Consideration of Resolution 2018-08; Assessment Resolution

Mr. Davidson went over the resolution with the Board.

MOTION TO:	Approve Resolution 2018-08.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

- B. Consideration of Resolution 2018-09; Setting Fiscal Year 2019 Meeting Schedule

The Board reviewed the resolution and meeting dates.

MOTION TO: Approve Resolution 2018-09.  
MADE BY: Supervisor Ward  
SECONDED BY: Supervisor Kunke  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

**D. General Matters of the District**

**6. CONSENT AGENDA**

**A. Consideration of Minutes of Board of Supervisors Continued Meeting July 10, 2018**

**B. Consideration of Minutes of Board of Supervisors Meeting July 25, 2018**

**C. Consideration of Operations and Maintenance Expenditures July 2018**

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the July 10, 2018 minutes, the July 25, 2018 minutes, and the July 2018 O&Ms.  
MADE BY: Supervisor Ward  
SECONDED BY: Supervisor O'Connor  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

**D. Review of Financial Statements through July 31, 2018**

The Board reviewed and accepted the financials.

**7. MANAGEMENT REPORTS**

**A. District Manager's Report**

**B. Field Manager**

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

Mr. Davidson went over the staff action list and inspection reports with the Board. Mr. Davidson also went over ADA Compliance regarding CDD websites. Mr. Howell will send more information to the Board.

**8. SUPERVISOR REQUESTS**

Supervisor O'Connor asked to find a more accessible meeting location. Supervisor Fleary mentioned The Crossings at Riverview, which is where the HOA meets now. Mr. Davidson will contact Ms. Kaiser at Meritus about the location. Supervisor Fleary asked how to see which residents have signed up to receive updates from the website. Supervisor O'Connor wanted to see an example of an ADA compliant website when Mr. Howell sends more information.

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

A resident commented about the sign location. The Board and residents discussed possible placement options. Residents also asked about the timing of the lights turning on at the Summerwood monument, if the flowers at Summerwood are annuals, and putting in signage at Belmont and Willow Beach Drive.

**10. ADJOURNMENT**

MOTION TO:	Adjourn at 8:00 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
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

September 5, 2018 Minutes of the Regular Meeting and Public Hearing

## Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, September 5, 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

Mr. Davidson called the Regular Meeting and Public Hearing of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, September 5, 2018 at 6:42 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:

Eric Davidson	Meritus
Scott Steady	District Counsel
Tonja Stewart	District Engineer
Trevor Sas	Windward Building Group

There were many audience members in attendance.

Mr. Steady went over the procedure for the meeting and provided an overview of the agenda.

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

There were no audience questions or comments on agenda items. The audience held their comments about the amenity center and assessments to the public comments section of the public hearing.

### 3. RECESS TO PUBLIC HEARING

Mr. Steady directed the Board to recess to the Public Hearing.

4. PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS FOR IMPROVEMENTS

A. Open the Public Hearing on Imposing Special Assessments for Improvements

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

B. Presentation by Staff of Proposed Improvements

Mr. Sas introduced himself and provided an overview of the project for the residents. He went over the initial plans and what the Board wanted to include in the amenity center. Mr. Steady also went over the development of the project and the history of the District.

*The full discussion is available on audio recording.*

C. Presentation by Staff of Proposed Assessments

Mr. Steady went over the proposed assessments. He also went over the different bonds and how they work, including the refinancing of some of the existing bonds.

*The full discussion is available on audio recording.*

D. Consideration of Testimony by the Public

Audience members commented about the assessment amount over 30 years, the interest rate, the option for residents to pay off their portion of the bond up front, the sizes of the community pool, not feeling that the amenity center would be a good value, safety and security at the existing amenities, being on a fixed income and not being interested in using a clubhouse or amenities, that the CDD fees are also important when buyers are looking at houses, not being able to afford the proposed \$191 a year assessment increase, wanting the amenity center and being told by Taylor Morrison that they were going to build one but it never happened, the HOA and CDD having to pay money to hold required meetings in other communities because there is no clubhouse in the District, the cost of security and maintenance that will come with a new amenity center, the type of additional improvements that will go into the existing community areas, what type of things could be put into the amenity center building like a gym, the amenity center being a good idea but not liking the location chosen for it, the asking price of the land and if it was negotiated, not wanting the amenity center because her HOA fees are high already and there is a lot of vandalism in her section of the community, the builders telling him that his fees were going to go down, getting more security for the entire community, not having the money to pay for any increases in fees, being for the amenity center but wanting some questions answered about the new homes that are being built, and increased traffic with all of the new homes being built plus an additional amenity area for the community.

Mr. Steady and the Board answered residents' questions and explained the rationale and history between putting in an amenity center at this time.

The Board discussed whether or not to move forward with the financing for the improvements.

MOTION TO:	Move forward with the financing for the improvements for the amenity center.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

#### E. Board to Meet as Equalizing Board

Mr. Steady stated that the Board had decided to move forward with the financing for the amenity center and they need to meet as an equalizing Board. Mr. Steady asked if anything needs to be changed in regards to how the properties will be levied for assessments for the improvements.

MOTION TO:	Levy the assessments uniformly on all the properties.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

#### F. Close the Public Hearing on Imposing Special Assessments for Improvements

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously



G. Consideration of Resolution 2018-10; Imposing Special Assessments

Mr. Steady went over the resolution with the Board.

MOTION TO:	Approve Resolution 2018-10.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

Celia Nichols, Nichols Landscaping was present at the meeting. Ms. Nichols provided a brief presentation of the amenity center. *Entire discussion available on audio.*

5. RETURN TO REGULAR MEETING

Mr. Steady directed the Board to return to the regular meeting.

6. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

Ms. Stewart went over her report. She provided a general timeline and stated that she will be working with Mr. Sas and Mr. Howell.

C. District Manager

7. BUSINESS ITEMS

A. Consideration of Execution of Warranty Deeds to Hillsborough County for Falkenburg Road

Mr. Steady went over execution of warranty deeds to Hillsborough County for Falkenburg Road with the Board. The Board asked some questions, and Mr. Steady and Ms. Stewart answered.

MOTION TO:	Approve the Execution of Warranty Deeds to Hillsborough County for Falkenburg Road and authorize the Chair to execute them.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED

5/0 - Motion passed unanimously

B. General Matters of the District

**8. SUPERVISOR REQUESTS**

Supervisor O'Connor mentioned a couple of dead trees or bushes that need to be replaced by Sunrise. She also brought up an elm directly in front of Sanctuary that needs to be taken out.

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

There were audience comments about the gopher tortoise conversation area in the community, someone spraying the protected area, trash from the builders.

**10. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor Ward
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
<b>Monthly Contract</b>					
Aquatic Systems, Inc.	417705	\$ 1,381.00		\$ 1,132.00	Lake & Wetland Services - August
LMP	135534	17,917.15			Ground Maintenance - August
Meritus Districts	8483	8,163.56		\$ 7,947.25	Management Services - August
<b>Monthly Contract Sub-Total</b>		<b>\$ 27,461.71</b>			
<b>Variable Contract</b>					
Burr Forman	1039173	\$ 2,582.50			Professional Services - thru 07/31/18
Cardno	259287	225.00			Professional Services - thru 07/27/18
Stantec	1391183	1,530.00			Professional Services - General Consulting - thru 07/20/18
<b>Variable Contract Sub-Total</b>		<b>\$ 4,337.50</b>			
<b>Utilities</b>					
Tampa Electric	211001800146 080618	\$ 621.52			Electric Service - thru 07/31/18
Tampa Electric	211001800369 080618	490.87			Electric Service - thru 07/31/18
Tampa Electric	211001800609 080618	444.90			Electric Service - thru 07/31/18
Tampa Electric	311000070319 070518	6,979.29	<b>\$ 8,536.58</b>	\$ 3,583.33	Electric Service - thru 06/20/18
<b>Utilities Sub-Total</b>		<b>\$ 8,536.58</b>			
<b>Regular Services</b>					
Supervisor: Daniel Fleary, Jr.	DF072518	\$ 200.00			Supervisor Fee - 07/25/18
Supervisor: Earl Kunke	EK072518	200.00			Supervisor Fee - 07/25/18
Supervisor: Jo Ann Ward	JW072518	200.00			Supervisor Fee - 07/25/18
Supervisor: Suzanne DeCopain	SD072518	200.00			Supervisor Fee - 07/25/18
Supervisor: Tanya O'Connor	TO072518	200.00	<b>\$ 1,000.00</b>		Supervisor Fee - 07/25/18
Tampa Bay Times	652939 080618	950.00			Budget Hearing - 08/05/18
Tampa Bay Times	667389 080618	3,189.20			Assessment Roll - 08/04/18

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Tampa Bay Times	667389 081318	3,189.20	<b>\$ 7,328.40</b>		Assessment Roll - 08/11/18
<b>Regular Services Sub-Total</b>		<b>\$ 8,328.40</b>			
<b>Additional Services</b>					
Herring Electric	HE082818	\$ 37,147.00			Install Landscape Lighting - 08/28/18
Kaiser Landscape Services LLC	1015	650.00			Pressure Washing - 08/01/18
LMP	135824	240.00			Irrigation Services - 08/02/18
LMP	135844	104.50			Irrigation Inspection Repairs - 08/04/18
LMP	135955	46.16			Irrigation Repair - 08/07/18
LMP	136016	100.00	<b>\$ 490.66</b>		Irrigation Services - 08/16/18
Meritus Districts	8510	2,969.92			Mailings - 08/07/18
Nichols	MCP16 3 21	482.65			Landscape Construction Services - 08/13/18
Nichols	MPC15 2 34	136.32			Miscellaneous Tasks & Meetings - 08/13/18
Nichols	MPC16 1 6R2	20,769.43			Landscape Construction Plans - 08/14/18
Nichols	MPC17 1 2	697.42	<b>\$ 22,085.82</b>		Irrigation Construction Plans - 08/14/18
<b>Additional Services Sub-Total</b>		<b>\$ 63,343.40</b>			
<b>TOTAL:</b>		<b>\$ 112,007.59</b>			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



# Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

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

## Invoice

INVOICE DATE: 8/1/2018

INVOICE NUMBER: 0000417705

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 - August		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: 8/1/2018

INVOICE NUMBER: 0000417705

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!

