

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
NOVEMBER 28, 2018**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
NOVEMBER 28, 2018 at 6:30 p.m.**

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

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	JoAnn Ward Suzanne DeCopain Daniel Fleary, Jr Lawrence T. Hollis Koko Miller
District Manager	Meritus	Brian Howell
District Attorney	Burr Forman	Scott Steady
District Engineer	Stantec, Inc.	Tonja Stewart

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

The District Agenda is comprised of four different sections:

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

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

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

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

Board of Supervisors
Parkway Center Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, November 28, 2018 at 6:30 p.m.** at Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2019-03; Supplementing Assessments Levied Pursuant to Resolution 2004-11 Tab 01
 - B. Consideration of Resolution 2019-04; Supplementing Assessments Levied Pursuant to Resolution 2018-10 Tab 02
 - C. Consideration of Resolution 2019-05; Re-Designating Officers Tab 03
 - D. Discussion on Elevation Views for Amenity Center Tab 04
 - E. Capital Improvements Update
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes October 24, 2018 Tab 05
 - B. Consideration of Operations and Maintenance Expenditures October 2018 Tab 06
 - C. Review of Financial Statements Month Ending October 31, 2018 Tab 07
- 6. MANAGEMENT REPORTS**
 - A. District Manager’s Report
 - B. Field Manager Tab 08
 - i. District Inspection Reports
 - ii. Staff Action List
 - iii. Aquatic Systems Report
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

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

Sincerely,

Brian Howell
District Manager

RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2004-11; ADOPTING THE FINAL SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT DATED NOVEMBER 6, 2018; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2018-1; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the District in 2004, issued its \$6,780,000 Parkway Center Community Development District Special Assessment Refunding Bonds, Series 2004A (the “**Series 2004A Bonds**”); and

WHEREAS, the District desires to refund the Series 2004A Bonds by the issuance of its Special Assessment Refunding Bonds, Series 2018-1 (2018-1 assessment area) (the “**Series 2018-1 Refunding Bonds**”) to take advantage of lower interest rates; and

WHEREAS, the District previously adopted Resolution 2004-11, equalizing, approving, confirming and levying special assessments on certain property within the District, for the purpose of creating the security for the Series 2004A Bonds, which resolution is still in full force and effect; and

WHEREAS, the District desires to supplement the debt assessments adopted pursuant to Resolution 2004-11, as outlined in the Supplemental Special Assessment Methodology Report dated November 6, 2018, attached as **Exhibit “1”** (the “**2018-1 Assessment Report**”), in order to reflect the cost savings resulting from the refunding of the Series 2004A Bonds.

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

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.
2. **Findings.** The Board of Supervisors of the District hereby finds and determines that the refunding of the Series 2004A Bonds and the issuance of the Series 2018-1 Refunding Bonds will result in a cost savings to the District and serves a proper, essential, and valid public purpose.
3. **Assessments for the Series 2018-1 Refunding Bonds.** The special assessments for the Series 2018-1 Refunding Bonds shall be allocated in accordance with the 2018-1 Assessment Report. Nothing herein shall abrogate the lien established by Resolution 2004-11. Only the amount of assessments collected pursuant to the lien shall be supplemented along with the applicable sections of Resolution 2004-11, including the Final Assessment Plat and Roll to

the limited extent necessary to accomplish the refunding of the Series 2004A Bonds. Immediately following the adoption of this Resolution, the revised Special Assessments as reflected in Exhibit A to the attached 2018-1 Assessment Report shall be recorded by the Secretary of the Board of Supervisors in a special book known as the "Improvement Lien Book."

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

5. **Conflicts.** This Resolution is intended to supplement Resolution 2004-11, which remains in full force and effect. This Resolution and Resolution 2004-11 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution and maintain the lien established by Resolution 2004-11.

6. **Effective date.** This Resolution shall become effective upon its adoption. Approved and adopted this ____ day of November, 2018.

Attest:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

[Assistant Secretary]

[Chair of the Board of Supervisors]

PARKWAY CENTER
COMMUNITY
DEVELOPMENT
DISTRICT

SUPPLEMENTAL SPECIAL
ASSESSMENT
ALLOCATION REPORT
SERIES 2018-1 REFUNDING



DMS District
Management
Services

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Report Date:

November 6, 2018

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I. INTRODUCTION

The Parkway Center Community Development District (“District”) was established by Hillsborough County to provide for the construction and acquisition of community development facilities and services that benefit that lands located within the District. The District previously issued its Special Assessment Revenue Refunding Bonds, Series 2004A and Special Assessment Revenue Refunding Bonds, Series 2004B (“2004 Refunding Bonds”) to refinance a portion of the Special Assessment Revenue Bonds, Series 2000A and Special Assessment Revenue Bonds, Series 2000B.

The District previously adopted Resolution 2004-II levying special assessments to provide the security for the 2004 Refunding Bonds. Attached as Exhibit B to Resolution 2004-II is the Final Special Assessment Allocation Report dated July 30, 2004 (“2004 Allocation Report”). The findings of the 2004 Allocation Report are incorporated herein by reference.

The purpose of this Report is limited to documenting the reduction in the amount of assessments that will be collected based on the net reduction to the District’s debt service payments for the Series 2018-1 Bonds. Nothing herein shall amend or abridge the assessment lien levied pursuant to Resolution 2004-II.

The reallocated special assessments, as described within the tables and assessment roll appended to this Report, result in a net reduction to annual debt service assessments and establish a basis for the levying and collecting of special assessments based on the benefits received and are consistent with our understanding and experience with case law on this subject.

The 2004A bond allocation report provided that if the Eagle’s Nest property currently owned by Taylor Morrison became developable, those lots would be subject to the 2004A assessments. If such property (folio 049105-0000) which is approximately 24.96 acres becomes developable, it will also be subject to the special assessments that secure the Series 2018-1 Bonds. The levying of assessments on the Eagle’s Nest property will be triggered by the planned units for the Eagle’s Nest property receiving certificate(s) of occupancy.



PARKWAY CENTER SERIES 2004 REFUNDING BOND DEBT (CURRENT ASSESSMENT)						
PRODUCT TYPE	UNITS ⁽¹⁾	EAU	PER PRODUCT		PER UNIT	
			ANNUAL ASSESSMENT	PRINCIPAL DEBT	ANNUAL ASSESSMENT	PRINCIPAL DEBT
Townhome	416	0.75	134,784	1,407,278	324	3,383
Single Family 50'	530	1.25	286,730	2,988,210	541	5,638
Single Family 60'	96	1.50	62,304	649,513	649	6,766
TOTAL	1,042		483,818	5,045,000		

PARKWAY CENTER SERIES 2018 REFUNDING BOND DEBT (PROPOSED REFINANCING)						
PRODUCT TYPE	UNITS ⁽¹⁾	EAU	PER PRODUCT		PER UNIT	
			ANNUAL ASSESSMENT	PRINCIPAL DEBT	ANNUAL ASSESSMENT	PRINCIPAL DEBT
Townhome	416	0.75	113,275	1,227,358	272	2,950
Single Family 50'	530	1.25	240,528	2,606,169	454	4,917
Single Family 60'	96	1.50	52,281	566,473	545	5,901
TOTAL	1,042		406,083	4,400,000		

(1) Lot count only includes lots that have not paid off the allocable portion of the Series 2004 bonds. As of September 26th, 2018, 190 units have pre-paid assessments securing the Series 2004 Bonds.



PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
CDD ASSESSMENT ANALYSIS

FINANCING INFORMATION - SERIES 2018-1 LONG TERM REFINANCING BONDS

Arbitrage Yield		4.46
Term (Years)		16
Principal Amortization Installments		16

ISSUE SIZE **\$4,400,000**

Cash Deposit		\$3,961,132
Debt Service Reserve Fund	50.0%	\$190,859
Underwriter's Discount	2.0%	\$88,000
Cost of Issuance		\$148,455
Original Issue Discount		\$10,578
Rounding		\$976

ANNUAL ASSESSMENT

Annual Debt Service (Principal plus Interest)		\$381,718
Collection Costs and Discounts @	6.00%	\$24,365

TOTAL ANNUAL ASSESSMENT **\$406,083**



**PARKWAY CENTER
 REFINANCING SUMMARY**

	SERIES 2004 BONDS	SERIES 2018-1 BONDS
Bonds Outstanding	\$5,045,000	\$4,400,000
Arbitrage Yield	6.25%	4.46%
Average Annual Assessment Payments	\$483,818	\$406,083
Total Debt Service 2018-2034	\$15,891,804	\$6,033,852
Reserve Fund	\$483,818	\$190,859
Final Maturity	2034	2034

**PARKWAY CENTER
 ANNUAL SAVINGS SUMMARY**

PRODUCT TYPE	UNITS	2004 BONDS	2018-1 BONDS	ANNUAL SAVINGS	% ANNUAL REDUCTION
		ANNUAL ASSESSMENT	ANNUAL ASSESSMENT		
Townhome	416	324.00	272.30	51.70	15.96%
Single Family 50'	530	541.00	453.83	87.17	16.11%
Single Family 60'	96	649.00	544.59	104.41	16.09%
	1,042				



RESOLUTION 2019-04

A RESOLUTION ADJUSTING THE SPECIAL ASSESSMENTS LEVIED PURSUANT TO RESOLUTION 2018-10 WHICH SECURE THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2018-2 AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Parkway Center Community Development District ("District") previously adopted Resolution 2018-10, equalizing, approving, confirming and levying special assessments on all property within the District, which resolution is still in full force and effect;

WHEREAS, Section 5 of Resolution 2018-10 provides that " In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the Final Assessment Roll as shown in the Improvement Lien Book to reflect such a decrease."; and

WHEREAS, Special Assessment Bonds Series 2018-2 (Amenity Projects) referred to in Resolution 2018-10 were issued in calendar year 2018 and are titled the \$4,685,000 Special Assessment Bonds, Series 2018-2 (Amenity Projects) (the "Bonds").

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

Section 1. Authority for this resolution. This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.

Section 2. Amended Resolution 2018-10 Assessments. The Special Assessments levied pursuant to Resolution 2018-10 and the Final Assessment Plat/Roll attached as Exhibit C to Resolution 2018-10 are hereby amended and reduced solely to the extent reflected in the Final Assessment Roll included in Exhibit A to the attached First Supplemental Assessment Methodology Report dated November 6, 2018 ("Report") (Exhibit 1 hereto), which Report and Exhibit A thereto are fully incorporated herein. The amended Special Assessments reflect the terms of the Bonds. Immediately following the adoption of this Resolution, the revised Special Assessments as reflected in Exhibit A to the attached Supplemental Assessments Methodology Report shall be recorded by the Secretary of the Board of the District in a special book known as the "Improvement Lien Book."

Section 3. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 4. Conflicts. This Resolution is intended to supplement Resolution 2018-10, which remains in full force and effect. This Resolution and Resolution 2018-10 shall be

construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

Section 5. Effective date. This Resolution shall become effective upon its adoption.

Approved and adopted this ____ day of _____, 2018.

Attest:

**Parkway Center Community
Development District**

Name: _____
Secretary/Assistant Secretary

By: _____

Chair of the Board of Supervisors

PARKWAY CENTER
COMMUNITY
DEVELOPMENT
DISTRICT

FIRST SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT

SERIES 2018-2



DMS District
Management
Services

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Report Date:

November 6, 2018

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I. INTRODUCTION

This *First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated September 5, 2018 specifically to support the issuance of the Bonds (as defined below) which will fund the 2018 Project of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“2018 Project” – Identified within the Engineers Report and relates to cost for the amenity center land acquisition, amenity center improvements and community facilities and enhancement of the existing public monuments.

“Assessable Property” – all property within the District that receives a special benefit from the 2018 Project.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“District” – Parkway Center Community Development District, 562.32 gross acres with 1,721 Units.

“Engineer’s Report” – *Engineer’s Report for Parkway Center Community Development District*, dated September 5, 2018.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Platted Units” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the Developer to dissimilar lot products and size for the development of the vertical construction.

“Unit(s)” – A developed residential lot assigned a Product Type classification by the District Engineer.

