

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 27, 2019**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

WEDNESDAY, FEBRUARY 27, 2019

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	Daniel Fleary, Jr Lawrence T. Hollis Suzanne DeCopain JoAnn Ward 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, February 27, 2019 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. Discussion on Taylor Morrison Construction
 - B. Discussion on Trespass Activity
 - C. Consideration of Approval in Substantial Form- Updated Lien and Disclosure for 2008 and Amenity Bonds Tab 01
 - D. Consideration of Approval in Substantial Form- Updated Lien and Disclosure For 2018 Refunding and Amenity Bonds Tab 02
 - E. Capital Improvements Update
 - i. Discussion on Landscape Schedule Tab 03
 - ii. Discussion on Construction Schedule Tab 04
 - F. Discussion on Town Hall Constructing Meeting
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes January 23, 2019 Tab 05
 - B. Consideration of Operations and Maintenance Expenditures January 2019..... Tab 06
 - C. Review of Financial Statements Month Ending January 31, 2019 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

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

Scott I. Steady, Esq.
Burr & Forman LLP
201 N Franklin Street, Suite 3200
Tampa, Florida 33602

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

**UPDATED LIEN OF RECORD
AND
DISCLOSURE OF PUBLIC FINANCING
OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

The Parkway Center Community Development District (the “**District**”) is a local unit of special purpose government of the State of Florida, established under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, and Hillsborough County Ordinance No. 88-36, as amended by Ordinance Nos. 00-11 and 07-29. The legal description of the lots encompassed within the District is attached hereto as **Exhibit A**.

Notice is hereby given that the District enjoys governmental liens of record on the property within the District described in the attached Exhibit A. Such liens are coequal with the lien of all state, county, district and municipal taxes and superior in dignity to all other liens, titles and claims until paid pursuant to Section 170.09 of the Florida Statutes. The District's lien secures the payment of special assessments levied in accordance with the Florida Statutes, which in turn secure the payment of the District's bonds as described in further detail in this Disclosure.

Pursuant to Section 190.009 of the Florida Statutes, the District is required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by the District. The District has previously recorded certain Liens of Record and Disclosure of Public Financing of Parkway Center Community Development District in the public records of Hillsborough County to fulfill this requirement. This 2019 Updated Lien of Record and Disclosure of Public Financing and the District's publicly available records are intended to update any Lien of Record and Disclosure with additional information relating to the District's public financing.

Disclosure of Public Financing

The District is empowered by Chapter 190 of the Florida Statutes to plan, finance, construct, operate and maintain, for the benefit of its residents, certain community-wide infrastructure facilities and services (the “**Infrastructure**”). A current summary of the Infrastructure that the District maintains is included in this Disclosure.

The improvements of and maintenance to Infrastructure are funded in part by the District's issuance and sale of tax-exempt bonds. On October 4, 1997, the Circuit Court of the Thirteenth Judicial Circuit of the State of Florida, in and for Hillsborough County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$30,000,000 in

Revenue Bonds. On November 5, 2018, the Circuit Court of the Thirteenth Judicial Circuit of the State of Florida, in and for Hillsborough County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$5,500,000 in Special Assessment Revenue Bonds, Series 2018-1 (2018-1 Assessment Area) and \$5,500,000 in Special Assessment Bonds, Series 2018-2 (Amenity Projects).

In May, 2008, the District issued its \$2,375,000 Special Assessment Refunding Bonds, Series 2008 (the “**2008 Bonds**”) to be issued to provide funds to (i) pay and release the District’s Special Assessment Revenue Bonds, Series 2000, and (ii) to finance the construction of the 2008 Project, which included public entryway monument signage, lighting, irrigation and landscaping. Pursuant to Chapters 170, 190 and 197 of the Florida Statutes, the District adopted Resolution 2008-08 (the “**Series 2008 Special Assessments**”) to service the 2008 Bonds.

In December, 2018, the District issued its \$4,685,000 Special Assessments Bonds, Series 2018-2 (Amenity Projects) (the “**2018-2 Bonds**”) to be used to provide funds to (i) finance the construction of the Series 2018 Project, which includes the Amenity Center and enhancements to Existing Public Monuments, (ii) fund interest, and (iii) fund the Series 2018-2 Resource Account. Pursuant to Chapters 170, 190 and 197 of the Florida Statutes, the District adopted Resolutions 2018-10 and 2019-04 (the “**Series 2018-2 Special Assessments**”) to service the 2018-2 Bonds.