REVIEWEDdthomas 8/22/2018



Date	Invoice #
8/1/2018	135534

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

**Faulkenburg Rd & Progress Blvd**  
**Riverview, FL**

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	\$0.00
	Net 30	8/31/2018	Balance Due	\$17,917.15

REVIEWED dthomas 7/31/2018

**Meritus Districts**

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

**INVOICE**

Invoice Number: 8483  
Invoice Date: Aug 1, 2018  
Page: 1

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

**Bill To:**

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

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			8/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - August		2,403.33
	FMS	Field Management		2,308.93
	RS	Recording Secretary		461.92
	TS	Technology Services		200.00
	FS	Financial Services		2,223.08
	IR	Investment Reporting Services		183.33
	TS	Technology Services - credit for bill paid directly by district		-49.00
	Postage	Postage - June		8.37
2,824.00	Copies - B/W	Copies: B/W - June	0.15	423.60
Subtotal				8,163.56
Sales Tax				
Total Invoice Amount				8,163.56
Payment/Credit Applied				
<b>TOTAL</b>				<b>8,163.56</b>

Check/Credit Memo No:

REVIEWED by Thomas 7/31/2018





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

Received  
AUG 27 2018

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

23 Aug 2018  
Invoice # 1039173  
Bill Atty: SIS  
As of 07/31/18

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

EMPLOYER I.D. #63-0322727

**BILL SUMMARY THROUGH JULY 31, 2018**

Professional Services	<u>\$2,582.50</u>
<b>TOTAL DUE THIS BILL</b>	<b>\$2,582.50</b>

**REMITTANCE COPY**

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

REVIEWEDdthomas 8/30/2018

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

23 Aug 2018  
Invoice # 1039173  
Page 2

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

23 Aug 2018  
Invoice # 1039173  
Bill Atty: SIS  
As of 07/31/18

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

Date	Description	Atty	Hours	Rate	Value
07/09/18	Call with Mike Williams at Hillsborough County to discuss Faulkenburg Road; email Jeff Deason with TM to discuss right-of-way issues; email to Tonja Stewart.	SIS	0.50	300.00	\$150.00
07/10/18	Attend continued board meeting.	SIS	2.00	300.00	\$600.00
07/13/18	Emails with County to confirm date; meet with Dan Molloy to discuss contract and execution.	SIS	1.50	300.00	\$450.00
07/16/18	Forward to Tonja information received by TM on Faulkenburg Road.	SIS	0.20	300.00	\$60.00
07/17/18	Email from Dan Molloy regarding title exceptions; email to Iden to address title issue; draft agreement for amenity center design work.	SIS	1.00	300.00	\$300.00
07/18/18	Review title commitment for PSA exhibit.	IS	1.00	325.00	\$325.00
07/19/18	Call with Scott Steady regarding title work.	IS	0.30	325.00	\$97.50

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

23 Aug 2018  
Invoice # 1039173  
Page 3

Date	Description	Atty	Hours	Rate	Value
07/24/18	Emails with County regarding execution of Interlocal Agreement; emails to Board.	SIS	0.50	300.00	\$150.00
07/24/18	Draft and transmit short agreement for design services.	SIS	0.50	300.00	\$150.00
07/27/18	Forward Interlocal Agreement to Mark; email Adam at County Interlocal Agreement; email Brian Howell an update; email Joann Weed to have her sign Interlocal Agreement; work on notices.	SIS	1.00	300.00	\$300.00
Total Services					\$2,582.50

Total Services and Disbursements	\$2,582.50
TOTAL NOW DUE	\$2,582.50

## SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	\$300.00	7.20	\$2,160.00
Iden Sinai	\$325.00	1.30	\$422.50
TOTALS		8.50	\$2,582.50



**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 # : 259287**  
**Invoice Date : 08/08/2018**  
**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: 7/27/2018**

**Phase: 1000 - Maintenance**

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

**Outstanding Invoices**

Number	Date	Balance
259287	08/08/2018	225.00
<b>Total Now Due</b>		<b>225.00</b>

**Aging Balances**

<u>Under 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>Over 90</u>
225.00	0.00	0.00	0.00

REVIEWEDdthomas 8/22/2018

Invoice Number 1391183  
Invoice Date August 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

<b>Project</b>	<b>Parkway Center Community Dev District</b>		
Project Manager	Stewart, Tonja L	Contract Upset	85,389.75
Current Invoice Total (USD)	1,530.00	Contract Billed to Date	67,949.65
		For Period Ending	<b>July 20, 2018</b>

Follow up regarding stormwater maintenance and road right of way/utilities easement research; prepare engineer's report

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

**Professional Services**

Category/Employee		Current Hours	Rate	Current Amount
	Stewart, Tonja L	9.00	170.00	1,530.00
	<b>Subtotal Professional Services</b>	<u>9.00</u>		<u>1,530.00</u>

Top Task Subtotal      2018 FY General Consulting                      1,530.00

**Total Fees & Disbursements**                      1,530.00  
**INVOICE TOTAL (USD)**                      **1,530.00**

**Due upon receipt or in accordance with terms of the contract**

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

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

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

REVIEWEDdthomas 8/22/2018





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/06/2018

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:	\$621.52
Payment Due By:	08/27/2018

### Your Account Summary

Previous Amount Due	\$378.06
Payment(s) Received Since Last Statement	-\$378.06
Current Month's Charges	\$621.52
<b>Total Amount Due</b>	<b>\$621.52</b>

## More perks. Less clutter.

Enroll in Paperless  
Billing by Sept. 30, 2018  
from [tecoaccount.com](http://tecoaccount.com)  
to be entered to win  
an iPad!\*



\*Learn more about the benefits and view the drawing terms  
and conditions at [tecosupport.com/paperlessbilling](http://tecosupport.com/paperlessbilling).

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



Know what's below.  
Call before you dig.

### Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit [sunshine811.com](http://sunshine811.com) or [tampaelectric.com/callbeforeyoudig](http://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:	\$621.52
Payment Due By:	08/27/2018

Amount Enclosed \$

662494093623

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

6624940936232110018001460000000621521

**Account:** 211001800146  
**Statement Date:** 08/06/2018  
**Current month's charges due** 08/27/2018



**Details of Charges – Service from 06/30/2018 to 07/31/2018**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 32 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
<b>Lighting Charges</b>		<b>\$621.52</b>

**Total Current Month's Charges**

**\$621.52**

00000078-0000829-Page 17 of 20

**Important Messages**

**Fuel sources we use to serve you**

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil\* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

*\*Oil makes up less than 1%*

**Important information about your rates**

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at [tampaelectric.com/rates](http://tampaelectric.com/rates).



Statement Date: 08/06/2018

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:	08/27/2018

## Your Account Summary

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

## More perks. Less clutter.

Enroll in Paperless  
Billing by Sept. 30, 2018  
from **tecoaccount.com**  
to be entered to win  
an iPad!\*



\*Learn more about the benefits and view the drawing terms and conditions at [tecosupport.com/paperlessbilling](http://tecosupport.com/paperlessbilling).

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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: 211001800369

Current month's charges:	\$490.87
Total amount due:	\$490.87
Payment Due By:	08/27/2018

Amount Enclosed \$

662494093624

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

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



**Account:** 211001800369  
**Statement Date:** 08/06/2018  
**Current month's charges due** 08/27/2018



**Details of Charges – Service from 06/30/2018 to 07/31/2018**

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

**Rate Schedule: Lighting Service**

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

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

**Total Current Month's Charges**

**\$490.87**

00000078-0000823-Page 5 of 20

**Important Messages**

**Fuel sources we use to serve you**

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil\* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

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Statement Date: 08/06/2018

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:	08/27/2018

## Your Account Summary

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

## More perks. Less clutter.

Enroll in Paperless  
Billing by Sept. 30, 2018  
from [tecoaccount.com](http://tecoaccount.com)  
to be entered to win  
an iPad!\*



\*Learn more about the benefits and view the drawing terms and conditions at [tecosupport.com/paperlessbilling](http://tecosupport.com/paperlessbilling).

REVIEWEDdtthomas 8/22/2018

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800609

Current month's charges:	\$444.90
Total amount due:	\$444.90
Payment Due By:	08/27/2018

Amount Enclosed \$

632864485728

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:** 08/06/2018  
**Current month's charges due** 08/27/2018



## Details of Charges – Service from 06/30/2018 to 07/31/2018

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	260 kWh @ \$0.03207/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
<b>Lighting Charges</b>		<b>\$444.90</b>

### Total Current Month's Charges

**\$444.90**

## Important Messages

### Fuel sources we use to serve you

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## ACCOUNT INVOICE

peoplesgas.com  
tampaelectric.com



Statement Date: 07/05/18  
Account: 311000070319

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



Current month's charges:	\$7,387.24
Total amount due:	\$7,387.24
Payment Due By:	07/19/18

### Your Account Summary

Previous Amount Due	\$4,541.20
Payment(s) Received Since Last Statement	-\$4,541.20
Credit balance after payments and credits	\$0.00
<b>Current Month's Charges</b>	<b>\$7,387.24</b>
<b>Total Amount Due</b>	<b>\$7,387.24</b>

**DO NOT PAY. Your account will be drafted on 07/19/18**

6979<sup>29</sup>  
(7/19)

### Things to do:

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

REVIEWED dt Thomas 8/22/2018

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



### More options for you.

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

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$7,387.24
Total amount due:	\$7,387.24
Payment Due By:	07/19/18

**Amount Enclosed** \$

700500000509 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 07/19/18

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





Thank you for ranking us "Highest in Satisfaction with  
Midsize Residential Natural Gas Service in the South"  
five years in a row!

For J.D. Power award information, visit [jdpower.com](http://jdpower.com)

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)

863-299-0800 (Polk County)

888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outages

877-832-6747

### Power Outages

877-588-1010

### Electric Energy-Saving Programs

813-275-3909

### Natural Gas Energy

### Conservation Rebates

877-832-6747

### Mail Payments to

TECO

P.O. Box 31318

Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas/Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

00000038-0000403-Page 4 of 24

### Your payment options are:

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

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

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

Por favor, visite [peoplesgas.com](http://peoplesgas.com) o [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.