“Master Report” or “Report” – The *Master Assessment Methodology Report*, dated September 5, 2018 (as amended) as provided to support benefit and maximum assessments on private developed property within the District.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the 2018 Project;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the 2018 Project, as outlined by the Engineer’s Report.



The basis of benefit received by properties within the District relates directly to the 2018 Project allocable to Assessable Property within the District. It is the District's 2018 Project that will create the public infrastructure which enables the assessable properties within the District to be developed and improved. Without these public improvements, which include the amenity center land acquisition, amenity center improvements and community facilities and enhancement of the existing public monuments - the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology within the Master Report to assign assessments to assessable properties within the District as a result of the benefit received from the 2018 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Series 2018-2 Bonds (the "Bonds") to finance the construction and/or acquisition of a portion of the 2018 Project which will provide special benefit to all assessable parcels within the District. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District encompasses 562.32 acres and is located within Hillsborough County, Florida and is comprised of 1,721 townhomes and single family home units. The public improvements, as described in the Engineer's Report, include an amenity center, landscape, irrigation and enhancements of existing subdivision monuments and professional & permitting fees.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District is undertaking the responsibility of providing public infrastructure necessary to acquire and develop the amenity center land, amenity center improvements and community facilities and enhancement of the existing public monuments.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the 2018 Project. The 2018 Project includes the amenity center land acquisition, amenity center improvements and community facilities and enhancement of the existing public monuments. The cost of the 2018 Project is estimated to be \$4,100,000 and approximately \$4,100,000 of which will be funded by issuance of the Bonds as generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.



VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The 2018 Project contains a “system of improvements” for the District which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developed properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan contains a mix of single family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the 2018 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category.



Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the District and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for the District. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the 2018 Project are demonstrated on Table 3 through Table 4.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the District. With regard to the Assessable Property the special assessments are assigned to all property within the District on an EAU basis. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

IX. FINANCING INFORMATION

The District will finance a portion of the 2018 Project through the issuance of the Bonds secured ultimately by benefiting properties within the District. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 3.



X. ADDITIONAL ASSESSMENTS

Resolution 2018-10 provided that if the Eagle’s Nest property currently owned by Taylor Morrison became developable, those lots would be subject to the assessments levied pursuant to Resolution 2018-10. If such property (folio 049105-0000) which is approximately 24.96 acres becomes developable, it will also be subject to the special assessments that secure the Series 2018-2 Bonds. The levying of assessments on the Eagle’s Nest property will be triggered by the planned units for the Eagle’s Nest property receiving certificate(s) of occupancy.

XI. EAGLE’S NEST MODIFICATION

Due to the Eagle’s Nest property, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal.

XII. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1.

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS					
PRODUCT	LOT SIZE (1)	PHASE 1	PHASE 2	PER UNIT EAU (2)	TOTAL
Townhome	30	0	604	1.00	604
Single Family	40	199	0	1.00	199
Single Family	50	217	532	1.00	749
Single Family	60	0	96	1.00	96
Single Family	65	73	0	1.00	73
TOTAL		489	628		1,721

(1) Estimated Front Footage
 (2) Equivalent Assessment Unit

TABLE 2.

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT CONSTRUCTION COST ESTIMATE	
Description	Estimated Cost
Amenity Center Land Acquisition	\$381,071
Amenity Center Improvements & Community Facilities	\$3,153,525
Enhancement of Existing Public Monuments	\$565,404
	<u>\$4,100,000</u>



TABLE 3.

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
CAPITAL IMPROVEMENT BONDS - SERIES 2018-2		
Arbitrage Rate ⁽¹⁾		4.46%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		\$4,685,000
Construction Fund		\$4,100,000
Capitalized Interest (Months) ⁽²⁾	10	\$184,307
Debt Service Reserve Fund	50.0%	\$144,716
Underwriter's Discount	2.0%	\$93,700
Original Issue Discount		\$805
Cost of Issuance		\$158,070
Rounding		\$3,402
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$289,432
Collection Costs and Discounts @	6.00%	\$18,474
TOTAL ANNUAL ASSESSMENT		\$307,907
⁽¹⁾ Based on actual interest rate.		
⁽²⁾ Based on capitalized interest 10 months.		



TABLE 4.

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ALLOCATION						
PRODUCT	UNITS	PER UNIT EAU	PER PRODUCT		PER UNIT	
			TOTAL PRINCIPAL	TOTAL ANNUAL ASSESSMENT	TOTAL PRINCIPAL	TOTAL ANNUAL ASSESSMENT
Townhome 30'	604	1.00	1,644,242	108,063	2,722.25	178.91
Single Family 40'	199	1.00	541,729	35,603	2,722.25	178.91
Single Family 50'	749	1.00	2,038,968	134,004	2,722.25	178.91
Single Family 60'	96	1.00	261,336	17,176	2,722.25	178.91
Single Family 65'	73	1.00	198,725	13,061	2,722.25	178.91
TOTAL	1,721		4,685,000	307,907		

(¹) Estimated Front Footage
 (²) Equivalent Assessment Unit



EXHIBIT A

Folio	Legal 1	Legal 2	2018 Bonds	
			Annual Assessment	Principal Debt
0491501102	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 1 BLOCK 1	-	178.91
0491501104	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 2 BLOCK 1	-	178.91
0491501106	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 3 BLOCK 1	-	178.91
0491501108	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 4 BLOCK 1	-	178.91
0491501110	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 5 BLOCK 1	-	178.91
0491501112	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 6 BLOCK 1	-	178.91
0491501114	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 7 BLOCK 1	-	178.91
0491501116	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 8 BLOCK 1	-	178.91
0491501118	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 9 BLOCK 1	-	178.91
0491501120	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 10 BLOCK 1	-	178.91
0491501122	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 11 BLOCK 1	-	178.91
0491501124	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 12 BLOCK 1	-	178.91
0491501126	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 13 BLOCK 1	-	178.91
0491501128	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 14 BLOCK 1	-	178.91
0491501130	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 15 BLOCK 1	-	178.91
0491501132	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 16 BLOCK 1	-	178.91
0491501134	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 17 BLOCK 1	-	178.91
0491501136	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 18 BLOCK 1	-	178.91
0491501138	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 19 BLOCK 1	-	178.91
0491501140	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 20 BLOCK 1	-	178.91
0491501142	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 21 BLOCK 1	-	178.91
0491501144	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 22 BLOCK 1	-	178.91
0491501146	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 23 BLOCK 1	-	178.91
0491501148	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 24 BLOCK 1	-	178.91
0491501150	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 25 BLOCK 1	-	178.91
0491501152	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 26 BLOCK 1	-	178.91
0491501154	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 27 BLOCK 1	-	178.91
0491501156	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 28 BLOCK 1	-	178.91
0491501158	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 29 BLOCK 1	-	178.91
0491501160	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 1 BLOCK 2	-	178.91
0491501162	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 2 BLOCK 2	-	178.91
0491501164	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 3 BLOCK 2	-	178.91
0491501166	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 4 BLOCK 2	-	178.91
0491501168	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 5 BLOCK 2	-	178.91
0491501170	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 6 BLOCK 2	-	178.91
0491501172	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 7 BLOCK 2	-	178.91
0491501174	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 8 BLOCK 2	-	178.91
0491501176	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 9 BLOCK 2	-	178.91
0491501178	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 10 BLOCK 2	-	178.91
0491501180	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 11 BLOCK 2	-	178.91
0491501182	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 12 BLOCK 2	-	178.91
0491501184	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 13 BLOCK 2	-	178.91
0491501186	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 14 BLOCK 2	-	178.91
0491501188	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 15 BLOCK 2	-	178.91
0491501190	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 16 BLOCK 2	-	178.91
0491501192	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 17 BLOCK 2	-	178.91
0491501194	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 18 BLOCK 2	-	178.91
0491501196	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 19 BLOCK 2	-	178.91
0491501198	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 20 BLOCK 2	-	178.91
0491501200	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 21 BLOCK 2	-	178.91
0491501202	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 22 BLOCK 2	-	178.91
0491501204	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 23 BLOCK 2	-	178.91
0491501206	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 24 BLOCK 2	-	178.91
0491501208	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 25 BLOCK 2	-	178.91
0491501210	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 26 BLOCK 2	-	178.91
0491501212	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 27 BLOCK 2	-	178.91
0491501214	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 28 BLOCK 2	-	178.91
0491501216	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 29 BLOCK 2	-	178.91
0491501218	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 30 BLOCK 2	-	178.91
0491501220	PARKWAY CENTER SINGLE FAMILY PHASE 1	LOT 31 BLOCK 2	-	178.91

0761512168	OAK CREEK PARCEL 2 UNIT 2B	LOT 2 BLOCK 71	-	178.91
0761512170	OAK CREEK PARCEL 2 UNIT 2B	LOT 3 BLOCK 71	-	178.91
0761512172	OAK CREEK PARCEL 2 UNIT 2B	LOT 4 BLOCK 71	-	178.91
0761512174	OAK CREEK PARCEL 2 UNIT 2B	LOT 5 BLOCK 71	-	178.91
0761512176	OAK CREEK PARCEL 2 UNIT 2B	LOT 6 BLOCK 71	-	178.91
0761512178	OAK CREEK PARCEL 2 UNIT 2B	LOT 1 BLOCK 72	-	178.91
0761512180	OAK CREEK PARCEL 2 UNIT 2B	LOT 2 BLOCK 72	-	178.91
0761512182	OAK CREEK PARCEL 2 UNIT 2B	LOT 3 BLOCK 72	-	178.91
0761512184	OAK CREEK PARCEL 2 UNIT 2B	LOT 4 BLOCK 72	-	178.91
0761512186	OAK CREEK PARCEL 2 UNIT 2B	LOT 5 BLOCK 72	-	178.91
0761512188	OAK CREEK PARCEL 2 UNIT 2B	LOT 6 BLOCK 72	-	178.91
			-	307,906.79

RESOLUTION 2019-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Brian Howell</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28th DAY OF NOVEMBER, 2018.

ATTEST:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____



KEY NEST THEME 'B'
 1/8" = 1'-0"

SCHEMATIC PHASE

PARKWAY AMENITY CENTER

SHEET INFORMATION	
Project Number:	18-0526
Date:	11/2/2018 1:53:17 PM
Issue Date:	#####
Reviewed By:	Checker
Drawn By:	Author
Scale:	
Sheet Name:	Unnamed
Sheet No.	A001



KEY NEST THEME 'C'
 $\frac{1}{8}'' = 1'-0''$

SCHEMATIC PHASE

PARKWAY AMENITY CENTER

SHEET INFORMATION	
Project Number:	18-0526
Date:	11/2/2018 1:53:17 PM
Issue Date:	#####
Reviewed By:	Checker
Drawn By:	Author
Scale:	
Sheet Name:	Unnamed
Sheet No.:	A001



KEY NEST THEME 'C'
 $\frac{1}{8}'' = 1'-0''$

SCHEMATIC PHASE

PARKWAY AMENITY CENTER

SHEET INFORMATION	
Project Number:	18-0526
Date:	11/2/2018 1:53:17 PM
Issue Date:	#####
Reviewed By:	Checker
Drawn By:	Author
Scale:	
Sheet Name:	Unnamed
Sheet No.:	A001

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3
4 **Minutes of the Regular Meeting**

5
6 The Regular Meeting of the Board of Supervisors for Parkway Center Community Development
7 District was held on **Wednesday, October 24, 2018 at 6:30 p.m.** at the Rivercrest CDD
8 Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.
9

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

12
13 Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center
14 Community Development District to order on **Wednesday, October 24, 2018 at 6:33 p.m.**

15
16 Board Members Present and Constituting a Quorum:

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

22
23 Staff Members Present:

24 Brian Howell	Meritus
25 Scott Steady	District Counsel
26 Steve Sanford	Bond Counsel
27 Jon Kessler	FMS Bonds

28
29 There were three audience members present.
30
31

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

33
34 There were no audience questions or comments on agenda items.
35
36

37 **3. VENDOR/STAFF REPORTS**

38 **A. District Counsel**

39
40 Mr. Steady went over the current status of the amenity project and pending bond issuance. The
41 bond validation hearing is set for Monday, November 5, 2018, and the bonds likely will be
42 issued in early December. Jon Kessler with FMS Bonds went over the refinancing of the 2004
43 bonds along with the issuance of the new bonds. He stated that the refinance would be for a max
44 of \$5 million, and the new bonds would be \$4.740 million. Mr. Kessler anticipated that the
45 interest rate would be 4.5 % but would not exceed the original percentage forecasted in the
46 assessment methodology report of 5.05%. If this holds true, then the assessment increase will be
47 less to the residents than originally predicted. The B bonds will be paid off by next month, and
48 the assessment increase will not hit residents until the 2019 tax bill next fall.