The Series 2008 and 2018-2 Bonds and interest due thereon are payable solely from and secured by the levy of non-ad valorem assessments against lands within the District that benefit from the construction, acquisition, establishment and operation of the District's Improvements (the “**Debt Assessments**”). The Debt Assessments pertaining to the 2008 and 2018-2 Bonds are comprised of the Series 2008 and 2018-2 Special Assessments, which are levied and collected by the District pursuant to Section 190.022 of the Florida Statutes.

The schedule of annual debt service obligations of a particular parcel that must be defrayed by the Debt Assessments will depend upon the size and type of property. A copy of the District's assessment methodologies for the Debt Assessments are available for review in the District's public records. Additionally, the District adopts annual operations and maintenance assessments (the “**O/M Assessment**”) to fund the District's operations and maintenance activities. The O/M Assessment is determined and calculated annually by the Board after it has adopted its operations and maintenance budget for the year. The Debt Assessment and O/M Assessment are billed and collected in the same manner as are county ad valorem taxes.

All owners of property located within the District are obligated to pay to the District the Debt Assessment, O/M Assessment and any outstanding special assessments that the District has levied or will levy in the future. Prospective purchasers of property within the District should contact the District Manager to determine the outstanding assessments for that property.

A property owner's failure to pay the District's assessments may result in the property owner's loss of title.

Disclosure of Maintenance of Improvements

The District is responsible for the maintenance of certain Improvements within the District including the landscaping in the common areas, the irrigation of the landscaping, the entrance monumentation, and the amenity center. The District is also responsible for the maintenance of

stormwater management system features including curb drains, swales, inlets, and stormwater ponds.

Additional Information/Public Records

All District Board meetings are open to the public and are noticed in a local newspaper. Consistent with the State's public records laws, District records are available for public inspection during normal business hours. Elected Board members are bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under State ethics laws. This Disclosure provides a summary of the District's public financing and maintenance of Improvements and is subject to supplementation and clarification by the District's public records and other sources from which this information is derived. For additional information, please contact the District Manager at: Meritus Corp., 20005 Pan Am Circle Drive, Suite 300, Tampa, FL 33607; 813-397-5120 or visit www.myoakcreekcommunity.net.

IN ADDITION TO LIEN RIGHTS DESCRIBED IN PUBLICLY AVAILABLE DISTRICT MATERIAL, INCLUDING RECORDED DOCUMENTS RELATING TO THE IMPOSITION OF SPECIAL ASSESSMENTS BY THE DISTRICT, THIS INSTRUMENT ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF CHAPTER 197 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND ANY OTHER APPLICABLE LAW.

[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, this Updated Lien of Record and Disclosure of Public Financing by the Parkway Center Community Development District has been executed as of the _____ day of February, 2019, and will be recorded in the official records of Hillsborough County, Florida.

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Witness

Print Name

Witness

Print Name

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of February, 2019, by _____, as _____ of the Parkway Center Community Development District, who is personally known to me or has produced a Florida Driver's License as identification.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT A

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

Scott I. Steady, Esq.
Burr & Forman LLP
201 N Franklin Street, Suite 3200
Tampa, Florida 33602

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

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In December, 2018, the District issued its \$4,400,000 Special Assessment Refunding Bond Series 2018-1 (2018-1 Assessment Area) (the “**2018-1 Bonds**”) to be used to provide funds to (i) pay and defease all of the District’s Special Assessment Revenue Refunding Bonds, Series 2004-A, and (ii) fund the Series 2018-1 Reserve Account. Pursuant to Chapters 170, 190 and 197 of the Florida Statutes, the District adopted Resolutions 2004-11 and 2019-03 (the “**Series 2018-1 Special Assessments**”) to secure the 2018-1 Bonds.

In December, 2018, the District issued its \$4,685,000 Special Assessments Bonds, Series 2018-2 (Amenity Projects) (the “**2018-2 Bonds**”) to be used to provide funds to (i) finance the construction of the Series 2018 Project, which includes the Amenity Center and enhancements to Existing Public Monuments, (ii) fund interest, and (iii) fund the Series 2018-2 Resource Account. Pursuant to Chapters 170, 190 and 197 of the Florida Statutes, the District adopted Resolutions 2018-10 and 2019-04 (the “**Series 2018-2 Special Assessments**”) to service the 2018-2 Bonds.