## Billed Individual Accounts



00000038-0000404-Page 5 of 24

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$35.93
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$70.81
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$102.25
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$33.06
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3563.52
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	\$634.65
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$716.49
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$106.35
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$112.08
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$83.90
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$31.34
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$103.39
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:** 06/29/18

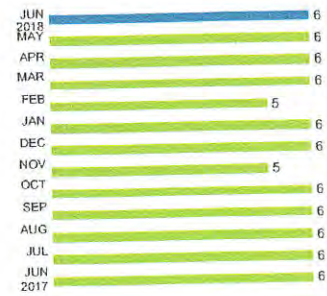
## Details of Charges – Service from 05/03/18 to 05/31/18

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	05/31/18	36,194		36,032		162 kWh	1	29 Days
Basic Service Charge						\$19.94	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						162 kWh @ \$0.06184/kWh \$10.02		
Fuel Charge						162 kWh @ \$0.03132/kWh \$5.07		
Florida Gross Receipt Tax						\$0.90		
<b>Electric Service Cost</b>						<b>\$35.93</b>		
<b>Current Month's Electric Charges</b>						<b>\$35.93</b>		



00000038-0000404- Page 6 of 24



**Account:** 211001738759  
**Statement Date:** 06/29/18

**Details of Charges – Service from 05/03/18 to 05/31/18**

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

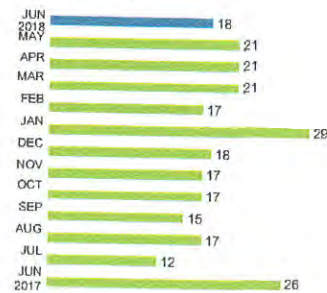
**Rate Schedule: General Service - Non Demand**

00000038-0000405-Page 7 of 24

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	05/31/18	58,670		58,143		527 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						527 kWh @ \$0.06184/kWh		
Fuel Charge						527 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$1.77		
<b>Electric Service Cost</b>						<b>\$70.81</b>		
<b>Current Month's Electric Charges</b>						<b>\$70.81</b>		

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)







# ACCOUNT INVOICE

tampaelectric.com



Account: 211001739070  
Statement Date: 06/29/18

## Details of Charges – Service from 05/03/18 to 05/31/18

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	05/31/18	8,518	7,662		856 kWh	1	29 Days
Basic Service Charge					\$19.94	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge					856 kWh @ \$0.06184/kWh		
Fuel Charge					856 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax					\$2.56		
<b>Electric Service Cost</b>					<b>\$102.25</b>		
<b>Current Month's Electric Charges</b>					<b>\$102.25</b>		

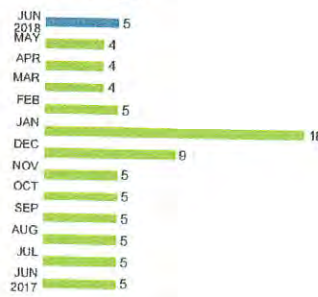


**Account:** 211001739302  
**Statement Date:** 06/29/18

## Details of Charges – Service from 05/03/18 to 05/31/18

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	05/31/18	10,799		10,667		132 kWh	1	29 Days
Basic Service Charge						\$19.94	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						132 kWh @ \$0.06184/kWh \$8.16		
Fuel Charge						132 kWh @ \$0.03132/kWh \$4.13		
Florida Gross Receipt Tax						\$0.83		
<b>Electric Service Cost</b>						<b>\$33.06</b>		
<b>Current Month's Electric Charges</b>						<b>\$33.06</b>		

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# ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567  
Statement Date: 06/29/18

## Details of Charges – Service from 05/02/18 to 05/31/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	11088 kWh @ \$0.03207/kWh	\$355.59
Fixture & Maintenance Charge	70 Fixtures	\$962.27
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	11088 kWh @ \$0.03095/kWh	\$343.17
Florida Gross Receipt Tax		\$17.92
State Tax		\$186.25
Lighting Charges		<u>\$3,563.52</u>
Current Month's Electric Charges		\$3,563.52

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864  
Statement Date: 06/29/18

### Details of Charges – Service from 05/02/18 to 05/31/18

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

Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 30 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: 06/29/18

### Details of Charges – Service from 05/22/18 to 06/20/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1346 kWh @ \$0.03207/kWh	\$43.17
Fixture & Maintenance Charge	31 Fixtures	\$185.87
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1346 kWh @ \$0.03095/kWh	\$41.66
Florida Gross Receipt Tax		\$2.18
<b>Lighting Charges</b>		<b>\$634.65</b>

**Current Month's Electric Charges**

**\$634.65**

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**Account:** 211015022604  
**Statement Date:** 06/29/18

## Details of Charges – Service from 05/22/18 to 06/20/18

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1505 kWh @ \$0.03207/kWh	\$48.27
Fixture & Maintenance Charge	35 Fixtures	\$210.76
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1505 kWh @ \$0.03095/kWh	\$46.58
Florida Gross Receipt Tax		\$2.43
<b>Lighting Charges</b>		<b>\$716.49</b>
<b>Current Month's Electric Charges</b>		<b>\$716.49</b>

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# ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103  
Statement Date: 06/29/18

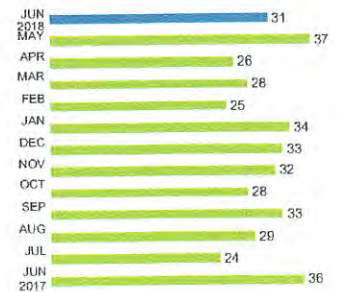
## Details of Charges – Service from 05/03/18 to 05/31/18

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	05/31/18	52,443		51,544		899 kWh	1	29 Days
Basic Service Charge						\$19.94	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						899 kWh @ \$0.06184/kWh \$55.59		
Fuel Charge						899 kWh @ \$0.03132/kWh \$28.16		
Florida Gross Receipt Tax						\$2.66		
<b>Electric Service Cost</b>						<b>\$106.35</b>		
<b>Current Month's Electric Charges</b>						<b>\$106.35</b>		



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# ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376  
Statement Date: 06/29/18

## Details of Charges – Service from 05/03/18 to 05/31/18

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

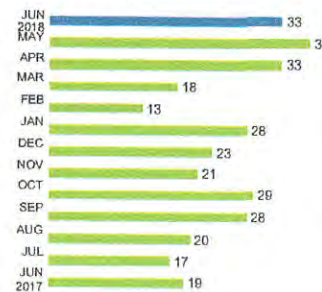
Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	05/31/18	48,760		47,801		959 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						959 kWh @ \$0.06184/kWh		
Fuel Charge						959 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$2.80		
<b>Electric Service Cost</b>						<b>\$112.08</b>		
<b>Current Month's Electric Charges</b>						<b>\$112.08</b>		

## Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014450640  
**Statement Date:** 06/29/18

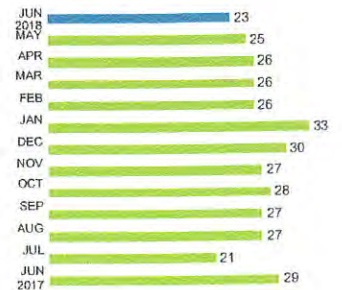
## Details of Charges – Service from 05/03/18 to 05/31/18

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	05/31/18	54,638		53,974		664 kWh	1	29 Days
Basic Service Charge						\$19.94	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						664 kWh @ \$0.06184/kWh \$41.06		
Fuel Charge						664 kWh @ \$0.03132/kWh \$20.80		
Florida Gross Receipt Tax						\$2.10		
<b>Electric Service Cost</b>						<b>\$83.90</b>		
<b>Current Month's Electric Charges</b>						<b>\$83.90</b>		



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**Account:** 211014450897  
**Statement Date:** 06/29/18



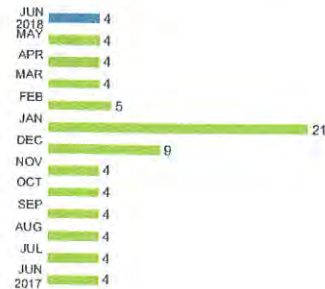
## Details of Charges – Service from 05/03/18 to 05/31/18

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

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

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	05/31/18	26,757		26,643		114 kWh	1	29 Days
Basic Service Charge						\$19.94	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						114 kWh @ \$0.06184/kWh \$7.05		
Fuel Charge						114 kWh @ \$0.03132/kWh \$3.57		
Florida Gross Receipt Tax						\$0.78		
<b>Electric Service Cost</b>						<b>\$31.34</b>		
<b>Current Month's Electric Charges</b>						<b>\$31.34</b>		



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451127  
**Statement Date:** 06/29/18

## Details of Charges – Service from 05/03/18 to 05/31/18

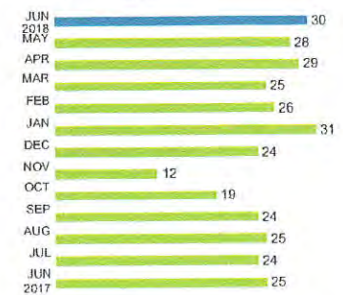
Service for: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A14099	05/31/18	95,966		95,098		868 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						868 kWh @ \$0.06184/kWh	\$53.68	
Fuel Charge						868 kWh @ \$0.03132/kWh	\$27.19	
Florida Gross Receipt Tax						\$2.58		
<b>Electric Service Cost</b>							<b>\$103.39</b>	
<b>Current Month's Electric Charges</b>							<b>\$103.39</b>	

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451317  
**Statement Date:** 06/29/18

### Details of Charges – Service from 05/22/18 to 06/20/18

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

#### Rate Schedule: Lighting Service

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

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

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523

Statement Date: 06/29/18

### Details of Charges – Service from 05/22/18 to 06/20/18

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 30 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
<b>Lighting Charges</b>		<b>\$389.00</b>

#### Current Month's Electric Charges

**\$389.00**

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713  
Statement Date: 06/29/18



### Details of Charges – Service from 05/22/18 to 06/20/18

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

Rate Schedule: Lighting Service

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

**Total Current Month's Charges \$7,387.24**

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## Understanding Your Charges

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

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

**Bright Choices<sup>SM</sup>** – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Renewable Energy<sup>SM</sup>** – The amount of electricity purchased from renewable sources.

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

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

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

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

**Zap Cap Systems<sup>®</sup>** – Surge protection for your home or business sold separately as a non-energy charge.

PARKWAY CENTER CCDD

MEETING DATE: July 25, 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



DF 072518



REVIEWED dthomas 8/22/2018

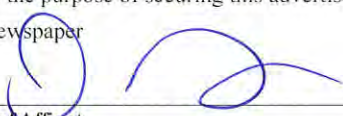
**Tampa Bay Times**

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing** was published in **Tampa Bay Times: 7/29/18, 8/5/18**. in said newspaper in the issues of **Baylink Hillsborough**

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

  
Signature of Affiant

Sworn to and subscribed before me this 08/05/2018.