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- B. District Engineer**
- C. District Manager**

4. BUSINESS ITEMS

- A. Consideration of Resolution 2019-01; Delegation Resolution
 - i. Bond Purchase Contract
 - ii. Preliminary Official Statement
 - iii. Continuing Disclosure Agreement
 - iv. First & Second Supplemental Trust Indenture
 - v. Escrow Deposit Agreement

Bond Counsel Steve Sanford then went over resolution 2019-01, which is the delegation resolution. He went through all the pieces of that resolution and stated that this resolution allows the Chair to sign bond documents as long as the parameters of the deal are met.

The entire presentation is available on audio recording.

MOTION TO:	Approve the Resolution 2019-01.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Resolution 2019-02; Authorizing Chair to Execute Conveyance Documents – Faulkenburg Rd. Right of Way

Mr. Steady then briefly went over resolution 2019-02, which authorizes the Chair to execute conveyance documents regarding the Faulkenburg Road right of way.

MOTION TO:	Approve Resolution 20190-02.
MADE BY:	Supervisor O’Connor
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

C. Capital Improvement Update

Mr. Howell noted that the Engineer is working on the parcel with the Windward team and doing final due diligence on the bank on Willow Beach Dr.

92
93 The Board then reviewed elevation plans and agreed they liked the Key West elevation but
94 wanted for some arches to be added. Windward will revise the plan and attend the November
95 meeting by phone.

96
97 Mr. Howell noted that the landscape bids for the enhancement project will be in by the
98 November meeting.

99
100 D. General Matters of the District

101
102
103 **5. CONSENT AGENDA**

104 **A. Consideration of Minutes of Board of Supervisors Meeting September 26, 2018**

105
106 The Board reviewed the minutes.

107
108
109
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113

MOTION TO:	Approve the September 26, 2018 meeting minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

114
115 **B. Consideration of Operations and Maintenance Expenditures September 2018**

116
117 The Board reviewed the O&Ms. Mr. Howell will check on the LMP invoices for planting the
118 jasmine.

119
120
121
122
123
124
125

MOTION TO:	Approve the September 2018 O&Ms.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

126
127 **C. Review of Financial Statements through September 30, 2018**

128
129 The Board reviewed and accepted the financials.

130
131
132

133 **6. MANAGEMENT REPORTS**

134 **A. District Manager’s Report**

135 **B. Field Manager**

136 **i. District Inspection Report**

137 **ii. Staff Action List**

138 **iii. Aquatic Systems Reports**

139

140 Mr. Howell went over FHP and stated that they are willing to fill out a report on each shift. Mr.
141 Howell will send the Board a sample report form for comments.

142

143

144 **7. SUPERVISOR REQUESTS**

145

146 Supervisor O’Connor asked to look into the tree in decline in the roundabout. She also noted that
147 the school lights on Castle Creek were out from Eagle Palm to Faulkenburg.

148

149 Supervisor Ward commented about the water lettuce in the ponds. The Board directed Mr.
150 Howell to send Aquatic Systems a 30-day to cure notice.

151

152

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

154

155 Residents commented about the streetlights, speeding on Eagle Palm, and speed signs.

156

157 Supervisor Ward then announced that this would be the last meeting for Supervisor O’Connor
158 and Supervisor Kunke. Supervisor Ward thanked Supervisor O’Connor and Supervisor Kunke
159 for their service to the CDD Board. The District presented Supervisor O’Connor and Supervisor
160 Kunke with plaques thanking them for their service.

161

162

163 **9. ADJOURNMENT**

164

MOTION TO:	Adjourn at 7:28 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

171

172

173 *Please note the entire meeting is available on disc

174 *These minutes were done in summary format.

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

179
180 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
181 **noticed meeting held on _____.**
182

183 _____
184 **Signature**

_____ **Signature**

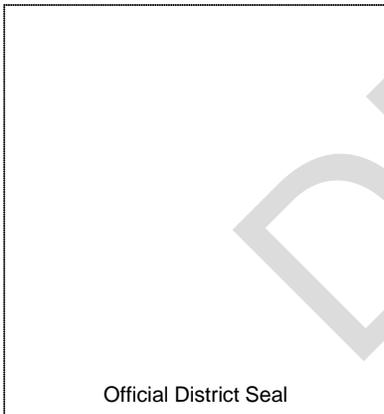
185 _____
186 **Printed Name**

_____ **Printed Name**

187 **Title:**
188
189 **Chairman**
190 **Vice Chairman**

Title:
 Secretary
 Assistant Secretary

191
192
193 *Recorded by Records Administrator*



Signature

Date

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Aquatic Systems, Inc.	423723	\$ 1,381.00		\$ 1,132.00	Lake & Wetland Services - October
LMP	137060	17,917.15			Ground Maintenance - October
LMP	138129	17,917.15	\$ 35,834.30		Ground Maintenance - November
Monthly Contract Sub-Total		\$ 37,215.30			
Variable Contract					
Burr Forman	1046155	\$ 2,477.05			Professional Services - September
Cardno	263177	225.00			Professional Services - thru 09/28/18
Variable Contract Sub-Total		\$ 2,702.05			
Utilities					
Tampa Electric	211001800146 100818	\$ 621.56			Electric Service - thru 10/02/18
Tampa Electric	211001800369 100818	490.98			Electric Service - thru 10/02/18
Tampa Electric	211001800609 100818	444.93	\$ 1,557.47	\$ 3,583.33	Electric Service - thru 10/02/18
Utilities Sub-Total		\$ 1,557.47			
Regular Services					
DEO	71963	\$ 175.00			FY19 Special District Fee - 10/01/18
Illuminations Holiday Lighting	16031018	5,000.00			Holiday Lighting - 10/02/18
LMP	137502	230.21			Irrigation Repairs - 10/05/18
Steve Gaskins Contracting, Inc.	17658	5,190.00			Community Patrol - September
Supervisor: Daniel Fleary, Jr.	DF102418	200.00			Supervisor Fee - 10/24/18
Supervisor: Earl Kunke	EK102418	200.00			Supervisor Fee - 10/24/18
Supervisor: Jo Ann Ward	JW102418	200.00			Supervisor Fee - 10/24/18
Supervisor: Suzanne DeCopain	SD102418	200.00			Supervisor Fee - 10/24/18
Supervisor: Tanya O'Connor	TO102418	200.00	\$ 1,000.00		Supervisor Fee - 10/24/18

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Regular Services Sub-Total		\$ 11,595.21			
Additional Services					
ADA Site Compliance	441	\$ 1,950.00			Website Auditing - 10/18/18
LMP	137535	1,192.50			Install Jasmine - 10/10/18
LMP	137536	580.00			Remove Tree - 10/10/18
LMP	137693	210.33			Irrigation Repairs - 10/18/18
LMP	137731	530.00			Install Fountain Grass - 10/19/18
LMP	137859	22.60	\$ 2,535.43		Irrigation Repairs - 10/24/18
Nichols	MPC15 2 36	3,137.03			Miscellaneous Tasks & Meetings - 10/21/18
Nichols	MPC16 1 8	2,464.55			Landscape Construction Plans - 10/21/18
Nichols	MPC17 1 4	7,581.05			Irrigation Construction Plans - 10/21/18
Nichols	MPC18 1 1	615.00	\$ 13,797.63		Landscape Lighting Construction Plans - 10/24/18
Vertex Water Features	1930	456.00			Aeration Maintenance Agreement - 10/30/18
Additional Services Sub-Total		\$ 18,739.06			
TOTAL:					
		\$ 71,809.09			

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

OCT 01 2018

Invoice

INVOICE DATE: 10/1/2018
INVOICE NUMBER: 0000423723
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 - October		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: 10/1/2018
INVOICE NUMBER: 0000423723
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 10/31/2018



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/1/2018	137060

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Services for the month of October 2018

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

REVIEWED dthomas 10/15/2018



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/1/2018	138129

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Services for the month of November 2018

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	16,560.00	16,560.00
Addendum #1 Falkenburg/Still River Drive	1	580.00	580.00
Addendum #2 Falkenburg/Willbeach Park	1	1,050.00	1,050.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)	1	-272.85	-272.85
		Total	\$17,917.15
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	12/1/2018	Balance Due
			\$0.00
			\$17,917.15

REVIEWED dthomas 11/2/2018

Received

OCT 09 2018



results matter

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

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

5 Oct 2018
Invoice # 1046155
Bill Atty: SIS
As of 09/30/18

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH SEPTEMBER 30, 2018

Professional Services	\$2,475.00
Disbursements	2.05
TOTAL DUE THIS BILL	\$2,477.05
Previous Balance Due	\$450.00
TOTAL BALANCE DUE	\$2,927.05

REVIEWEDdthomas 10/31/2018

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

5 Oct 2018
Invoice # 1046155
Page 2

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

5 Oct 2018
Invoice # 1046155
Bill Atty: SIS
As of 09/30/18

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

<u>Date</u>	<u>Description</u>	<u>Atty</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
09/04/18	Email to Tonja regarding review of documents conveying Faulkenburg Road land to County; call with Tonja to confirm location of the Road.	SIS	0.40	300.00	\$120.00
09/05/18	Review of title commitment for 78th Street acquisition; review of related exception documents and contract for permitted exceptions.	RMR	1.00	350.00	\$350.00
09/05/18	Attend Board meeting; prior to meeting, calls and emails with Tonja and Jeff with TM to discuss road dedication.	SIS	2.80	300.00	\$840.00
09/06/18	Telephone conference with Tonja Stewart regarding survey for anticipated acquisition.	RMR	0.30	350.00	\$105.00
09/06/18	Follow-up call with Jeff Deason to confirm approvals and discuss liens on eagle nest property; email team regarding approval of assessments.	SIS	0.40	300.00	\$120.00
09/07/18	Email Jeff Deason with	SIS	1.00	300.00	\$300.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

5 Oct 2018
Invoice # 1046155
Page 3

Date	Description	Atty	Hours	Rate	Value
	Taylor Morrison regarding deeds and confirm discussion that eagles nest property is subject to 2004A debt and amenity debt; confirm with Tonja regarding wall.				
09/10/18	Emails with Anna Lyalina to confirm assessments for both 2004 A and 2018 on eagles nest property; email TM regarding transmittal of deeds.	SIS	0.30	300.00	\$90.00
09/13/18	Review of title commitment; correspond with First American regarding deletion of Exception 16; prepare title objection notice letter.	RMR	1.00	350.00	\$350.00
09/18/18	Email Jeff Deason regarding need for verification of signature on deed; review email on sketch.	SIS	0.20	300.00	\$60.00
09/19/18	78th Street Purchase: Receive and review correspondence from engineer regarding legal description; correspond with FATIC regarding error; receive and review response from FATIC approving overwrite of legal error in prior description and deletion of exception from title commitment.	RMR	0.40	350.00	\$140.00
Total Services					\$2,475.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

5 Oct 2018
Invoice # 1046155
Page 4

<u>Date</u>	<u>Disbursements</u>	<u>Value</u>
	Postage	<u>2.05</u>
	Total Disbursements	\$2.05
	Total Services and Disbursements	\$2,477.05
	Previous Balance Due	<u>\$450.00</u>
	TOTAL NOW DUE	<u>\$2,927.05</u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
R. Marshall Rainey	\$350.00	2.70	\$945.00
Scott Steady	\$300.00	<u>5.10</u>	<u>\$1,530.00</u>
TOTALS		7.80	\$2,475.00



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

INVOICE

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

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com
Please include an invoice copy with payment or reference the invoice number on your remittance.