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[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, this Updated Lien of Record and Disclosure of Public Financing by the Parkway Center Community Development District has been executed as of the _____ day of February, 2019, and will be recorded in the official records of Hillsborough County, Florida.

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Witness

By: _____

Print Name

Name: _____

Witness

Title: _____

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of February, 2019, by _____, as _____ of the Parkway Center Community Development District, who is personally known to me or has produced a Florida Driver's License as identification.

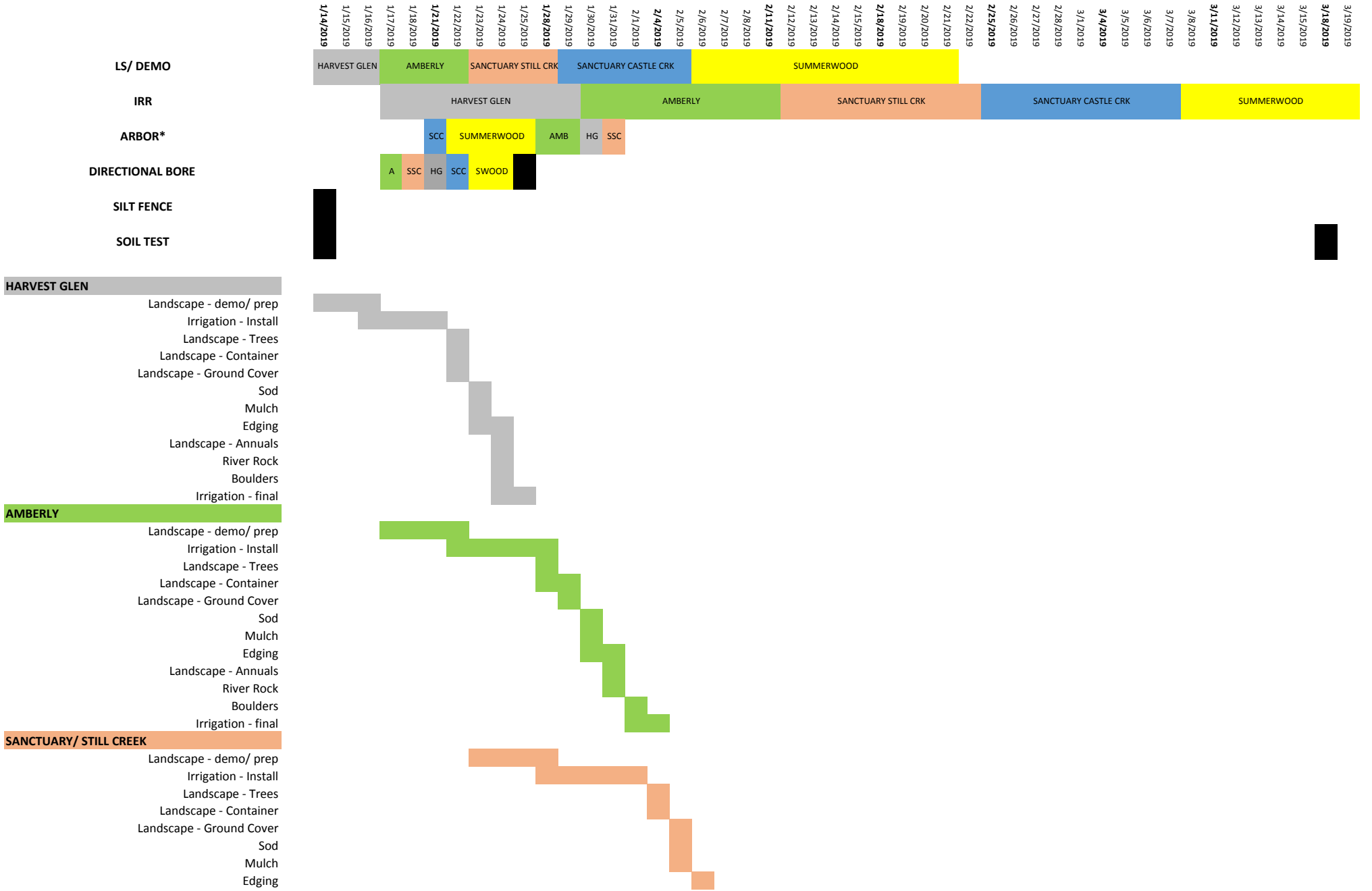
Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT A