  
Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT****NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Parkway Center Community Development District ("District") will hold a public hearing on August 22, 2018 at 6:30 p.m. at The Rivercrest Clubhouse, located at 11560 Ramble Creek Drive Riverview, FL 33569, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, (813) 397-5120 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Brian Howell  
District Manager

Run Dates: 7/29/2018 & 8/5/2018

652939

[illegible]



# Tampa Bay Times

## Published Daily

STATE OF FLORIDA }  
COUNTY OF Hillsborough County } ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **Re: Assessment Roll** was published in **Tampa Bay Times: 8/4/18, 8/11/18**, in said newspaper in the issues of **B Tampa**

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

Signature of Affiant

Sworn to and subscribed before me this 08/11/2018.

Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_



# PARKWAY CENTER COMMUNITY DEVELOPMENT

## NOTICE OF PUBLIC HEARING TO CONSIDER A ROLL PURSUANT TO SECTION 197.3632(4) (b), FLORIDA PARKWAY CENTER COMMUNITY DEVELOPMENT

### SPECIAL ASSESSMENTS FOR IMPROVEMENTS P

### CHAPTER 170, FLORIDA STATUTES

## NOTICE OF REGULAR MEETING OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT

The Parkway Center Community Development District Board of Supervisors ("Board") will hold a public hearing at 6:30 p.m. (EST) on **Wednesday, September 5, 2018** at 11560 Ramble Creek Drive, Riverview, Florida 33569, to consider the adoption of an assessment roll and the imposition of special assessments to secure proposed capital improvement bonds on benefited lands within the Parkway Center Community Development District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection, and enforcement of the assessments. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes.

The District is a local unit of special-purpose government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements include the acquisition of an approximately 2.25 acre east of South 78th Street and north of Fallowing Road (Tax Parcel #49435), an Amenity Center, including a clubhouse, parking, landscaping, pool, courts, playground and other facilities and enhancements of existing public improvements, all as more specifically described in the Engineer's Report dated June 19, 2018, and is available at the office of the District Manager, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607. The "improvements," the lands within the District to be improved are located in Hillsborough County, Florida, and are described as lying generally North of Riverview Drive, East of South 78th Street, South of Eagle Palm Drive and West of Interstate 75.

Special assessments shall be imposed in the manner set forth in the District's Master Assessment Methodology Report dated June 19, 2018 adopted pursuant to Resolution 2018-05, which is available for inspection at the address listed above for the District Manager, the "Assessment Allocation Report". The special assessments will be levied approximately \$4,740,000.00 exclusive of discounts for early payment, and the cost of collection and enforcement. The assessment allocation will be on a per undivided basis. All individual units/parcels will be assessed the same amount. The assessments may be pre-paid in whole or in part in some instances or may be paid pursuant to a schedule of not more than thirty (30) annual installments. The total proposed or principal assessment on each unit/parcel is \$2,752.61, which provides a yearly assessment of \$191.50 per unit/parcel, due in thirty (30) installments over thirty (30) years.

These annual assessments will be collected on the Hillsborough County tax roll by the Hillsborough County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. 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. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in loss of title.

Any interested person may appear before the District Board of Supervisors and be heard as to the property and desirability of making the improvements, 2) as to the cost thereof, 3) the manner of payment thereof, 4) the amount thereof to be assessed against each parcel of property so improved and as proposed in the Assessment Allocation Report dated June 19, 2018, and 5) any other concern or objection. All interested persons may ascertain the description of each property to be assessed and the amount to be assessed to each parcel of property at the District's office location at the above address.

Owners of the properties to be assessed and others interested or affected therein may appear and be heard at such public hearing and have the right to file written objections with the District within twenty (20) days of the publication of this notice. At the conclusion of the special assessments hearing, or any continuance thereof, the Board shall, by resolution, adopt the special assessments finally approved by the Board in accordance with section 170.08, Florida Statutes.

Information regarding the assessments and applicable documents, which includes the description of each property to be assessed and the amount to be assessed to each parcel of property may be ascertained and are on file and available for review during normal business hours at the District's Office located at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607. Affected parties and others interested may appear at the hearing and have the right to submit their comments, objections and questions prior to the hearing. To the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607. If you have any questions please contact the District Manager's Office at (813) 587-5121.

Also at 6:30 p.m. on Wednesday, September 5, 2018, at 11560 Ramble Creek Drive, Riverview, Florida 33569, the Board of Supervisors will hold a regular public meeting to consider matters related to the construction of the improvements, to consider matters related to a bond issue, the special assessments to finance improvements, to consider the services and facilities to be provided by the District and the financing plan for the same, and to consider any other business that may lawfully be conducted by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

The public hearing is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office at (813) 397-5121 at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board of Supervisors of the Parkway Center Community Development District with respect to any matter considered at this public hearing will need a record of the proceedings, such 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. The meeting and/or public hearing may be continued without further published notice to a date, time and location to be announced on the record at the meeting and/or public hearing.

Brian Howell, District Manager

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS, INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS, PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT, PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE, PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE, DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED, PROVIDING FOR AN ASSESSMENT PLAN, ADOPTING A PRELIMINARY ASSESSMENT ROLL, PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, acquire, operate and/or maintain the infrastructure improvements ("improvements") described in the report of District Engineer dated June 19, 2018, attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the improvements by special assessments; and

WHEREAS, the District is empowered by District Act, Chapter 170, Supplemental & Amendments to the Florida Statutes, to impose special assessments for improvements, and Chapter 197, Florida Statutes, to reconstruct, enlarge or extend, acquire, operate and collect the assessments (as defined herein)

WHEREAS, the District hereby determines the amount of those levies, and that special assessments be levied on the lands within the District as set forth in Master Special Assessments Report by reference and on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607 ("District Records Office")

WHEREAS, the District intends to issue a tax certificate to the lands needed for the improvements, and

WHEREAS, the District hereby determines the levies to be levied on the property improved.

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

1. Assessments shall be levied to defray in whole or in part the cost of the improvements described in Exhibit "A", and are on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location.
2. The nature and general location of, if any, improvements to be constructed, enlarged, or extended, shall be as shown on the map attached hereto as Exhibit "B", and are on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location.
3. The total estimated cost of the improvements to be constructed, enlarged, or extended, shall be as shown on the map attached hereto as Exhibit "B", and are on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location.
4. The assessments will be levied on the lands within the District as set forth in Master Special Assessments Report by reference and on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location.
5. The manner in which the assessments shall be levied, with respect to the timing, and the amount thereof, shall be as set forth in Master Special Assessments Report by reference and on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location.
6. The assessments shall be levied, with respect to the timing, and the amount thereof, shall be as set forth in Master Special Assessments Report by reference and on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location.
7. There is on file at the District Records Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, a map showing the location of the improvements, all of which shall be as shown on the map attached hereto as Exhibit "B", and are on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location.
8. Commencing with the year in which the improvements are to be constructed, enlarged, or extended, and in the same manner as set forth in Master Special Assessments Report by reference and on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location, the assessments shall be levied on the lands within the District as set forth in Master Special Assessments Report by reference and on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location.
9. The District Manager has caused to be prepared a map showing the location of the improvements, all of which shall be as shown on the map attached hereto as Exhibit "B", and are on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location.
10. The Board shall adopt a subsequent assessment roll, which shall be levied on the lands within the District as set forth in Master Special Assessments Report by reference and on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location.
11. The District Manager is hereby directed to prepare a map showing the location of the improvements, all of which shall be as shown on the map attached hereto as Exhibit "B", and are on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location.
12. The District Manager is hereby directed to prepare a map showing the location of the improvements, all of which shall be as shown on the map attached hereto as Exhibit "B", and are on file at the District Manager's Office, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, available for public inspection at the same location.

PASSED AND ADOPTED this 10th day of September, 2018.

ATTEST:

\_\_\_\_\_/s/ Johnathan

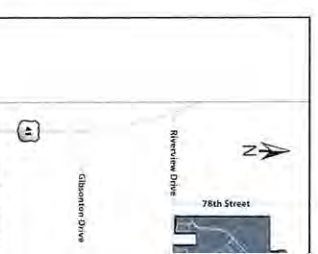
Assistant Secretary

\_\_\_\_\_/s/ Johnathan

Chairman

Exhibit A: Report of District Engineer, dated June 19, 2018, attached hereto as Exhibit "A" and incorporated herein by reference.

Exhibit B: Master Assessment Allocation Report, dated June 19, 2018, attached hereto as Exhibit "B" and incorporated herein by reference.



PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

[illegible]





813.310.7401  
17653 Hickory Tree Ct.  
Lutz, Fl 33558  
LIC #: ER-13015228

## Service Invoice

Customer: Oak Creek CDD - Parkway Center  
Address: \_\_\_\_\_  
City/Zip: Riverview  
Instructions/Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Promised: \_\_\_\_\_  
Time Promised: \_\_\_\_\_  
Primary PH: \_\_\_\_\_  
Second PH: \_\_\_\_\_  
Mechanic: \_\_\_\_\_  
Helper: \_\_\_\_\_

### Description of Work to be Performed:

Complete wiring and installation of new landscape lighting at Faulkenburg Entrance and Riverview Dr. entrance

### Actual Work Performed:

Completed work per description per plan/proposal

### Original Proposal:

Faulkenburg Entrance -	\$15,369.00
Riverview Dr. Entrance -	\$19,428.00
Extra charge for searching for bores -	\$1,000
Cost of additional bore needed at Riverview entrance -	\$1,350.00

Start Time: \_\_\_\_\_ End Time: \_\_\_\_\_

Amount Due: \_\_\_\_\_  
Fuel Charge: \_\_\_\_\_  
Total Amount Due: \$37,147.00

Customer Signature: \_\_\_\_\_ Date Completed: \_\_\_\_\_

I hereby acknowledge the satisfactory completion of the above described work and that payment is due upon services rendered.  
Late charges and maximum interested charges will be applied to outstanding amounts after 15 days.

REVIEWED dthomas 8/30/2018

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



## INVOICE

### BILL TO

Parkway Center CDD  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 34655

INVOICE # 1015  
DATE 08/01/2018  
DUE DATE 08/31/2018  
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/01/2018	Pressure washing	Pressure washing main roundabout curbing in front of neighborhoods Summerwood, Hamlet and Sanctuary.	1	650.00	650.00T
SUBTOTAL					650.00
TAX					0.00
TOTAL					650.00
BALANCE DUE					<b>\$650.00</b>

REVIEWEDdtomas 8/22/2018



# Invoice

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

Date	Invoice #
8/3/2018	135824

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation services redereed on 8-2-2018 Labor: 1 man @ \$ 40.00 per hour  Assist Cella Nochols with with location main lines, irrigation wires and valves at entrances for mapping purposes.	6	40.00	240.00
		Total	\$240.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/2/2018	Balance Due
			\$0.00
			\$240.00

REVIEWEDdthomas 8/22/2018



# Irrigation Service/Proposal Request

Property: Parkway CDD | DATE 7/31/2018

## Location

C Amberley entrance      H&I Summer word  
 D Sanctuary                      F Sanctuary  
 J Harvest Glenn

Emergency? \_\_\_\_\_

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

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

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

Description of Work to be performed:

Meet with Celia Nichols at 8:30 AM.