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

**Invoice # : 263177
 Invoice Date : 10/19/2018
 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: 9/28/2018

Phase: 1000 - Maintenance

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

Outstanding Invoices

Number	Date	Balance
263177	10/19/2018	225.00
261690	09/24/2018	225.00
Total Now Due		450.00

Aging Balances

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

REVIEWEDdthomas 10/31/2018

Statement Date: 10/08/2018
Account: 211001800146

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

Current month's charges:	\$621.56
Total amount due:	\$621.56
Payment Due By:	10/29/2018

Your Account Summary

Previous Amount Due	\$621.59
Payment(s) Received Since Last Statement	-\$621.59
Current Month's Charges	\$621.56
Total Amount Due	\$621.56



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

00001467-0003326-Page 8 of 12

REVIEWEDthomas 10/31/2018

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



Go Green with Sun Select

Our Sun Select program makes it easy for you to directly support the use of solar to produce electricity.

Visit tampaelectric.com/sunselect to learn how you can join others who purchase one or more "solar blocks" each month.

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:	\$621.56
Total amount due:	\$621.56
Payment Due By:	10/29/2018

Amount Enclosed \$
692123725362



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 INVOICE

tampaelectric.com



Account: 211001800146
Statement Date: 10/08/2018
Current month's charges due 10/29/2018

Details of Charges – Service from 09/01/2018 to 10/02/2018

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	696 kWh @ \$0.03221/kWh	\$22.42
Fixture & Maintenance Charge	19 Fixtures	\$121.99
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	696 kWh @ \$0.03095/kWh	\$21.54
Florida Gross Receipt Tax		\$1.13

Lighting Charges

\$621.56

Total Current Month's Charges

\$621.56

00001467-0003327- Page 11 of 12



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

Statement Date: 10/08/2018
Account: 211001800369

Current month's charges: \$490.98
Total amount due: \$490.98
Payment Due By: 10/29/2018

Your Account Summary

Previous Amount Due	\$491.15
Payment(s) Received Since Last Statement	-\$491.15
Current Month's Charges	\$490.98
Total Amount Due	\$490.98



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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Go Green with Sun Select

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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



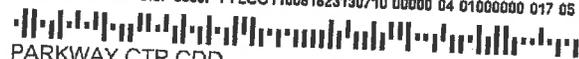
OCT 11 2018 See reverse side for more information

Account: 211001800369

Current month's charges: \$490.98
Total amount due: \$490.98
Payment Due By: 10/29/2018

Amount Enclosed \$
692123725363

00001467 02 AV 0.37 33607 FTECO110081623130710 00000 04 01000000 017 05 23171 006



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

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

6921237253632110018003690000000490980

00001467-0003322-Page 1 of 12

REVIEWEDthomas 10/31/2018

Account: 211001800369
Statement Date: 10/08/2018
Current month's charges due 10/29/2018

Details of Charges – Service from 09/01/2018 to 10/02/2018

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	625 kWh @ \$0.03221/kWh	\$20.13
Fixture & Maintenance Charge	15 Fixtures	\$91.70
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	625 kWh @ \$0.03095/kWh	\$19.34
Florida Gross Receipt Tax		\$1.01

Lighting Charges

\$490.98

Total Current Month's Charges

\$490.98

00001467-0003223-Page 3 of 12



Statement Date: 10/08/2018
Account: 211001800609

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

Current month's charges:	\$444.93
Total amount due:	\$444.93
Payment Due By:	10/29/2018

Your Account Summary

Previous Amount Due	\$444.93
Payment(s) Received Since Last Statement	-\$444.93
Current Month's Charges	\$444.93
Total Amount Due	\$444.93



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

00001467-0003324-Page 5 of 12

REVIEWEDdthomas 10/31/2018

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



Go Green with Sun Select

Our Sun Select program makes it easy for you to directly support the use of solar to produce electricity.

Visit tampaelectric.com/sunselect to learn how you can join others who purchase one or more "solar blocks" each month.

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:	\$444.93
Total amount due:	\$444.93
Payment Due By:	10/29/2018
Amount Enclosed	\$

692123725364

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: 10/08/2018
Current month's charges due 10/29/2018

Details of Charges – Service from 09/01/2018 to 10/02/2018

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 @ \$0.03221/kWh	\$8.37
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
Lighting Charges		\$444.93

Total Current Month's Charges

\$444.93

00001467-0003325-Page 7 of 12



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2018/2019 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 71963			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



OCT 04 2018

Parkway Center Community Development District
 Mr. Brian K. Lamb
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

- 2. Telephone: (813) 397-5121
- 3. Fax: (813) 873-7070
- 4. Email: blamb@meritusdistricts.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.myoakcreekcommunity.net
- 8. County(ies): Hillsborough
- 9. Function(s): Community Development
- 10. Boundary Map on File: 09/29/1997
- 11. Creation Document on File: 06/27/1997
- 12. Date Established: 11/17/1988
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Hillsborough County
- 15. Creation Document(s): County Ordinance Dated 11/17/1988
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/06/2017

brian.lamb@merituscorp.com

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date 10.5.18

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

REVIEWED thomas 10/31/2018

Illuminations Holiday Lighting

Invoice 16031018

8606 Herons Cove Pl
 Tampa, FL 33647
 Tim Gay (813) 334-4827

TO:
 Parkway Center CDD
 2005 Pan Am Cir, Suite 120
 Tampa, FL 33607
 attn: Brian Howell (813) 397-5120 x324

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

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Entrance		
Monuments	Install lighted wreaths with bows on entry monument columns	\$10,000.00
	Install lighted wreaths with bows on entry monument columns	
	North Main Entrance	
	Install clear C9s across the top of black fencing	
	Install clear C9s across the top of entrance sign	
	Install lighted wreaths with bows on entry monument columns	
	Install clear mini lights in 3 Palm trees in front of entrance sign	
	Roundabout (South part of community)	
	Install clear mini lights in Oak tree - center of round about	
	South Main Entrance	
	Install lighted wreaths with bows on entry monument columns	
	Install lighted wreaths with bows on entry monument columns	
	Install clear mini lights in 6 Oak trees (3 exit side / 3 entrance side)	
	Maintenance throughout holiday season	
	Requires 50% Deposit	
	TOTAL	\$10,000.00
	AMOUNT DUE	\$5,000.00

- * Price includes rental of materials, lift, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available. If additional power needed Parkway Center CDD community responsible for providing.
- * Please note: Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.
- * MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
 PREPARED BY

10/2/2018
 DATE

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

REVIEWEDdthomas 10/31/2018



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/9/2018	137502

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 repairs completed on 10-5-2018	1	125.00	125.00
Emergency Services – Irrigation valve stuck open	1	25.21	25.21
Irrigation parts	2	40.00	80.00
Labor: 1 man @ \$ 40.00 per hour			
Irrigation valve stuck open. Replaced solenoid and tested.			
Entrance to Harvest Glen.		Total	\$230.21
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	11/8/2018	Balance Due
			\$0.00

REVIEWEDdthomas 10/31/2018

Emergency Call

Irrigation Service/Proposal Request

Property: Parkway CDD | DATE 10/5/18

Location

Entrance to Harvest Glen

Emergency?

Work Ordered By: Reported by Harvest Glen HOA

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

Zone stuck on. Replaced solenoid & tested multiple times. If it sticks again we will need to replace valve.

Materials needed :

1-606800 @ \$23.05

2-Black/White @ \$1.08- \$2.16

1 Man @ \$

Foreman:

Manager David M

Date Completed 10/5/18

Total Man Hours 2 Hours

Inspected by _____

Date _____

Pricing

\$25.21 **Parts**

Labor

Total

Invoice

Steve Gaskins Contracting, Inc.

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

Parkway Center CDD

Nicole Chamberlain

Invoice # : 17658
 Invoice Date : 2018-10-08
 Amount : \$5,190.00
 Due date : 2018-10-22

Item	Description	Unit cost	Quantity	Line Total
Javier Minaya	9/2 6P-10P	50.00	5	250.00
Javier Minaya	9/5 6P-10P	50.00	5	250.00
Javier Minaya	9/6 6P-10P	50.00	5	250.00
Javier Minaya	9/10 6P-10P	50.00	5	250.00
Javier Minaya	9/11 6P-10P	50.00	5	250.00
Javier Minaya	9/14 6P-10P	50.00	5	250.00
Javier Minaya	9/15 6P-10P	50.00	5	250.00
Javier Minaya	9/19 7P-11P	50.00	5	250.00
Javier Minaya	9/25 7P-11P	50.00	5	250.00
Javier Minaya	9/28 6P-10P	50.00	5	250.00
Alex DeLima	9/5 6P-10P	50.00	5	250.00
Alex DeLima	9/14 10A-4P	50.00	7	350.00
Alex DeLima	9/17 4P-8P	50.00	5	250.00
Alex DeLima	9/18 1030A-730P	50.00	10	500.00
Alex DeLima	9/19 4P-7P	50.00	4	200.00
Alex DeLima	9/21 7P-10P	50.00	4	200.00
Alex DeLima	9/24 2P-5P	50.00	4	200.00
Alex DeLima	9/25 2P-6P	50.00	5	250.00
Alex DeLima	9/28 11A-3P	50.00	5	250.00
Sgt. Steve Gaskin	Scheduler Fee	200.00	00	200.00

REVIEWEDdthomas 10/31/2018

S	Schedule Fee	3.00	00	240.00
Subtotal				\$5,190.00
Discount %				\$0.00
Total				\$5,190.00
Amount Paid				\$0.00
Amount Due				\$5,190.00

Notes:

BILL TO PARKWAY CENTER CDD FOR SEPTEMBER 2018
 COMMUNITY PATROL - 69 TICKETS, 34 WARNINGS, 14
 FAULTY EQUIPMENT NOTICES.

This invoice was sent using **RECURRING**
BILLING + INVOICING

PARKWAY CENTER CDD

MEETING DATE: October 24, 2018

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

DMS Staff Signature B. DeC...

DF 102418

REVIEWEDdthomas 10/31/2018

PARKWAY CENTER CDD

MEETING DATE: October 24, 2018

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

DMS Staff Signature B. DeC...

EK102418

REVIEWEDdthomas 10/31/2018

PARKWAY CENTER CDD

MEETING DATE: October 24, 2018

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

DMS Staff Signature B. Decker

JW 102418

REVIEWED dthomas 10/31/2018

PARKWAY CENTER CDD

MEETING DATE: October 24, 2018

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

DMS Staff Signature

B. DeC...

SD 102418

REVIEWEDdthomas 10/31/2018

PARKWAY CENTER CDD

MEETING DATE: October 24, 2018

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

DMS Staff Signature B. DeC...