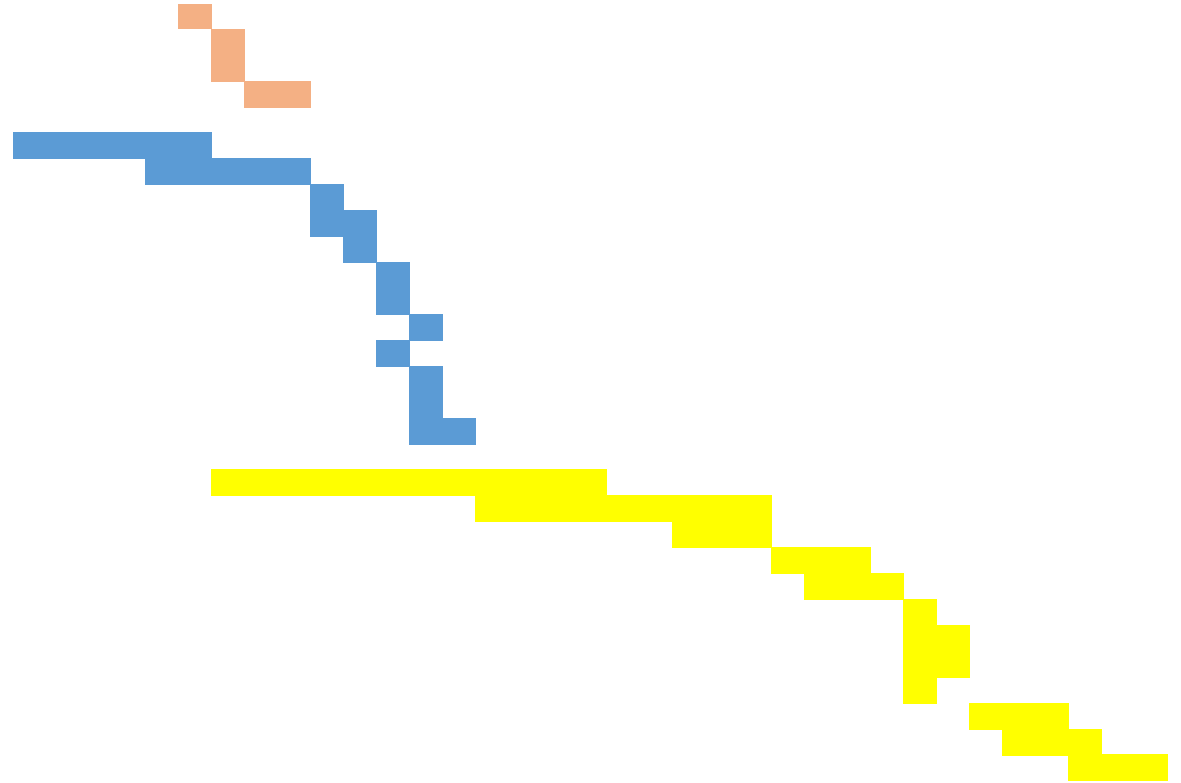
- Landscape - Annuals
- River Rock
- Boulders
- Irrigation - final

SANCTUARY/ CASTLE CREEK

- Landscape - demo/ prep
- Irrigation - Install
- Landscape - Trees
- Landscape - Container
- Landscape - Ground Cover
- Sod
- Mulch
- Edging
- Landscape - Annuals
- River Rock
- Boulders
- Irrigation - final

SUMMERWOOD

- Landscape - demo/ prep
- Irrigation - Install
- Landscape - Trees
- Landscape - Container
- Landscape - Ground Cover
- Sod
- Mulch
- Edging
- Landscape - Annuals
- River Rock
- Boulders
- Irrigation - final