- Located valves, tracked wires to identify mainline locations  
 - Ran zones for all entrances

Materials needed : ,

Foreman: Tam

Manager

Date Completed 8/2/18

Total Man Hours 6 hrs

Inspected by

Date

Special Tools Needed:

Labor      240.00



PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
8/4/2018	135844

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 8-3-2018 Irrigation parts Labor: 1 man @ \$ 40.00 per hour  Zones 1 through 16 showing alarm - error message at controller. Troubleshoot and repair. Found issue with irrigation control wire and repaired.	1 2.5	4.50 40.00	4.50 100.00
Controller I - Blue Beach Dr.		Total	\$104.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/3/2018	Balance Due
			\$0.00
			\$104.50

REVIEWEDdthomas 8/22/2018

# Irrigation Service/Proposal Request

Property: <u>Parkway Center CDD</u>	DATE <u>8/2/18</u>
Location <u>Controller To (Blue Beach Dr)</u>	

Emergency? \_\_\_\_\_

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

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

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

Description of Work to be performed: <u>Zones 1-16 not working (Alarm/Error message at controller)</u> <u>possible wire and/or decoder issue</u> <u><del>7-10 not working</del> used toner &amp; wire tracker to locate <sup>bad</sup> splice</u>	Materials needed : <u>2- DBR/Y (2.25) 4.50</u>

Foreman: <u>Tom</u>	Special Tools Needed:
Manager	
Date Completed <u>8/3/18</u>	<u>materials 4.50</u>
Total Man Hours <u>2.5 hrs</u>	<u>Labor (2.5 @ 40) 100.00</u>
Inspected by	<u>Total 104.50</u>
Date	



# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
8/15/2018	135955

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description		Qty	Rate	Amount
Irrigation repair completed on 8-7-2018				
Irrigation parts		1	16.16	16.16
Labor: 1 man @ \$ 40.00 per hour		0.75	40.00	30.00
Blue beach area reported as being very dry. Found zones 1 through 15 not working from controller. Repaired damaged wire. Replaced broken spray head.				
Blue Beach			Total	\$46.16
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date	Payments/Credits
		Net 30	9/14/2018	Balance Due
				\$0.00
				\$46.16

REVIEWEDdthomas 8/22/2018

# Irrigation Service/Proposal Request

Property: Parkway CDD

DATE 8/7/18

Location

Blu Beach

Emergency?

Work Ordered By: Paul G.

Field Contact if any:

Phone FSR/PROPOSAL #

Description of Work to be performed:

Reported as being very dry. Check programming.

Zones 1-15 not working 8/2/18. Repaired damaged wire on 8/3/18  
checked zones 1-7 and 14. Replaced broken springhead & elbow

Materials needed :

1 - PROSOG	11.00
1 - 12H HUN	1.73
1 - 406-005	0.64
1 - 407-005	0.80
1 - 05010CP	0.63
2 - PRFB 005 (0.68)	1.36

Foreman: Tom

Manager

Pricing

Date Completed 8/7/18

16.16

Parts

Total Man Hours 0.75hr

30.00

Labor

Inspected by

46.16

Date

Total





PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
8/18/2018	136016

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

<b>Property Information</b>
Faulkenburg Rd & Progress Blvd Riverview, FL

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
<b>Irrigation services rendered on 8-16-2018</b> <b>Labor: 2 men @ \$ 80.00 per hour</b>  Celia Nichols - locate valves, zone numbers and valve sizes.	1.25	80.00	100.00
Amberly entrance		Total	\$100.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	9/17/2018	Balance Due
			\$0.00
			\$100.00



# Irrigation Service/Proposal Request

Property:	Parkway CDD	DATE	8/15/2018
-----------	-------------	------	-----------

8/15/2018

<b>Location</b>
-----------------

Amberly entrance

Emergency?

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

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

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

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

Description of Work to be performed:

Celia needs valve locations, zone #'s and valve sizes.

See Map - Tracked wires to locate valves (marked roadway w/ green paint)  
Zones 1, 7, 8, & 14 all 1 1/2" Irritrol 216 Valves

Materials needed :

Foreman: Tom / Luis Special Tools Needed:

Manager	in a p.m.
---------	-----------

**Special Tools Needed:**

in arrears

Date Completed	8/16/18	Labor (1.5/40)	100.00
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Labor (1.5)(40)	100.00
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Total Man Hours 45 min x 2 men	Total 100.00
--------------------------------	--------------

Total	100.00
-------	--------

Inspected by	
--------------	--

Date	
------	--

Untitled Map  
Fox Run Center CDD  
Write a description for your map.

Legend



Google Earth

© 2018 Google

**Meritus Districts**

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

**INVOICE**

Invoice Number: 8510  
Invoice Date: Aug 7, 2018  
Page: 1

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

**Bill To:**

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

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			8/7/18

Quantity	Item	Description	Unit Price	Amount
		2008 Bond Letter special mailing		422.52
		2004 Bond Letter special mailing		1,036.14
		Notice of Hearing on Assessments special mailing		1,511.26
Subtotal				2,969.92
Sales Tax				
Total Invoice Amount				2,969.92
Payment/Credit Applied				
<b>TOTAL</b>				<b>2,969.92</b>

Check/Credit Memo No:

REVIEWEDthomas 8/22/2018



7 Rancho Cr  
Lake Forest, CA 92630  
(949) 916-3700  
billing@optimaloutsource.com

Thanks for your order!

Meritus Associations  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

## Invoice OPT0208109

Jul 31, 2018

Client Meritus Associations-381  
Association Not selected  
Product Specialty Mail  
Job Number HATZtSexnGM  
Job Name Parkway Center 2008 Bond Letter  
PO Number PWC072318 2008  
Due Date Aug 30, 2018

### Materials & Services

Printing, inserting and mailing.

482 | 1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)

482 | 2 Sheets total: 183.16

482 | #10 Envelope

1	183.160	T	\$183.16
---	---------	---	----------

### Postage 1 oz Letter

482	0.470	N	\$226.54
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Subtotal	\$409.70
----------	----------

Tax	\$12.82
-----	---------

Total	\$422.52
-------	----------

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

**Optimal Outsource**  
7 Rancho Cr  
Lake Forest, CA 92630



7 Rancho Cr  
Lake Forest, CA 92630  
(949) 916-3700  
billing@optimaloutsource.com

Thanks for your order!

Meritus Associations  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

## Invoice OPT0208110

Jul 31, 2018

Client: Meritus Associations-381  
Association: Not selected  
Product: Specialty Mail  
Job Number: HATQxCBhfGM  
Job Name: Parkway Center 2004 Bond  
PO Number: PWC072318  
Due Date: Aug 30, 2018

Quantity	Unit Price	Rate	Amount
<b>Materials &amp; Services</b>			
1		449.160 T	\$449.16
Printing, inserting and mailing.			
1182   1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)			
1182   2 Sheets total: 449.16			
1182   #10 Envelope			
<b>Postage 1 oz Letter</b>			
1,182		0.470 N	\$555.54
Subtotal			\$1004.70
Tax			\$31.44
Total			\$1036.14

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

**Optimal Outsource**  
7 Rancho Cr  
Lake Forest, CA 92630



7 Rancho Cr  
Lake Forest, CA 92630  
(949) 916-3700  
billing@optimaloutsource.com

Thanks for your order!

Meritus Associations  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

## Invoice OPT0208718

Aug 6, 2018

Client Meritus Associations-381  
Association Not selected  
Product Specialty Mail  
Job Number HAT2GHR7JGM  
Job Name Notice of Hearing on Assessments to  
Property - Parkway Center  
PO Number PWC073118  
Due Date Sep 5, 2018

### Materials & Services

Printing, inserting and mailing.  
1724 | 1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)  
1724 | 2 Sheets total: 655.12  
1724 | #10 Envelope

### Postage 1 oz Letter

Qty	Price	Trk	Subtotal
1	655.120	T	\$655.12
1,724	0.470	N	\$810.28
Subtotal			\$1465.40
Tax			\$45.86
Total			\$1511.26

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

**Optimal Outsource**  
7 Rancho Cr  
Lake Forest, CA 92630





# NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33548

813.948.8810 o.  
www.nichols-la.com

813.293.8880 c.  
oella@nichols-la.com

877.246.3714 f.  
LC26000399

## Invoice

Date	Invoice No.
8/13/2018	MCP16-3.21

Due Date
8/27/2018

### 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 August 13, 2018

### PARKWAY CDD Landscape Construction Services

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/16/2018	Principal Landscape Architect Travel and attend walk thru with Nathan on landscape lighting for Falkenberg and Riverview entrances.	2.96667	153.00	453.90
7/10/2018	B/W +/- >24"x 36" Digital Plots Plotting plans for design work.	5	5.75	28.75

We Appreciate Your Business!