TO 102418

REVIEWEDdthomas 10/31/2018

ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 accounting@adasitecompliance.com



Invoice

BILL TO
Parkway Center CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
441	10/18/2018	\$1,950.00	10/28/2018	50/50	

DESCRIPTION	AMOUNT
Website Auditing and Remediation for Compliance and Accessibility	3,900.00
50% Due Now; 50% Due at the end of the project	-1,950.00
BALANCE DUE	\$1,950.00

REVIEWED thomas 10/31/2018

Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/10/2018	137535

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 #
78501

Description	Qty	Rate	Amount
Part 1 Install Jasmine along the berm in place of the Juniper we removed off Falkenburg. Irrigation repairs will be needed.			
Jasmine - Confederate 1g	150	5.75	862.50
Irrigation Modifications/ Adjustments	3	110.00	330.00
Total			\$1,192.50
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	11/9/2018	Balance Due
			\$0.00
			\$1,192.50

REVIEWEDdthomas 10/31/2018

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

Date	Invoice #
10/10/2018	137536

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
At Riverview remove declinging palm tree - includes clean-up, removal, and disposal. Palm Removal w/ stump grind	1	580.00	580.00
		Total	\$580.00
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	11/9/2018	Balance Due
			\$0.00
			\$580.00

REVIEWEDthomas 10/31/2018



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/18/2018	137693

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 repairs completed on 10-13-2018			
Irrigation parts	1	50.33	50.33
Labor: 1 man @ \$ 40.00 per hour	4	40.00	160.00
Irrigation adjustments per Celia Nichol's request.			
Raised 22 spray heads.			
Changed 21 spray nozzles.			
Replaced 12 inch spray head.			
Riverview and Falkenburg entrances.		Total	\$210.33
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	11/17/2018	Balance Due

REVIEWEDdthomas 10/31/2018

Irrigation Service/Proposal Request

Property: Parkway CDD	DATE 10/9/18
Location /	
Riverview & Faulkenburg Entrances	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:	
Warranty items, see attached maps	
Falkenburg Rd	Raised 10 sprayheads, changed 6 nozzles
Riverview Dr	Raised 12 sprayheads changed 15 nozzles
Materials needed :	
21-104HUN (1.73)	36.33
1-PROS12	14.00

Foreman: <i>Tom</i>		
Manager	Pricing	
Date Completed <i>10/13/18</i>	50.33	Parts
Total Man Hours <i>4 hrs</i>	160.00	Labor
Inspected by	210.33	
Date		Total



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/19/2018	137731

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

P.O. No.		
78901	Terms:	Net 30

Description	Qty	Rate	Amount
At cul-de-sac island off Round Leaf Ln install missing Fountain Grass in landscape bed.			
Fountain Grass - Red 3g	40	13.25	530.00
		Total	\$530.00
		Payments/Credits	\$0.00
		Balance Due	\$530.00

REVIEWEDdthomas 10/31/2018



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/25/2018	137859

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 repairs completed on 10-24-2018 Irrigation parts Labor: 1 man @ \$ 40.00 per hour Check irrigation on wilting material. Repaired 5 drip irrigation leaks.	1 0.5	2.60 40.00	2.60 20.00
Falkenburd Rd - south berm.		Total	\$22.60
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	11/24/2018	Balance Due

REVIEWEDDThomas 10/31/2018



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 156
Lutz, FL 33548

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cella@nichols-la.com

877.248.5714 f.
LC26000389

Invoice

Date	Invoice No.
10/21/2018	MPC15-2...36

Due Date
10/21/2018

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 October 21, 2018

PARKWAY CDD
Miscellaneous Tasks and Meetings

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
9/5/2018	Project Landscape Designer Render Amberly landscape plan with CRN and help prepare for CDD public meeting.	4.13333	75.00	310.00
9/5/2018	Principal Landscape Architect Figure out which entrance to render, and work on plot setup in CAD.	0.48333	153.00	73.95
9/5/2018	Principal Landscape Architect Work on enhancement rendering for CDD Meeting.	3.68333	153.00	563.55
9/5/2018	Principal Landscape Architect Travel attend CDD public/meeting.	4.48333	153.00	685.95
9/6/2018	Principal Landscape Architect Go over parkway meeting and clubhouse work with DB.	0.25	153.00	38.25
9/6/2018	Principal Landscape Architect Coord. with Nathan on repair still needed at Riverview entry. Also send email to Gene on warranty items from CDD meeting. Emails to LMP on warranty and as-built questions outstanding.	0.48333	153.00	73.95
9/10/2018	Principal Landscape Architect Coord. call with Paul of Specified Lighting on landscape repairs from lighting work and completion of warranty work. Send email to Sunrise on warranty work at Belmont and Hamlet.	0.31667	153.00	48.45
9/11/2018	Principal Landscape Architect Coord. with Lee and Tonja on Amenity Center.	0.65	153.00	99.45
9/19/2018	Project Landscape Designer Review setting up meeting with a Paul Gomez to go over warranty inspection.	0.55	75.00	41.25

We Appreciate Your Business!

Total Due:

REVIEWEDthomas 10/31/2018



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877.248.5714 t.
LC26000389

Invoice

Date	Invoice No.
10/21/2018	MPC15-2..36

Due Date
10/21/2018

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 October 21, 2018

PARKWAY CDD
Miscellaneous Tasks and Meetings

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
9/19/2018	Principal Landscape Architect Send Sunrise email to Gene. Go over warranty follow up inspection notes with DB for her meeting with Paul.	0.7	153.00	107.10
9/19/2018	Principal Landscape Architect Work with DB on prep for her site meeting with Paul of LMP.	0.33333	153.00	51.00
9/20/2018	Project Landscape Designer Travel and conduct Landscape and Irrigation Warranty inspection meeting with Paul Gomez. Prepare notes for CRN review.	4.13333	75.00	310.00
9/20/2018	Project Landscape Designer Discuss today's meeting with CRN.	0.38333	75.00	28.75
9/20/2018	Principal Landscape Architect Go over warranty walk with DB.	0.33333	153.00	51.00
9/24/2018	Principal Landscape Architect Email coord. with Gene and Signature signs and Premier Lighting on replacement/repairs.	0.51667	153.00	79.05
9/25/2018	Principal Landscape Architect QA/QC Review report for LMP from warranty inspection. Email to LMP for as-built Follow-up and repair follow up.	1.51667	153.00	232.05
9/26/2018	Project Landscape Designer Work on warranty inspection report.	1.85	75.00	138.75
9/26/2018	Principal Landscape Architect Review warranty report.	0.38333	153.00	58.65
9/27/2018	Project Landscape Designer Revised warranty inspection report.	0.63333	75.00	47.50
9/27/2018	Project Landscape Designer Revise warranty inspection report.	0.26667	75.00	20.00

We Appreciate Your Business!

Total Due:



NICHOLS LANDSCAPE ARCHITECTURE INC.

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Lutz, FL 33549

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LC26000399

Invoice

Date	Invoice No.
10/21/2018	MPC15-2..36

Due Date
10/21/2018

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 October 21, 2018

PARKWAY CDD Miscellaneous Tasks and Meetings

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
9/28/2018	Principal Landscape Architect Send out warranty report to Brian and Gene.	0.13333	153.00	20.40
9/5/2018	Mileage Travel and attend the Public Meeting on the Amenity Center at Rivercrest.	64.9	0.545	35.37
9/20/2018	Mileage Travel to site from home and then to office. (38 miles)	38	0.545	20.71
9/25/2018	B/W Laser Copies/ Plots 11"x 17" or 18" x 24" Prints for Warranty inspection.	2	0.65	1.30
9/25/2018	B/W Photocopies (Bond Paper; Letter or Legal) Warranty report for walk through.	3	0.20	0.60

We Appreciate Your Business!

Total Due: \$3,137.03

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LC2600389

Invoice

Date	Invoice No.
10/21/2018	MPC16-1.8

Due Date
10/21/2018

Bill To

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

Sent via Email on October 21, 2018

**PARKWAY CDD
Landscape Construction Plans**

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
9/4/2018	Project Landscape Designer Make corrections to Amberly LA and LD plans per CRN review.	3.38333	75.00	253.75
9/4/2018	Project Landscape Designer Make corrections to cover sheet per CRN comments.	0.36667	75.00	27.50
9/4/2018	Principal Landscape Architect Organizing and reviewing sheets.	1.51667	153.00	232.05
9/6/2018	Principal Landscape Architect QA/QC Sanctuary at Still Creek.	0.36667	153.00	56.10
9/7/2018	Project Landscape Designer Work on Sanctuary @ still Creek revisions per CRN's review.	0.53333	75.00	40.00
9/10/2018	Principal Landscape Architect Harvest Glen	0.48333	153.00	73.95
9/10/2018	Principal Landscape Architect Review Sanctuary at Castle Creek	0.61667	153.00	94.35
9/11/2018	Project Landscape Designer Work on corrections per CRN review for Sanctuary @ Still Creek.	3.36667	75.00	252.50
9/11/2018	Project Landscape Designer Work on Harvest Glenn Entrance corrections per CRN review.	0.53333	75.00	40.00
9/11/2018	Project Landscape Designer Revise LA & LD sheets in CAD per CRNs review.	4.13333	75.00	310.00
9/11/2018	Principal Landscape Architect Finish QA/QC Sanctuary at Castle Creek.	1.2	153.00	183.60
9/12/2018	Project Landscape Designer Revise LD plan for Sanctuary @ Still Creek per CRNs comments.	2.83333	75.00	212.50

We Appreciate Your Business!

Total Due:

REVIEWEDdthomas 10/31/2018



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LC26000389

Invoice

Date	Invoice No.
10/21/2018	MPC16-1.8

Due Date
10/21/2018

Bill To

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

Sent via Email on October 21, 2018

PARKWAY CDD Landscape Construction Plans

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
9/12/2018	Project Landscape Designer Work on revisions for Sanctuary at Castle Creek LA-13.	1.41667	75.00	106.25
9/12/2018	Project Landscape Designer Work on revisions for Sanctuary at Castle Creek LA-13.	0.51667	75.00	38.75
9/12/2018	Project Landscape Designer Complete revisions per CRNs comments for Sanctuary at Castle Creek LA-13.	2.01667	75.00	151.25
9/12/2018	Project Landscape Designer Revise sheets for CRNs review to include new title block and print.	0.91667	75.00	68.75
9/13/2018	Project Landscape Designer Work on revisions to LD-13. Start revisions to IR-05.	3.46667	75.00	260.00
9/5/2018	B/W =/ >24"x 36" Digital Plots Plot L-02	1	5.75	5.75
9/11/2018	B/W =/ >24"x 36" Digital Plots Plots of L-04, L-05, LD-05 for review.	3	5.75	17.25
9/12/2018	B/W =/ >24"x 36" Digital Plots Plots of LD-04, L-13, LP-01, LP-02, LP-03, LA-02 for QA/QC.	7	5.75	40.25

We Appreciate Your Business!

Total Due: \$2,464.55

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LC2600399

Invoice

Date	Invoice No.
10/21/2018	MPC17-1.4

Due Date
11/4/2018

Bill To

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

Sent via Email on October 21, 2018

PARKWAY CDD
Irrigation Construction Plans

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
9/11/2018	Principal Landscape Architect Work on design for Amberly.	0.73333	153.00	112.20
9/11/2018	Principal Landscape Architect Work on irrigation review for Sanctuary at Still Creek. Discuss overall plan updates / base corrections with DB.	1.38333	153.00	211.65
9/11/2018	Principal Landscape Architect Irrigation design.	0.48333	153.00	73.95
9/12/2018	Principal Landscape Architect Begin CAD piping.	0.26667	153.00	40.80
9/13/2018	Project Landscape Designer Update Harvest Glenn Entrance to incorporate two new beds. Continue to work on irrigation pipe design.	2.6	75.00	195.00
9/13/2018	Project Landscape Designer Complete irrigation revisions to Sanctuary at Still Creek.	1.38333	75.00	103.75
9/13/2018	Principal Landscape Architect Irrigation design.	2.21667	153.00	339.15
9/13/2018	Principal Landscape Architect Irrigation design.	1.53333	153.00	234.60
9/13/2018	Principal Landscape Architect Irrigation design.	0.76667	153.00	117.30
9/14/2018	Project Landscape Designer Adjust and insert irrigation legend for IR sheets.	3.25	75.00	243.75
9/14/2018	Project Landscape Designer Insert new irrigation legend in IR sheets. Review as built and update sheets to include Field notes.	1.25	75.00	93.75
9/14/2018	Project Landscape Designer Insert new irrigation legend in IR sheets. Review as built and update sheets to include Field notes.	0.46667	75.00	35.00

We Appreciate Your Business!

Total Due:

REVIEWEDthomas 10/31/2018



NICHOLS LANDSCAPE ARCHITECTURE INC.