**Total Due:** \$482.65

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

REVIEWEDdthomas 8/22/2018

**NICHOLS**  
LANDSCAPE  
ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33548

813.948.8810 o.  
www.nichols-la.com

813.293.8380 c.  
calla@nichols-la.com

877.248.3714 f.  
LC26000399

# Invoice

Date	Invoice No.
8/13/2018	MPC15-2.34

Due Date
8/27/2018

## 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 August 13, 2018

## PARKWAY CDD

### Miscellaneous Tasks and Meetings

[illegible]

**We Appreciate Your Business!**

**Total Due:** \$136.32

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

REVIEWED dthomas 8/22/2018



# NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33548

813.948.8810 o.  
www.nichols-la.com

813.293.8980 c.  
cella@nichols-la.com

877.246.3714 f.  
LC2600399

## Invoice

Date	Invoice No.
8/13/2018	MPC16-1.6R2

Due Date
8/28/2018

### Bill To

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

### PARKWAY CDD Landscape Construction Plans

Sent via Email on August 14, 2018

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/10/2018	CADD/Technician Intern Meeting with CRN to discuss project.	0.4	50.00	20.00
7/10/2018	Principal Landscape Architect Discuss entrances design project with Team.	0.51667	153.00	79.05
7/10/2018	Project Landscape Designer Review with CRN upcoming project. Print existing landscape base sheets for site visit.	1.05	75.00	78.75
7/12/2018	CADD/Technician Intern Assist Dana to get updated field data for new entrances.	3.21667	50.00	160.83
7/12/2018	Principal Landscape Architect Travel to the field to review the entrances to enhance to assess the current conditions with the team.	3.46667	153.00	530.40
7/12/2018	Principal Landscape Architect Work on field inventory with DB and TW. Return to office.	2.01667	153.00	308.55
7/12/2018	Project Landscape Designer Site visit to remaining entrances to landscape. Evaluate existing landscape.	3.21667	75.00	241.25
7/12/2018	Project Landscape Designer Site visit to remaining entrances. Evaluate existing landscape.	3.6	75.00	270.00
7/13/2018	Principal Landscape Architect Prepare base for field work. Setup base file with TW to update them with our field work from yesterday. Create separate design files to reduce file size.	0.86667	153.00	132.60
7/13/2018	Principal Landscape Architect Travel to the field to work with DB on review of existing conditions at last two entrances.	2.28333	153.00	349.35
7/13/2018	Principal Landscape Architect Return to office.	0.18333	153.00	28.05

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**Total Due:**

REVIEWED dthomas 8/22/2018



# NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33648

813.948.8810 o.  
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cslia@nichols-la.com

877.246.3714 f.  
LC26000399

## Invoice

Date	Invoice No.
8/13/2018	MPC16-1.6R2

Due Date
8/28/2018

### Bill To

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

Sent via Email on August 14, 2018

### PARKWAY CDD Landscape Construction Plans

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/13/2018	Principal Landscape Architect Uploading site photos to the project directory.	0.13333	153.00	20.40
7/13/2018	Principal Landscape Architect Arranging photos from field in project folder, etc.	1.1	153.00	168.30
7/13/2018	Project Landscape Designer Site visit to remaining entrances. Evaluate existing landscape.	4.01667	75.00	301.25
7/13/2018	Project Landscape Designer Work on inputting field notes in Cad.	0.05	75.00	3.75
7/13/2018	Project Landscape Designer Work on inputting field notes in Cad.	0.91667	75.00	68.75
7/13/2018	Project Landscape Designer Input field notes into Cad.	1.76667	75.00	132.50
7/16/2018	Project Landscape Designer Work on existing landscape, Summerwood and harvest Glenn entrances, in Cad.	4.85	75.00	363.75
7/16/2018	Project Landscape Designer Work on Summerwood entrance existing landscape plan in CAD.	3.6	75.00	270.00
7/16/2018	Principal Landscape Architect Work on canopies with TW. Coord. with Nathan on walk-thru today.	0.18333	153.00	28.05
7/16/2018	Principal Landscape Architect Work on Amberly Drive landscape enhancement design.	2.18333	153.00	334.05
7/17/2018	Project Landscape Designer Work on sanctuary and Still Creek DR entrance in CAD.	5.05	75.00	378.75
7/17/2018	Project Landscape Designer Finish inputting field notes for Sanctuary entrance into Cad. Work on updating cover sheet.	3.7	75.00	277.50

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**Total Due:**



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### PARKWAY CDD Landscape Construction Plans

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/17/2018	Principal Landscape Architect QA/QC plans.	1.05	153.00	160.65
7/17/2018	Principal Landscape Architect Work on base plans with Team.	2.51667	153.00	385.05
7/17/2018	Principal Landscape Architect With DB on next step of preparing CD's.	0.53333	153.00	81.60
7/17/2018	Principal Landscape Architect Working on Sheet setups. Go over Landscape demo and planting design for Amberly.	1.13333	153.00	173.40
7/18/2018	Project Landscape Designer Work on landscape plan and demo plan for Amberly entrance in CAD.	4.06667	75.00	305.00
7/18/2018	Project Landscape Designer Work on Amberly demo and landscape plan in CAD.	4.28333	75.00	321.25
7/19/2018	Project Landscape Designer Work on Amberly entrance in CAD.	4.36667	75.00	327.50
7/19/2018	Project Landscape Designer Work on Amberly entrance LA plan.	0.28333	75.00	21.25
7/19/2018	Project Landscape Designer Work on Amberly entrance in CAD.	3.43333	75.00	257.50
7/19/2018	Principal Landscape Architect Landscape in CAD at Amberly with DB.	1.46667	153.00	224.40
7/19/2018	Principal Landscape Architect Work on landscape design for Sanctuary entrance.	1.83333	153.00	280.50
7/19/2018	Principal Landscape Architect Coord. with Team on other work. Downloading pictures to directory.	0.38333	153.00	58.65
7/19/2018	Principal Landscape Architect Coord. with Team on CAD work.	1.31667	153.00	201.45
7/20/2018	Project Landscape Designer Work on Amberly entrance plans per CRN review.	5.35	75.00	401.25

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**Total Due:**



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### PARKWAY CDD Landscape Construction Plans

Sent via Email on August 14, 2018

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/20/2018	Project Landscape Designer Work on Amberly entrance demo and Landscape plan in CAD.	0.71667	75.00	53.75
7/20/2018	Project Landscape Designer Work on Amberly entrance demo and Landscape plan in CAD.	2.2	75.00	165.00
7/20/2018	Continue to input hand drawn landscape plan into CAD for Sanctuary(N) entrance.	1.58333	75.00	118.75
7/20/2018	Principal Landscape Architect Work on Sanctuary design.	1.85	153.00	283.05
7/20/2018	Principal Landscape Architect Work on design plan for Sanctuary at Still Creek.	2.46667	153.00	377.40
7/20/2018	Principal Landscape Architect QA/QC Amberly Demolition Plan, coordinate on CAD work.	1.71667	153.00	262.65
7/23/2018	Project Landscape Designer Make corrections to Amberly demo plan per CRNs review.	4.71667	75.00	353.75
7/23/2018	Project Landscape Designer Complete Amberly landscape plan per CRN review comments.	3.73333	75.00	280.00
7/23/2018	Principal Landscape Architect LA Design work for entrances. Team QA/QC of CAD work.	5.08333	153.00	777.75
7/23/2018	Principal Landscape Architect Landscape design work for Harvest Glenn.	0.46667	153.00	71.40
7/24/2018	Project Landscape Designer Start the landscape plan for the Sanctuary Entrance at Still Creek.	4.25	75.00	318.75

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### PARKWAY CDD Landscape Construction Plans

Sent via Email on August 14, 2018

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/24/2018	Project Landscape Designer Update base sheet to Sanctuary at Still Creek Dr to reflect in the field notes. Work on landscape planting plan in CAD.	3.83333	75.00	287.50
7/24/2018	Principal Landscape Architect Finish up design for Harvest Glen. Assist TW on CAD questions.	3.15	153.00	481.95
7/24/2018	Principal Landscape Architect QA/QC cover sheet.	0.35	153.00	53.55
7/24/2018	Principal Landscape Architect Coord. with Nathan on his pics and with Howard on sign medallion issue - fell off. QA/QC CAD plans of enhancement plans.	1.33333	153.00	204.00
7/25/2018	Project Landscape Designer Work on the landscape plan for Sanctuary @ Still Creek Entrance in CAD.	3.6	75.00	270.00
7/25/2018	Project Landscape Designer Work on landscape plan for Sanctuary @ Still Creek entrance in CAD.	0.63333	75.00	47.50
7/25/2018	Project Landscape Designer Complete landscape plan and demolition plan for Sanctuary @ Still Creek Entrance in CAD.	3.21667	75.00	241.25
7/25/2018	Principal Landscape Architect QA/QC LA-02.	0.51667	153.00	79.05
7/25/2018	Principal Landscape Architect CAD/ Design QA/QC	0.6	153.00	91.80
7/26/2018	Project Landscape Designer Finish completing demolition plan in CAD.	5.15	75.00	386.25
7/26/2018	Project Landscape Designer Continue to work on Sanctuary at Still Creek Entrance in CAD.	3.43333	75.00	257.50

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### PARKWAY CDD Landscape Construction Plans

Sent via Email on August 14, 2018

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/26/2018	Principal Landscape Architect QA/ QC the CADD plan for Sanctuary @ Castle Creek entry.	1.83333	153.00	280.50
7/26/2018	Principal Landscape Architect Review emails from BH on Sunrise invoices.	1.21667	153.00	186.15
7/26/2018	Principal Landscape Architect Go over hatches, plant symbol template, and cost estimate with Team.	0.95	153.00	145.35
7/27/2018	Project Landscape Designer Work on both Sanctuary and Amberly entrances, make corrections in CAD per CRNs previous review.	4.9	75.00	367.50
7/27/2018	Project Landscape Designer Finish LA and Demo plans. Begin to prepare cost estimates for both Sanctuary at Still Creek and Amberly entrance for CRN review.	1.38333	75.00	103.75
7/27/2018	Project Landscape Designer Finish LA and Demo plans. Begin to prepare cost estimates for both Sanctuary at Still Creek and Amberly entrance for CRN review.	2.31667	75.00	173.75
7/27/2018	Principal Landscape Architect QA/QC Pinebreeze at Castle Creek Demo and LA Plan.	1.6	153.00	244.80
7/27/2018	Continue Harvest Glenn CAD work.	2.18333	75.00	163.75
7/30/2018	Project Landscape Designer Complete landscape cost sheets for both Sanctuary @ Still Creek and Amberly Entrance. Review cost estimates with CRN.	4.01667	75.00	301.25
7/30/2018	Project Landscape Designer Compare cost estimate to LMP, Sunrise and Plant Ant. Look into rsmeansonline estimating software.	3.8	75.00	285.00

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### PARKWAY CDD Landscape Construction Plans

Sent via Email on August 14, 2018

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/30/2018	Principal Landscape Architect QA/QC Harvest Glenn CAD work. Review of first two Cost Estimates with DB. Discuss revisions for broader cost test.	1.8	153.00	275.40
7/30/2018	Principal Landscape Architect With TW on symbology for plants. Continue to review Harvest Glenn, demolition plan.	1.05	153.00	160.65
7/31/2018	Project Landscape Designer Continue researching plant cost comparisons.	1.41667	75.00	106.25
7/31/2018	Project Landscape Designer Working on the master plant list.	0.38333	75.00	28.75
7/31/2018	Project Landscape Designer Work on updating new plant blocks on Amberly and Sanctuary plans.	0.95	75.00	71.25
7/31/2018	Project Landscape Designer Create plant blocks in CAD for master plant list. Update Sanctuary and Amberly plans to reflect new plant list.	3.8	75.00	285.00
7/12/2018	Mileage Travel to site to evaluate the new entrance work sites.	36	0.545	19.62
7/13/2018	Mileage Site visit to complete the evaluation of the new entrance sites.	45	0.545	24.53
7/13/2018	B/W =>24"x 36" Digital Plots Summerwood design plans	2	5.75	11.50
7/13/2018	Mileage Travel to site to review existing landscape materials -meet DB.	49.6	0.545	27.03
7/16/2018	B/W =>24"x 36" Digital Plots Plotting L-02 and L-13 for design.	2	5.75	11.50

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**Total Due:**



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### PARKWAY CDD Landscape Construction Plans

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/17/2018	B/W Laser Copies/ Plots 11"x 17" or 18" x 24" Plots of new cover sheet for QA/QC.	2	0.65	1.30
7/19/2018	B/W => 24"x 36" Digital Plots Plots of Sanctuary at Still creek, Summerwood and Harvest Glen.	4	5.75	23.00
7/20/2018	B/W => 24"x 36" Digital Plots Plots of LD-02 and L-02 for QA/QC.	4	5.75	23.00
7/23/2018	B/W => 24"x 36" Digital Plots Plots of L-13, L-02, LD-02, LD-13.	4	5.75	23.00
7/24/2018	B/W => 24"x 36" Digital Plots QA/QC plots of L-13 and LD-13.	2	5.75	11.50
7/26/2018	B/W => 24"x 36" Digital Plots Plots of L-02- LA-02.	2	5.75	11.50
7/27/2018	B/W => 24"x 36" Digital Plots Plots of L-04, L-02, LD-05, LD-04, LA-04.	5	5.75	28.75
7/30/2018	B/W => 24"x 36" Digital Plots Plots of L-05, LD-05, L-02, LD-02, LA-02, L-04.	6	5.75	34.50
7/12/2018	CADD/Technician Intern Continue assisting DB with field data for new entrances.	4.71667	50.00	235.83
7/13/2018	CADD/Technician Intern Continue to input field data updates of entrance as-built info., into CAD.	3.43333	50.00	171.67
7/13/2018	CADD/Technician Intern Continue to input field data updates of entrance as-built info., into CAD.	1	50.00	50.00
7/13/2018	CADD/Technician Intern Continue input of field data into CAD.	3.33333	50.00	166.67
7/16/2018	CADD/Technician Intern Continue to input field data updates of entrance as-built info., into CAD.	4.83333	50.00	241.67

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DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/16/2018	CADD/Technician Intern Continue to input field data updates of entrance as-built info., into CAD.	3.63333	50.00	181.67
7/19/2018	CADD/Technician Intern Create plant list graphic symbol templates in CAD for landscape construction plans.	1.13333	50.00	56.67
7/19/2018	CADD/Technician Intern Continue to input hand drawn landscape design into CAD for Sanctuary(N) entrance.	3.91667	50.00	195.83
7/20/2018	CADD/Technician Intern Continue to input hand drawn landscape design into CAD for Sanctuary(N) entrance.	4.96667	50.00	248.33
7/23/2018	CADD/Technician Intern Continue to input hand drawn landscape design into CAD for Sanctuary(N) entrance.	4.76667	50.00	238.33
7/23/2018	CADD/Technician Intern Input hand drawn landscape demolition plan into CAD for Sanctuary(N) entrance.	3.98333	50.00	199.17
7/24/2018	CADD/Technician Intern Continue to input hand drawn landscape demolition plan into CAD for Sanctuary(N) entrance.	4.38333	50.00	219.17
7/24/2018	CADD/Technician Intern Continue to input hand drawn landscape demolition plan into CAD for Sanctuary(N) entrance.	4	50.00	200.00
7/25/2018	CADD/Technician Intern To input hand drawn landscape design into CAD for Harvest Glenn entrance.	5.03333	50.00	251.67
7/25/2018	CADD/Technician Intern Continue to input hand drawn landscape design into CAD for Harvest Glenn entrance.	3.11667	50.00	155.83

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**Total Due:**





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Attn. Mr. Brian Howell

Sent via Email on August 14, 2018

### PARKWAY CDD Landscape Construction Plans

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/26/2018	CADD/Technician Intern Continue to input hand drawn landscape design into CAD for Harvest Glenn entrance.	5.05	50.00	252.50
7/26/2018	CADD/Technician Intern Input hand drawn landscape demolition plan into CAD for Harvest Glenn entrance.	3.41667	50.00	170.83
7/27/2018	CADD/Technician Intern Continue to input hand drawn landscape demolition plan into CAD for Harvest Glenn entrance.	4.71667	50.00	235.83
7/27/2018	CADD/Technician Intern Continue to input hand drawn landscape demolition plan into CAD for Harvest Glenn entrance.	1.53333	50.00	76.67
7/30/2018	CADD/Technician Intern Revise the landscape plan of Sanctuary(N) entrance base on the review from CRN.	3.46667	50.00	173.33
7/31/2018	CADD/Technician Intern To revise the Base upon review by CRN.	0.93333	50.00	46.67
7/31/2018	CADD/Technician Intern Revise the landscape plan of Sanctuary(N) entrance base on the review from CRN.	3.86667	50.00	193.33
7/31/2018	CADD/Technician Intern Revise the landscape plan of Sanctuary(N) entrance base on the review from CRN.	3.4	50.00	170.00

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**Total Due:** \$20,769.43

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



# NICHOLS

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## Invoice

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8/14/2018	MPC17-1.2

Due Date
8/29/2018

### Bill To

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

### PARKWAY CDD Irrigation Construction Plans

Sent via Email on August 14, 2018

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
7/17/2018	CADD/Technician Intern Combine and clean two master base files into one file CAD base.	5.13333	50.00	256.67
7/17/2018	CADD/Technician Intern Continue to combine and clean two master base files into one CAD file.	1.1	50.00	55.00
7/18/2018	CADD/Technician Intern Create irrigation base plan CAD file for each entrance.	4.1	50.00	205.00
7/18/2018	CADD/Technician Intern Begin to create plant list, irrigation detail sheet and project cover sheet CAD files.	2.85	50.00	142.50
7/27/2018	Principal Landscape Architect Email to Garth and Scott C. on the as-built of the irrigation - site meeting with LMP for remaining entrances.	0.25	153.00	38.25

We Appreciate Your Business!

**Total Due:** \$697.42

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

REVIEWEDdthomas 8/22/2018

# Parkway Center Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 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 8/31/2018  
(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	79,617	0	0	0	0	0	0	79,617
Investment - Revenue 2004 (1238)	0	223,213	0	0	0	0	0	223,213
Investment - Prepayment 2004A (1240)	0	105,087	0	0	0	0	0	105,087
Investment - Interest 2004A (1241)	0	0	0	0	0	0	0	0
Investment - Interest 2004B (1242)	0	2,414	0	0	0	0	0	2,414
Investment - Reserve 2004A (1244)	0	485,760	0	0	0	0	0	485,760
Investment - Reserve 2004B (1245)	0	24,500	0	0	0	0	0	24,500
Investment - Developer 2004 (1247)	0	13,636	0	0	0	0	0	13,636
Investment - Sinking 2004A (1248)	0	0	0	0	0	0	0	0
Investment - Cost of Issuance 2004B (1249)	0	0	0	891	0	0	0	891
Investment - Prepayment 2004B (5812)	0	647,987	0	0	0	0	0	647,987
Investment - Revenue 2008 (9000)	0	0	115,313	0	0	0	0	115,313
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	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	6,208	0	0	0	0	0	0	6,208
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	95,573	1,502,596	132,606	891	3	3,701,094	7,635,000	13,067,762
Liabilities								
Accounts Payable	47,336	0	0	0	0	0	0	47,336
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 8/31/2018  
(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>47,336</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7,635,000</u>	<u>7,682,336</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>(276,077)</u>	<u>(867,204)</u>	<u>5,955</u>	<u>8</u>	<u>(4,639)</u>	<u>0</u>	<u>0</u>	<u>(1,141,957)</u>
Total Fund Equity & Other Credits	<u>48,236</u>	<u>1,502,596</u>	<u>132,606</u>	<u>891</u>	<u>3</u>	<u>3,701,094</u>	<u>0</u>	<u>5,385,426</u>
Total Liabilities & Fund Equity	<u>95,573</u>	<u>1,502,596</u>	<u>132,606</u>	<u>891</u>	<u>3</u>	<u>3,701,094</u>	<u>7,635,000</u>	<u>13,067,762</u>



# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2017 Through 8/31/2018  
(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	11,600	(1,600)	(16)%
Financial & Administrative				
District Manager	28,840	27,187	1,653	6 %
Recording Secretary	5,543	5,081	462	8 %
District Engineer	6,000	12,910	(6,910)	(115)%
Disclosure Report	1,000	1,000	0	0 %
Trustees Fees	7,000	8,990	(1,990)	(28)%
Auditing Services	5,000	7,969	(2,969)	(59)%
Arbitrage Rebate Calculation	1,300	650	650	50 %
Financial Services	26,677	27,954	(1,277)	(5)%
Postage, Phone, Faxes, Copies	600	5,936	(5,336)	(889)%
Digital Meeting Media	500	0	500	100 %
Public Officials Insurance	2,500	1,803	697	28 %
Legal Advertising	550	8,577	(8,027)	(1,459)%
Bank Fees	186	281	(95)	(51)%
Dues, Licenses & Fees	200	15,335	(15,135)	(7,568)%
Miscellaneous Fees	500	0	500	100 %
Investment Reporting Fees	2,000	2,017	(17)	(1)%
Office Supplies	200	0	200	100 %
Technology Services	4,000	2,487	1,513	38 %
Website Administration	1,000	0	1,000	100 %
Legal Counsel				
District Counsel	10,000	34,441	(24,441)	(244)%
Electric Utility Services				
Electric Utility Services - Other	11,000	6,979	4,021	37 %
Street Lighting	80,000	65,615	14,385	18 %
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	187,172	28,662	13 %
Field Manager	27,707	25,398	2,309	8 %
Irrigation Maintenance	10,000	13,768	(3,768)	(38)%
Plant Replacement Program	10,500	8,620	1,880	18 %
Waterway Management Program-Contract	14,040	20,799	(6,759)	(48)%
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 8/31/2018  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Capital Improvements	10,000	261,203	(251,203)	(2,512)%
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	4,457	543	11 %
Security Patrol	24,000	22,544	1,457	6 %
Special Events	500	0	500	100 %
Total Expenditures	<u>564,577</u>	<u>856,389</u>	<u>(291,813)</u>	<u>(52)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(276,077)</u>	<u>(276,077)</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>48,236</u></u>	<u><u>48,236</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 8/31/2018