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877.248.3714 t.
LC26000399

Invoice

Date	Invoice No.
10/21/2018	MPC17-1.4

Due Date
11/4/2018

Bill To

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

**PARKWAY CDD
Irrigation Construction Plans**

Sent via Email on October 21, 2018

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
9/14/2018	Project Landscape Designer Add irrigation legend to Amberly sheet in CAD. Work on adjusting existing irrigation heads on Harvest Glenn.	1.1	75.00	82.50
9/14/2018	Principal Landscape Architect Plot and work on IR-02.	3.4	153.00	520.20
9/14/2018	Principal Landscape Architect Work on Amberly and as-builts with DB.	3.58333	153.00	548.25
9/17/2018	Project Landscape Designer Review irrigation as builts against completed plans. Verify and add missed existing irrigation heads to irrigation plans in CAD.	4.48333	75.00	336.25
9/17/2018	Principal Landscape Architect With DB on title block issue and review plan status of each entrance.	3.33333	153.00	510.00
9/19/2018	Project Landscape Designer Print Sanctuary @ Still Creek irrigation plan for CRN review.	1.36667	75.00	102.50
9/19/2018	Project Landscape Designer Review irrigation design process with CRN.	2.33333	75.00	175.00
9/19/2018	Project Landscape Designer Update existing valve locations on Amberly plan. Update master irrigation legend in CAD.	0.7	75.00	52.50
9/19/2018	Principal Landscape Architect Pipe sizing.	2.46667	153.00	377.40
9/19/2018	Principal Landscape Architect Harvest Glenn irrigation with DB.	2.11667	153.00	323.85
9/25/2018	Principal Landscape Architect Work on piping for irrigation.	1.45	153.00	221.85

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Total Due:



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 156
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LC26000399

Invoice

Date	Invoice No.
10/21/2018	MPC17-1.4

Due Date
11/4/2018

Bill To

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

Sent via Email on October 21, 2018

**PARKWAY CDD
Irrigation Construction Plans**

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
9/25/2018	Principal Landscape Architect Head layout Summerwood.	2.85	153.00	436.05
9/26/2018	Principal Landscape Architect Summerwood head layout review/edits.	1.5	153.00	229.50
9/27/2018	Project Landscape Designer Input pipe sizing for Amberly Entrance in CAD.	0.43333	75.00	32.50
9/27/2018	Project Landscape Designer Work on inputting pipe sizing in CAD for Amberly entrance.	0.43333	75.00	32.50
9/27/2018	Project Landscape Designer Continue to work on inputting irrigation pipe sizing of Amberly Entrance.	0.73333	75.00	55.00
9/27/2018	Project Landscape Designer Start inputting pipe sizing in CAD for Harvest Glenn Entrance.	0.78333	75.00	58.75
9/28/2018	Project Landscape Designer Work on irrigation design in CAD.	0.65	75.00	48.75
9/28/2018	Project Landscape Designer Work on irrigation design in CAD.	3.43333	75.00	257.50
9/28/2018	Project Landscape Designer Finish inputting pipe sizing on Harvest Glenn and Amberly in CAD. Start pipe sizing Sanctuary at Castle Creek.	0.65	75.00	48.75
9/28/2018	Project Landscape Designer Finish inputting pipe sizing on Harvest Glenn and Amberly in CAD. Start pipe sizing Sanctuary at Castle Creek.	3.01667	75.00	226.25
9/28/2018	Principal Landscape Architect Work on Summerwood zone line in CAD.	3.8	153.00	581.40
9/28/2018	Principal Landscape Architect Put zonline in CAD	2.96667	153.00	453.90

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Total Due:



NICHOLS

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ARCHITECTURE INC.

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877.248.3714 f.
LC26000389

Invoice

Date	Invoice No.
10/21/2018	MPC17-1.4

Due Date
11/4/2018

Bill To

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

PARKWAY CDD
Irrigation Construction Plans

Sent via Email on October 21, 2018

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
9/13/2018	B/W =/ >24"x 36" Digital Plots Plots of L-13, IR-05, L-05, IR-05 for review.	4	5.75	23.00
9/14/2018	B/W =/ >24"x 36" Digital Plots Plots of IR-13, IR-04, IR-02, IR-02 for review.	4	5.75	23.00
9/18/2018	B/W =/ >24"x 36" Digital Plots Plot of IR-13 for review.	1	5.75	5.75
9/19/2018	B/W =/ >24"x 36" Digital Plots Plot IR-04 for QA/QC.	1	5.75	5.75
9/28/2018	B/W =/ >24"x 36" Digital Plots Plot IR-02 and IR-05 for review.	2	5.75	11.50

We Appreciate Your Business!

Total Due: \$7,581.05

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877.246.3714 f.
LC26000399

Invoice

Date	Invoice No.
10/24/2018	MPC18-1.1

Due Date
11/8/2018

Bill To

Parkway Center CDD
c/o Meritus Corporation
Attn. Mr. Brian Howell
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

PARKWAY CDD
Landscape Lighting Construction Plans

Sent via Email on October 24, 2018

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
8/6/2018	Project Landscape Designer Completed creating Lightning sheets in CAD.	3.51667	75.00	263.75
8/29/2018	Project Landscape Designer Prepare lighting sheets with legend and notes.	0.96667	75.00	72.50
8/29/2018	Project Landscape Designer Create new lighting sheet for Summerwood in CAD.	0.96667	75.00	72.50
8/29/2018	Project Landscape Designer Update lighting title block for all pages.	0.7	75.00	52.50
8/30/2018	Project Landscape Designer Review all lighting sheet tabs in CAD, update title blocks.	2.05	75.00	153.75

We Appreciate Your Business!

Total Due: \$615.00

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

REVIEWEDdthomas 10/31/2018

53900
4908



Vertex Water Features, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

Phone: (844) 432-4303
 Fax:
 raquel.mason@vertexwaterfeatures.com
 www.vertexwaterfeatures.com

Bill To
Parkway Center CDD 0125180
 c/o Meritus Corp
 2005 Pan Am Circle Dr., Suite #120
 Tampa FL 33607

Work Order #: 1930

Transaction Date: 10/30/2018

Terms: Net 30

Invoice I1699

Manufacturer	Model	Name
Aquatic Ecosystems	Air4 (1) 3/4Hp Vane	Site #11
Aquatic Ecosystems	Air4 (1) 3/4Hp Vane	Site #3

Description
Aeration Maintenance Agreement

Subtotal: \$456.00
 Tax: \$0.00
 Total: \$456.00

REVIEWEDthomas 10/31/2018



Vertex Water Features, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

Phone: (844) 432-4303
Fax:
raquel.mason@vertexwaterfeatures.com
www.vertexwaterfeatures.com

Bill To
Parkway Center CDD 0125180
c/o Meritus Corp
2005 Pan Am Circle Dr., Suite #120
Tampa FL 33607

Ship To
Brian Howell
Parkway Center CDD 0125180
Still Creek Drive & Faulkenburg Road
Riverview FL 33569

Work Order #: 1930 Assigned Tech: Britt L. (BML)

Completion Date: 10/29/2018

Equipment Type: Aeration System Name: Site #11

Manufacturer: Aquatic Ecosystems Model: Air4 (1) 3/4Hp Vane

Install Date: Parts Warranty Expiration: Labor Warranty Expiration:

Service Comments			
1.	Cleaned heavy debris from cabinet.	2.	All circuits normal at departure.
3.			
Services Performed			



Vertex Water Features, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

Phone: (844) 432-4303
 Fax:
 raquel.mason@vertexwaterfeatures.com
 www.vertexwaterfeatures.com

4. Standard	<input checked="" type="checkbox"/> Test System GFCI Circuit <input checked="" type="checkbox"/> Replace External Intake Filter <input checked="" type="checkbox"/> Pressurized Cleaning of Each AirStation <input checked="" type="checkbox"/> Pressure Relief Valve Checked <input checked="" type="checkbox"/> Adjust Valves / Balance AirStation Airflow <input checked="" type="checkbox"/> Check Cooling Fan Operation <input checked="" type="checkbox"/> Lubricate Hinges & Cabinet Lock <input checked="" type="checkbox"/> Check / Repair BottomLine Air Hose <input checked="" type="checkbox"/> Clean Cabinet Interior / Exterior <input checked="" type="checkbox"/> Clear cabinet of Weeds / Debris <input checked="" type="checkbox"/> Apply Ant Bait (as needed)	5. Solar	
Readings			
6. System Voltage	239.1	7. System Amperage / Leakage	3.93
8. System Pressure (psi)	10	9. System Vacuum (in Hg)	21
10. Next Rebuild Date Scheduled	04/2019		
Customer Contact Method			
11.	<input checked="" type="checkbox"/> On Site Contact		

4. Standard	<input checked="" type="checkbox"/> Test System GFCI Circuit <input checked="" type="checkbox"/> Replace External Intake Filter <input checked="" type="checkbox"/> Pressurized Cleaning of Each AirStation <input checked="" type="checkbox"/> Pressure Relief Valve Checked <input checked="" type="checkbox"/> Adjust Valves / Balance AirStation Airflow <input checked="" type="checkbox"/> Check Cooling Fan Operation <input checked="" type="checkbox"/> Lubricate Hinges & Cabinet Lock <input checked="" type="checkbox"/> Check / Repair BottomLine Air Hose <input checked="" type="checkbox"/> Clean Cabinet Interior / Exterior <input checked="" type="checkbox"/> Clear cabinet of Weeds / Debris <input checked="" type="checkbox"/> Apply Ant Bait (as needed)	5. Solar	
Readings			
6. System Voltage	238.5	7. System Amperage / Leakage	4.1
8. System Pressure (psi)	10	9. System Vacuum (in Hg)	21
10. Next Rebuild Date Scheduled	10/2019		
Customer Contact Method			
11.	<input checked="" type="checkbox"/> Call After		

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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

As of 10/31/2018
(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	36,802	0	0	0	0	0	0	36,802
Investment - Revenue 2004 (1238)	0	238,996	0	0	0	0	0	238,996
Investment - Prepayment 2004A (1240)	0	169,811	0	0	0	0	0	169,811
Investment - Interest 2004A (1241)	0	0	0	0	0	0	0	0
Investment - Interest 2004B (1242)	0	4,061	0	0	0	0	0	4,061
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	13,671	0	0	0	0	0	13,671
Investment - Sinking 2004A (1248)	0	0	0	0	0	0	0	0
Investment - Cost of Issuance 2004B (1249)	0	0	0	893	0	0	0	893
Investment - Prepayment 2004B (5812)	0	779,695	0	0	0	0	0	779,695
Investment - Revenue 2008 (9000)	0	0	116,836	0	0	0	0	116,836
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	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Property Insurance	0	0	0	0	0	0	0	0
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	45,837	1,716,494	134,128	893	3	3,701,094	7,635,000	13,233,450
Liabilities								
Accounts Payable	80,322	0	0	0	0	0	0	80,322
Accounts Payable Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0

Parkway Center Community Development District

Combining Balance Sheet

As of 10/31/2018
(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
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Short Term Loan Payable	70,000	0	0	0	0	0	0	70,000
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	150,322	0	0	0	0	0	7,635,000	7,785,322
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	1,714,423	133,957	892	3	0	0	1,849,275
Fund Balance-Unreserved	(18,244)	0	0	0	0	0	0	(18,244)
Investment In General Fixed Assets	0	0	0	0	0	3,701,094	0	3,701,094
Other	(86,241)	2,071	171	1	0	0	0	(83,998)
Total Fund Equity & Other Credits	(104,485)	1,716,494	134,128	893	3	3,701,094	0	5,448,127
Total Liabilities & Fund Equity	45,837	1,716,494	134,128	893	3	3,701,094	7,635,000	13,233,450