(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	1,715,028	1,715,028	0 %
DS Assmts - Developer	0	76,689	76,689	0 %
DS Assmts - Lot Closing	0	72,439	72,439	0 %
Interest Earnings				
Interest Earnings	0	16,049	16,049	0 %
Total Revenues	<u>492,104</u>	<u>2,367,927</u>	<u>1,875,823</u>	<u>381 %</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 Revenueess Over(Under) Expenditures	(1)	(867,204)	(867,203)	86,720,277 %
Fund Balance, Beginning of Period	0	2,369,799	2,369,799	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>1,502,596</u>	<u>1,502,597</u>	<u>(150,259,664)%</u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2017 Through 8/31/2018

(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	1,626	1,626	0 %
Total Revenues	211,050	178,912	(32,138)	(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	5,955	5,955	0 %
Fund Balance, Beginning of Period	0	126,650	126,650	0 %
Fund Balance, End of Period	0	132,606	132,606	0 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2017 Through 8/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	8	8	0 %
Total Revenues	0	8	8	0 %
Excess of Revenues Over(Under) Expenditures	0	8	8	0 %
Fund Balance, Beginning of Period	0	882	882	0 %
Fund Balance, End of Period	0	891	891	0 %



# Parkway Center Community Development District

## Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2017 Through 8/31/2018

(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)	0	(4,639)	(4,639)	0 %
Expenditures				
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 8/31/2018

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period				
Investment In General Fixed Assets				
	<u>0</u>	<u>3,701,094</u>	<u>3,701,094</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>3,701,094</u>	<u>3,701,094</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>3,701,094</u></u>	<u><u>3,666,444</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 08/31/18

Reconciliation Date: 8/31/2018

Status: Locked

Bank Balance	102,786.33
Less Outstanding Checks/Vouchers	23,169.82
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	79,616.51
Balance Per Books	<u>79,616.51</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: 08/31/18

Reconciliation Date: 8/31/2018

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4038	1/26/2017	System Generated Check/Voucher	884.00	A Bales Security Agency, Inc.
4521	8/9/2018	System Generated Check/Voucher	200.00	Earl W. Kunke
4528	8/16/2018	System Generated Check/Voucher	22,085.82	Nichols Landscape Architecture, Inc
Outstanding Checks/Vouchers			23,169.82	

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

**Detail**

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 08/31/18

Reconciliation Date: 8/31/2018

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
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
4516	8/1/2018	System Generated Check/Voucher	8,163.56	Meritus Districts
4517	8/1/2018	System Generated Check/Voucher	10.00	Jo Ann Ward
4518	8/9/2018	System Generated Check/Voucher	1,381.00	Aquatic Systems, Inc.
4519	8/9/2018	System Generated Check/Voucher	200.00	Daniel Fleary
4520	8/9/2018	System Generated Check/Voucher	650.00	Kaiser Landscape Services LLC
4522	8/9/2018	System Generated Check/Voucher	344.50	Landscape Maintenance Professionals, Inc
4523	8/9/2018	System Generated Check/Voucher	2,969.92	Meritus Districts
4524	8/9/2018	System Generated Check/Voucher	200.00	Suzanne DeCopain
4525	8/9/2018	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
4526	8/9/2018	System Generated Check/Voucher	200.00	Jo Ann Ward
CD041	8/13/2018	August Bank Activity	114.54	
4527	8/16/2018	System Generated Check/Voucher	225.00	Cardno, Inc.
4529	8/16/2018	System Generated Check/Voucher	1,530.00	Stantec Consulting Services Inc. (SCSI)
4530	8/16/2018	System Generated Check/Voucher	950.00	Times Publishing Company
4531	8/16/2018	System Generated Check/Voucher	621.52	TECO
4532	8/16/2018	System Generated Check/Voucher	490.87	TECO
4533	8/16/2018	System Generated Check/Voucher	444.90	TECO
311000070319 080318	8/22/2018	service 06/01/18 - 06/29/18	7,190.56	TECO
4534	8/23/2018	System Generated Check/Voucher	146.16	Landscape Maintenance Professionals, Inc
4535	8/23/2018	System Generated Check/Voucher	6,378.40	Times Publishing Company
Cleared Checks/Vouchers			59,113.92	



# Commercial Checking Acct Public Funds

Account number:  
Image count: 22

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

**WELLS  
FARGO**

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

## Questions?

Call your Customer Service Officer or Client Services

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

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

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

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

PO Box 63020

San Francisco, CA 94163

## Account summary

### Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$161,900.25	\$0.00	-\$59,113.92	\$102,786.33

## Debits

### Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	08/13	114.54	Client Analysis Svc Chrg 180810 Svc Chge 0718 002000027191958
	08/22	7,190.56	Teco/People Gas Utilitybil 311000070319 Parkway Center Cdd
		<b>\$7,305.10</b>	<b>Total electronic debits/bank debits</b>

### Checks paid

<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>
4510	200.00	08/03	4520	650.00	08/24	4529 *	1,530.00	08/27
4512 *	200.00	08/08	4522 *	344.50	08/15	4530	950.00	08/29
4514 *	7,155.84	08/02	4523	2,969.92	08/10	4531	621.52	08/24
4515	19,147.15	08/01	4524	200.00	08/28	4532	490.87	08/24
4516	8,163.56	08/02	4525	200.00	08/31	4533	444.90	08/24
4517	10.00	08/06	4526	200.00	08/15	4534	146.16	08/27
4518	1,381.00	08/23	4527	225.00	08/27	4535	6,378.40	08/30
4519	200.00	08/16						
		<b>\$51,808.82</b>	<b>Total checks paid</b>					

\* Gap in check sequence.

**\$59,113.92** **Total debits**

## Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
07/31	161,900.25	08/02	127,433.70	08/06	127,223.70
08/01	142,753.10	08/03	127,233.70	08/08	127,023.70



**Daily ledger balance summary** (continued)

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
08/10	124,053.78	08/22	116,004.18	08/28	110,314.73
08/13	123,939.24	08/23	114,623.18	08/29	109,364.73
08/15	123,394.74	08/24	112,415.89	08/30	102,986.33
08/16	123,194.74	08/27	110,514.73	08/31	102,786.33
Average daily ledger balance		\$120,865.40			



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 9/17/18

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

#### LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	7	-3	Turf needs to be fertilized
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	9	-1	Some chinch bug damage
PLANT FERTILITY	5	4	-1	Some areas need fertility
WEED CONTROL - BED AREAS	5	4	-1	Weed control is better
PLANT INSECT/DISEASE CONTROL	5	4	-1	Mites on Fakahatchee grass
PRUNING	10	9	-1	Need to cut back mite damage on fakahatchee
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Some areas are dry.
CARRYOVERS	5	4	-1	Insect control and fertility.

Second month same carry overs

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

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

#### SCORE

100	89	-11	89%
-----	----	-----	-----

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

Manager's Signature: Gene Roberts 9/17/2018



## Meritus

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 9/17/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	20	-5	<u>Coming from the townhome's construction</u>
INVASIVE MATERIAL (FLOATING)	20	15	-5	<u>Water lettuce/algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	
FOUNTAINS/AERATORS	20	20	0	<u>Good</u>
DESIRABLE PLANTS	15	15	0	<u>Good</u>
<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	<u>N/A</u>
CLUBHOUSE EXTERIOR	3	3	0	<u>N/A</u>
POOL WATER	10	10	0	<u>N/A</u>
POOL TILES	10	10	0	<u>N/A</u>
POOL LIGHTS	5	5	0	<u>N/A</u>
POOL FURNITURE/EQUIPMENT	8	8	0	<u>N/A</u>
FIRST AID/SAFETY ITEMS	10	10	0	<u>N/A</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>N/A</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>N/A</u>
RECREATIONAL FACILITIES	7	7	0	<u>N/A</u>
RESTROOMS	6	6	0	<u>N/A</u>
HARDSCAPE	10	10	0	<u>N/A</u>
ACCESS & MONITORING SYSTEM	3	3	0	<u>N/A</u>
IT/PHONE SYSTEM	3	3	0	<u>N/A</u>
TRASH RECEPTACLES	3	3	0	<u>N/A</u>
FOUNTAINS	8	8	0	<u>N/A</u>
<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	22	-3	<u>Sign on Blue Beech is blocked by a branch.</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>Look Good</u>



## Meritus

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 9/17/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Look good
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	30	0	
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	28	-2	Some sidewalks need pressure washing
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	20	-5	Large pothole on Still Creek
PARKING LOTS	15	15	0	
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	25	-5	Some monument lights need to be repaired.
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	672	-28	96%

Manager's Signature: Gene Roberts

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



## Parkway Center Ponds- September



The water lettuce in pond #13 is expanding.



Pond #11 looks good.





Pond #6 along Sandy Plains still has some cattails that need to be treated.



Pond #2 has some torpedo grass around the perimeter that needs to be sprayed.





Pond #1 has a small amount of algae.



Pond #3 has a lot of debris coming from the townhome's construction.





The cattails in pond #4 have been sprayed.







Pond # 5 looks good.



Parkway Center – September



New annuals have been installed at the entrances.











The beds along Falkenberg where the junipers were removed have been filled in with jasmine.





The society garlic at the Sanctuary is struggling.



The landscape in the round-a-bout at Castle Creek looks good.





The pothole on Still Creek Drive has been reported to the county for repairs.



The fakahatchee grasses along Still Creek have mite damage.





The resident at 8217 Moccasin Drive has asked the CDD to trim the oak tree branches that hang over his property. LMP quoted \$800 to trim the branches.



The oak tree branches overhanging the sidewalk at the Belmont entrance is blocking the street sign.





Residents are asking that the swale between Summerwood and Willow Beech be cleaned.



The oak trees around the perimeter of the pocket park in Willow Beech need to be edged and mulched.





Some of the juniper plants have mite damage.



LMP will trim back the junipers plants damaged by a chemical over spray.





More fountain grass is needed to fill the bed in the circle on Roundleaf.



The turf along Blue Beech needs to be treated for broadleaf weeds and chinch bugs.



## Action Item Template

**Date** September 1, 2018

**District** Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Amenity Center	BH	5/1/18	Sept Mtg		open	BH will update at the meeting
2	TM Planting/Restoration	BH	7/1/18	Sept Mtg		done	Complete and being monitored by SWFWMD
4	Bond	BH	1/1/18	Sept Mtg		open	Closing in early December
5	Amenity Parcel	SS	5/1/17	Sept Mtg		open	Under contract
6	Aquatics	BH	4/1/18	Sept Mtg		done	Work scheduled for the fall
7	Landscape	BH	6/1/18	Sept Mtg		open	BH will update at the meeting