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 10/31/2018

(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	0	(540,847)	(100)%
Interest Earnings				
Interest Earnings	50	0	(50)	(100)%
Other Miscellaneous Revenues				
Undesignated Reserves	9,212	0	(9,212)	(100)%
Total Revenues	<u>550,109</u>	<u>0</u>	<u>(550,109)</u>	<u>(100)%</u>
Expenditures				
Legislative				
Supervisor Fees	10,000	1,000	9,000	90 %
Financial & Administrative				
District Manager	28,840	2,403	26,437	92 %
Recording Secretary	4,000	462	3,538	88 %
District Engineer	6,000	0	6,000	100 %
Disclosure Report	1,000	0	1,000	100 %
Trustees Fees	8,500	6,208	2,292	27 %
Accounting Services	28,677	2,223	26,454	92 %
Auditing Services	7,900	0	7,900	100 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Investment Reporting	0	183	(183)	0 %
Postage, Phone, Faxes, Copies	600	40	560	93 %
Public Officials Insurance	3,025	3,463	(438)	(14)%
Legal Advertising	1,100	0	1,100	100 %
Bank Fees	186	88	98	53 %
Dues, Licenses & Fees	200	368	(168)	(84)%
Miscellaneous Fees	500	0	500	100 %
Office Supplies	200	0	200	100 %
Technology Services	2,000	314	1,686	84 %
Website Administration	1,000	1,950	(950)	(95)%
Legal Counsel				
District Counsel	15,000	2,477	12,523	83 %
Electric Utility Services				
Electric Utility Services - Other	0	7,173	(7,173)	0 %
Street Lighting	91,000	1,557	89,443	98 %
Other Physical Environment				
Property & Casualty Insurance	11,000	7,290	3,710	34 %
Entry & Walls Maintenance	2,000	0	2,000	100 %
Landscape Maintenance - Contract	215,834	17,917	197,917	92 %
Landscape Maintenance - Other	0	2,303	(2,303)	0 %
Field Manager	27,707	2,309	25,398	92 %
Irrigation Maintenance	2,000	463	1,537	77 %
Plant Replacement Program	10,500	0	10,500	100 %
Waterway Management Program-Contract	14,040	1,606	12,434	89 %
Waterway Management Program - Other	5,000	456	4,544	91 %
Waterway Management Program - Erosion Control	3,000	0	3,000	100 %
Waterway Mgt. Program-Aquatic Plantings	2,000	0	2,000	100 %
Capital Improvements	10,000	13,798	(3,798)	(38)%
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	0	1,000	100 %
Pavement & Signage Repairs	2,500	0	2,500	100 %
Holiday Lighting	5,000	5,000	0	0 %
Parks & Recreation				
Miscellaneous Maintenance	3,000	0	3,000	100 %

Parkway Center Community Development District
Statement of Revenues and Expenditures

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Security Patrol	24,000	5,190	18,810	78 %
Special Events	500	0	500	100 %
Total Expenditures	<u>550,109</u>	<u>86,241</u>	<u>463,868</u>	<u>84 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(86,241)</u>	<u>(86,241)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(18,244)	(18,244)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(104,485)</u></u>	<u><u>(104,485)</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2004

From 10/1/2018 Through 10/31/2018

(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	484,032	0	(484,032)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2,071</u>	<u>2,071</u>	<u>0 %</u>
Total Revenues	<u>484,032</u>	<u>2,071</u>	<u>(481,961)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	334,032	0	334,032	100 %
Principal Payments	<u>150,000</u>	<u>0</u>	<u>150,000</u>	<u>100 %</u>
Total Expenditures	<u>484,032</u>	<u>0</u>	<u>484,032</u>	<u>100 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>2,071</u>	<u>2,071</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,714,423	1,714,423	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,716,494</u></u>	<u><u>1,716,494</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2018 Through 10/31/2018

(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	172,928	0	(172,928)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>171</u>	<u>171</u>	<u>0 %</u>
Total Revenues	<u>172,928</u>	<u>171</u>	<u>(172,757)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	77,928	0	77,928	100 %
Principal Payments	<u>95,000</u>	<u>0</u>	<u>95,000</u>	<u>100 %</u>
Total Expenditures	<u>172,928</u>	<u>0</u>	<u>172,928</u>	<u>100 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>171</u>	<u>171</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	133,957	133,957	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>134,128</u></u>	<u><u>134,128</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2018 Through 10/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	892	892	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>893</u></u>	<u><u>893</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2018 Through 10/31/2018

(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>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	3	3	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>3</u></u>	<u><u>3</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2018 Through 10/31/2018

(In Whole Numbers)

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

Parkway Center Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 10/31/18
Reconciliation Date: 10/31/2018
Status: Locked

Bank Balance	41,230.29
Less Outstanding Checks/Vouchers	4,428.22
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	36,802.07
Balance Per Books	<u>36,802.07</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: 10/31/18
Reconciliation Date: 10/31/2018
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4561	10/4/2018	System Generated Check/Voucher	0.00	A Bales Security Agency, Inc.
4582	10/22/2018	Series 2008 FY18 Tax Dist ID Excess Fees	1,180.53	Parkway Center CDD
4583	10/22/2018	Series 2004 FY18 Tax Dist ID Excess Fees	3,247.69	Parkway Center CDD
Outstanding Checks/Vouchers			<u>4,428.22</u>	

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

Detail

**Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 10/31/18
Reconciliation Date: 10/31/2018
Status: Locked**

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4544	9/6/2018	System Generated Check/Voucher	200.00	Suzanne DeCopain
4552	9/20/2018	System Generated Check/Voucher	428.00	Herring Electric
4558	9/20/2018	System Generated Check/Voucher	200.00	Suzanne DeCopain
4559	9/20/2018	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
CD046-1	10/3/2018	Verizon Payment	162.85	
4562	10/4/2018	System Generated Check/Voucher	450.00	Burr & Forman LLP
4563	10/4/2018	System Generated Check/Voucher	309.50	Don Harrison Enterprises LLC
4564	10/4/2018	System Generated Check/Voucher	7,765.55	Meritus Districts
4565	10/4/2018	System Generated Check/Voucher	412.00	Times Publishing Company
4566	10/11/2018	System Generated Check/Voucher	175.00	Department of Economic Opportunity
4567	10/11/2018	System Generated Check/Voucher	200.00	Daniel Fleary
4568	10/11/2018	System Generated Check/Voucher	5,000.00	Illuminations Holiday Lighting, LLC
4569	10/11/2018	System Generated Check/Voucher	200.00	Earl W. Kunke
4570	10/11/2018	System Generated Check/Voucher	650.00	LLS Tax Solutions
4571	10/11/2018	System Generated Check/Voucher	10,426.09	Nichols Landscape Architecture, Inc
4572	10/11/2018	System Generated Check/Voucher	5,190.00	Steve Gaskins Contracting, Inc.
4573	10/11/2018	System Generated Check/Voucher	200.00	Suzanne DeCopain
4574	10/11/2018	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
4575	10/11/2018	System Generated Check/Voucher	200.00	Jo Ann Ward
CD046	10/11/2018	Bank Fee	88.10	
4576	10/18/2018	System Generated Check/Voucher	1,381.00	Aquatic Systems, Inc.
4577	10/18/2018	System Generated Check/Voucher	1,610.00	Cardno, Inc.
4578	10/18/2018	System Generated Check/Voucher	3,447.50	Landscape Maintenance Professionals, Inc
4579	10/18/2018	System Generated Check/Voucher	621.56	TECO
4580	10/18/2018	System Generated Check/Voucher	490.98	TECO
4581	10/18/2018	System Generated Check/Voucher	444.93	TECO
311000070319 100518	10/24/2018	service 08/01/18 - 08/31/18	7,172.61	TECO

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 10/31/18
Reconciliation Date: 10/31/2018
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4584	10/25/2018	System Generated Check/Voucher	2,602.52	Landscape Maintenance Professionals, Inc
Cleared Checks/Vouchers			50,428.19	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 10/31/18
Reconciliation Date: 10/31/2018
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1915	10/1/2018	Short Term Loan - Wolfe	70,000.00
	CR403	10/22/2018	FY18 Excess Fees - 10.22.18	<u>8,124.67</u>
Cleared Deposits				<u><u>78,124.67</u></u>

Commercial Checking Acct Public Funds

Account number:
Image count: 25

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



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

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$13,533.81	\$78,124.67	-\$50,428.19	\$41,230.29

Credits

Deposits

Effective date	Posted date	Amount	Transaction detail
	10/01	70,000.00	Deposit
		\$70,000.00	Total deposits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	10/23	8,124.67	Hills General Excess Fee DN022034 Parkway Center
		\$8,124.67	Total electronic deposits/bank credits
		\$78,124.67	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	10/03	162.85	< Business to Business ACH Debit - Verizon Wireless Payments 181003 062359092100001 0000000062359092100001
	10/11	88.10	Client Analysis Srvc Chrg 181010 Svc Chge 0918 002000027191958
	10/24	7,172.61	Teco/People Gas Utilitybil 311000070319 Parkway Center Cdd
		\$7,423.56	Total electronic debits/bank debits

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

Checks paid

<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>
4544	200.00	10/23	4567	200.00	10/15	4575	200.00	10/15
4552*	428.00	10/02	4568	5,000.00	10/15	4576	1,381.00	10/25
4558*	200.00	10/23	4569	200.00	10/23	4577	1,610.00	10/25
4559	200.00	10/05	4570	650.00	10/25	4578	3,447.50	10/24
4562*	450.00	10/15	4571	10,426.09	10/18	4579	621.56	10/25
4563	309.50	10/31	4572	5,190.00	10/16	4580	490.98	10/25
4564	7,765.55	10/05	4573	200.00	10/23	4581	444.93	10/25
4565	412.00	10/16	4574	200.00	10/16	4584*	2,602.52	10/30
4566	175.00	10/23						
\$43,004.63			Total checks paid					

* Gap in check sequence.

\$50,428.19 Total debits
Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
09/30	13,533.81	10/11	74,889.31	10/24	49,340.78
10/01	83,533.81	10/15	69,039.31	10/25	44,142.31
10/02	83,105.81	10/16	63,237.31	10/30	41,539.79
10/03	82,942.96	10/18	52,811.22	10/31	41,230.29
10/05	74,977.41	10/23	59,960.89		
Average daily ledger balance		\$63,041.95			



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 11/16/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	23	-2	Very little observed
INVASIVE MATERIAL (FLOATING)	20	17	-3	Much improved
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	N/A
CLUBHOUSE EXTERIOR	3	3	0	N/A
POOL WATER	10	10	0	N/A
POOL TILES	10	10	0	N/A
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	N/A
FIRST AID/SAFETY ITEMS	10	10	0	N/A
SIGNAGE (rules, pool, playground)	5	5	0	N/A
PLAYGROUND EQUIPMENT	5	5	0	N/A
RECREATIONAL FACILITIES	7	7	0	N/A
RESTROOMS	6	6	0	N/A
HARDSCAPE	10	10	0	N/A
ACCESS & MONITORING SYSTEM	3	3	0	N/A
IT/PHONE SYSTEM	3	3	0	N/A
TRASH RECEPTACLES	3	3	0	N/A
FOUNTAINS	8	8	0	N/A
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	OK
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Look Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 11/16/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Look good
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	28	-2	Some sidewalks need pressure washing
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	23	-2	Still some potholes
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	22	0	Lights in the round-a-bouts are not working
MONUMENT LIGHTING	30	25	-5	Some monument lights need to be repaired.
AMENITY CENTER LIGHTING	15	15	0	N/A
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	684	-16	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 11/16/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	Ok
TURF FERTILITY	10	9	-1	Better
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	3	-2	Need fertilizer
WEED CONTROL - BED AREAS	5	2	-3	A lot of beds need detailing
PLANT INSECT/DISEASE CONTROL	5	5	0	Better
PRUNING	10	10	0	
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Better
CARRYOVERS	5	4	-1	Bed detailing/Plant fertility

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE	100	91	-9	91%
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Contractor Signature: _____

Manager's Signature: Gene Roberts 11/16/2018

Parkway November



The landscape looks good at most of the entrance monuments.





The annuals at the Still Creek entrance are struggling.



Some of the Blue Daze has died at Pine Ridge entrance.



Hamlet entrance looks good.



The Society garlic plants at the Sanctuary entrance have improved.



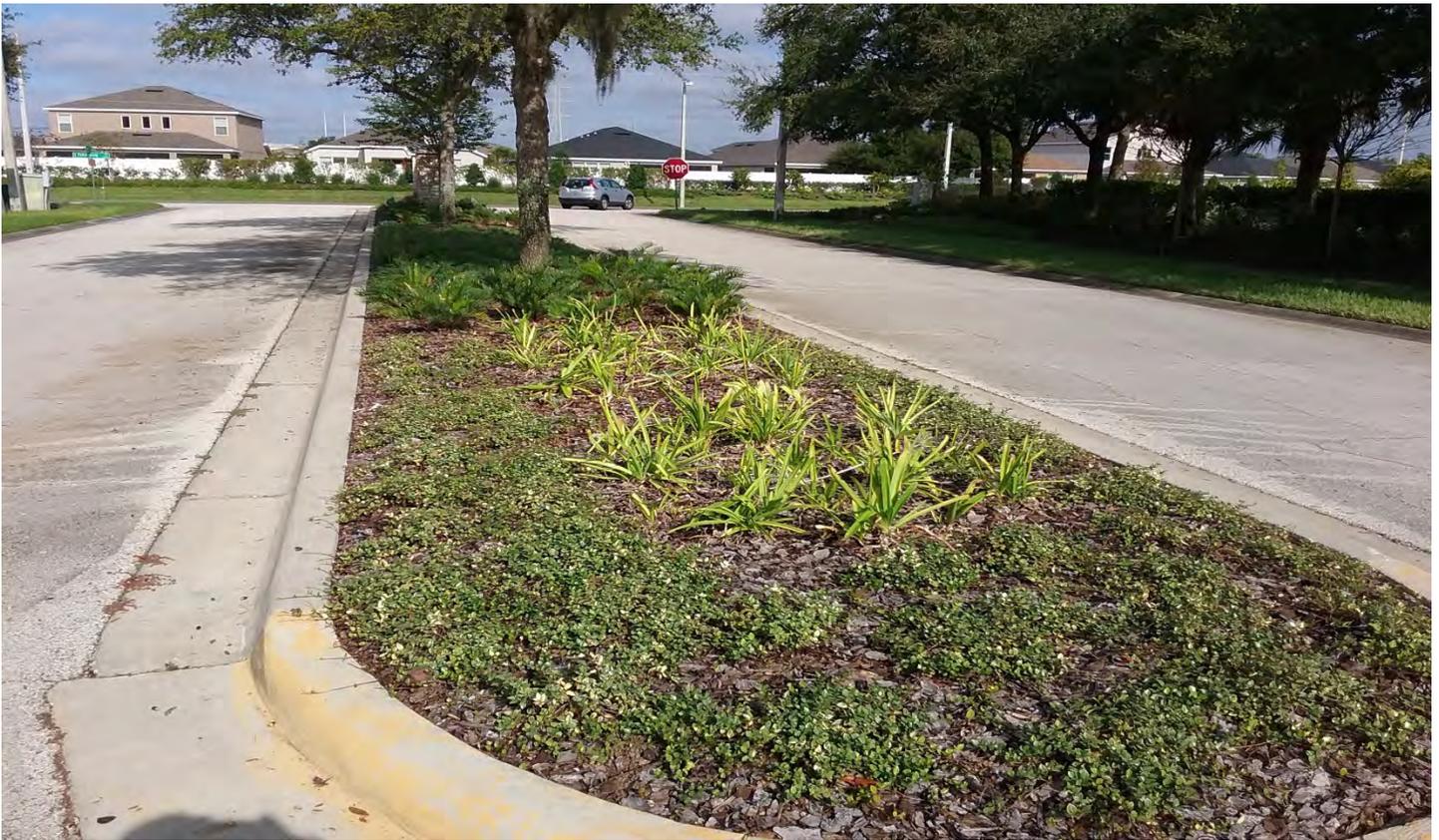
We should buffer the water main next to Pine Ridge entrance with bushes.



The plants along Falkenburg are chlorotic and need fertilizer, the beds need to be weeded.



Needs weed detailing.



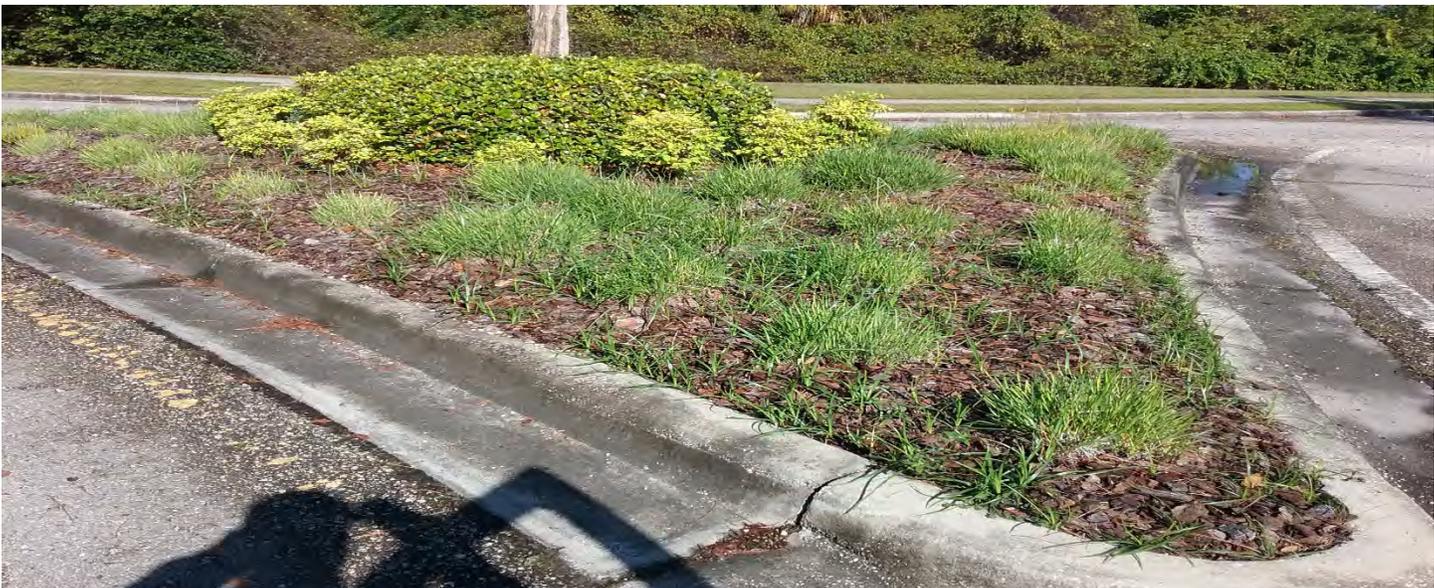
The Agapanthus plants need to be fertilized.



The trees at the pocket park in Willow Beach need to have the sucker growth removed and tree wells mulched.



Many of the annual beds need weed detailing.



More weed infestation.



Additional Jasmine needs to be added to the median on Still Creek.



A Crepe myrtle in the Still Creek median needs to be sprayed for sooty mold.



The turf along Still Creek has good color.



LMP still needs to stagger the mow patterns on the berm along Falkenburg to prevent rutting.

Parkway Ponds November



The water lettuce has been treated several times recently and ponds 14/15 show much improvement.





I observed very little algae in the ponds.





The cattails that were sprayed in pond 4 are starting to sink.







The rest of the cattails have been sprayed in pond 8.

Action Item Template

Date	November 1, 2018
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Amenity Center	BH	5/1/18	Nov Mtg.		open	Trevor will call in to go over final elevation with board.
2	Christmas Lights	BH	7/1/18	Nov Mtg.		done	Complete
4	Bond	SS	1/1/18	Nov Mtg.		open	Closing is on December 12th.
5	Amenity Parcel	SS	5/1/17	Nov Mtg.		open	Under contract-close early December
6	Aquatics	BH	4/1/18	Nov Mtg.		done	Work will be commencing within next 30 days. They will attend meeting.
7	Landscape	BH	6/1/18	Nov Mtg.		open	Celia will attend meeting to go over landscape bids.



Parkway Center CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 11/13/2018

Prepared for:

Ms. Debby Hukill, CAM, DM

Meritus Corporation

2005 Pan Am Circle Drive, Suite #120

Tampa, Florida 33607

Prepared by:

Logan Bell, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

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

1-800-432-4302

Site: 1



Comments: Normal growth observed

Pond #1 was identified with minor submersed Babytears, which will be monitored and treated as necessary to provide benefits associated. Minor algae development located near the end of Pond #1, which will be treated during our upcoming maintenance visits. Shoreline weeds were treated during our recent visit on 11/13/18.

Site: 2



Comments: Site looks good

Pond #2 looked good during inspection.

Site: 3



Comments: Normal growth observed

Minor new development of submersed Vallisneria identified within Pond #3, which will be targeted during our upcoming maintenance visit. Native Pickerel weed was identified to be in good health along the shoreline perimeter.

Site: 4



Comments: Normal growth observed

Pond #4 was identified with trace amounts of Vallisneria identified near the outflow structure. Treatment will be performed during our upcoming maintenance visits. Cattails along the leading edge of the littoral shelf have displayed positive results of treatment to reduce the Cattail development.

Site: 5



Comments: Normal growth observed
Pond #5 looked good during inspection.

Site: 7



Comments: Normal growth observed
Pond #7 was treated for algae development on 11/6/18 and has successfully cleared as of inspection. Native Gulf Spikerush looked to be healthy and thriving.

Site: 9



Comments: Treatment in progress

Submersed Slender Spikerush and Babytears were identified within Pond #9, which was treated during our recent visit on 10/25/18 with a systemic herbicide. Please, allow 14-21 days for positive results to be evident. Shoreline weeds displayed positive results of treatment performed during the same scheduled visit on 10/25/18.

Site: 11



Comments: Normal growth observed

Pond #11 was treated on 10/25/18 targeting shoreline Torpedograss and Alligator Weed, which has displayed positive results as of this inspection. Native Pickerel weed and Duck Potato looked to be healthy.

Site: 14



Comments: Treatment in progress

Pond #14 was identified with moderate to substantial Water Lettuce vegetation, which was treated on 10/31/18 and has developed positive results of herbicide uptake. Please, allow 14-21 days following application date for floating weeds to dissipate from the surface.

Site: 15



Comments: Treatment in progress

Pond #15 was identified with moderate to substantial Water Lettuce vegetation, which was treated on 10/31/18 and has developed positive results of herbicide uptake. Please, allow 14-21 days following application date for floating weeds to dissipate from the surface.

Management Summary

Overall, the Ponds within the Parkway Center CDD continue to display positive results following routine maintenance visits targeting invasive weeds, algae, and submersed vegetation. On 10/25/18 substantial development of Floating Water Lettuce was identified free floating throughout the water body of Pond #14 and #15. On 10/31/18 treatment was performed using a boat to target the Floating Water Lettuce, which has displayed positive signs of herbicide uptake during inspection. Please, allow 14-21 days in total following treatment date for the Water Lettuce to successfully dissipate from the water's surface. Ponds #9 and #11 were treated on 10/25/18 and have since displayed positive results as the Torpedograss and Alligator Weed have successfully started decomposition. Pond #9 was treated for submersed Slender Spikerush and Babytears, which may require 21 days for positive results.

Water Lettuce, identified within Pond #14 and #15, is considered to be one of the worst weeds in tropical and subtropical environments around the world. Commonly found in central and south Florida, Water Lettuce was first recorded in 1765 and is linked to the shipping industry traveling between South America and Florida. This category I invasive plant on the FLEPPC list is managed throughout the state and was recently identified within some of the north Florida Spring fed rivers and lakes. Treatment for Water Lettuce is necessary to prevent population mass from spreading through the storm water management system to new ponds. Once allowed to cover a ponds surface Water Lettuce can shade out native submersed vegetation and cause a low oxygen environment causing harm to aquatic life. Water Lettuce will actual increase its evaporation rate when free floating above open water. Pond #15 was treated on 10/31/18 and has displayed positive results as of inspection date.

The conditions of the water in your lake affects the health of every living thing in it. A comprehensive consultation begins right at the water's edge so that we can understand the current state of your lake, and what to begin testing for. Color, odor, algae, plants and other living organisms, even the neighborhood around the lake will tell a biologist a lot about your lake. Lakes often show deteriorating conditions due to increased urban influences, lake aging, and declining health or overuse of traditional treatment options that no longer work. Water quality testing will encompass all these factors and provide quantitative results that can be used and compared to provide long term solutions for your lakes.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Monitor treatment for floating Water Lettuce within Ponds #14 and #15.
- Monitor Pond #6 for submersed treatment.
- Continue to promote native vegetation throughout the community.
- Monitor vallisneria within Pond #3.
- Treat pond #1 for algal development.

THANK YOU FOR CHOOSING ASI!



Parkway Center CDD
Riverview, FL

1-800-432-4302