**PARKWAY CENTER
AMENITY PARCEL
Preliminary Schedule (Straight to Construction Review)**

Task Name		WBS	Duration	Start	Finish	Predecessors
1	1 OTHER CONSULTANT DELIVERABLES		73 days	Thu 12/6/18	Mon 3/25/19	
2	1.1	Receipt of Architectural Building Layout / Floor Plan	1 day	Thu 12/6/18	Thu 12/6/18	
3	1.2	Receipt of Geotechnical Subsurface Report	1 day	Fri 1/18/19	Fri 1/18/19	
4	1.3	Receipt of Fixture Counts From MEP (Pool and Bldg)	1 day	Mon 2/11/19	Mon 2/11/19	6SF+5 days
5	1.4	Receipt of Plumbing Plan	1 day	Tue 2/12/19	Tue 2/12/19	4
6	1.5	Receipt of Pool / Pool Deck Layout	1 day	Tue 2/5/19	Tue 2/5/19	
7	1.6	Receipt of Playground Layout	1 day	Tue 2/5/19	Tue 2/5/19	
8	1.7	Receipt of Landscape / Irrigation Plans	1 day	Mon 3/25/19	Mon 3/25/19	33FF-5 days
9	2 SITE PLANNING		17 days	Wed 2/6/19	Fri 3/1/19	
10	2.1	Prepare Conceptual Site Plan	5 days	Wed 2/6/19	Tue 2/12/19	2,6,7
11	2.2	Board Review of Site Plan	10 days	Wed 2/13/19	Wed 2/27/19	10
12	2.3	Revise / Finalize Site Plan	2 days	Thu 2/28/19	Fri 3/1/19	11
13	3 STORMWATER DRAINAGE DESIGN		33 days	Tue 1/29/19	Fri 3/15/19	
14	3.1	Prepare Existing Conditions Plan	10 days	Tue 1/29/19	Mon 2/11/19	
15	3.2	Prepare Proposed Conditions Plan	10 days	Mon 3/4/19	Fri 3/15/19	14,3,12FF+10 days
16	4 CONSTRUCTION PLANS DEVELOPMENT		48 days	Tue 1/22/19	Fri 3/29/19	
17	4.1	Prepare Base Civil / Site Set	10 days	Tue 1/22/19	Mon 2/4/19	
18	4.2	Prepare Final Plans - Permitting Set	25 days	Mon 2/25/19	Fri 3/29/19	15FF+10 days,12FS-10 days
19	5 PERMITTING		141 days	Wed 2/13/19	Tue 9/3/19	
20	5.1	SWFWMD	56 days	Mon 3/18/19	Tue 6/4/19	
21	5.1.1	Prepare Application and Reports	10 days	Mon 3/18/19	Fri 3/29/19	18FF
22	5.1.2	ERP Application Submittal	1 day	Mon 4/1/19	Mon 4/1/19	21,18
23	5.1.3	SWFWMD Initial Review	12 days	Tue 4/2/19	Wed 4/17/19	22
24	5.1.4	Applicant Response	10 days	Thu 4/18/19	Wed 5/1/19	23
25	5.1.5	SWFWMD Second Review / Staff Approval	12 days	Thu 5/2/19	Fri 5/17/19	24
26	5.1.6	Receipt of LOC	1 day	Mon 5/20/19	Mon 5/20/19	25
27	5.1.7	Permit Issuance	10 days	Tue 5/21/19	Tue 6/4/19	26
28	5.2	HILLSBOROUGH COUNTY CONCURRENCY	19 days	Wed 2/13/19	Tue 3/12/19	
29	5.2.1	Prepare Concurrency Application	3 days	Wed 2/13/19	Fri 2/15/19	4,5
30	5.2.2	Submit Concurrency Application	1 day	Tue 2/19/19	Tue 2/19/19	29
31	5.2.3	Processing of Application	15 days	Wed 2/20/19	Tue 3/12/19	30
32	5.3	HILLSBOROUGH COUNTY CD's	68 days	Mon 4/1/19	Fri 7/5/19	
33	5.3.1	Submit Site Construction Plans	1 day	Mon 4/1/19	Mon 4/1/19	18,31
34	5.3.2	County Distribute Plans	3 days	Tue 4/2/19	Thu 4/4/19	33
35	5.3.3	Construction Plan Initial Review	20 days	Fri 4/5/19	Thu 5/2/19	34
36	5.3.4	DRC Meeting / Obtain Review Comments	5 days	Fri 5/3/19	Thu 5/9/19	35
37	5.3.5	Construction Plan Revisions / Resubmit	15 days	Fri 5/10/19	Fri 5/31/19	36
38	5.3.6	Construction Plan Second Review	10 days	Mon 6/3/19	Fri 6/14/19	37
39	5.3.7	PGM approval of Construction Plans	1 day	Mon 6/17/19	Mon 6/17/19	38
40	5.3.8	County Issue Site Plan Approval Package	5 days	Tue 6/18/19	Mon 6/24/19	39,20
41	5.3.9	Site Contractor Install Erosion Control	5 days	Tue 6/25/19	Mon 7/1/19	40
42	5.3.10	County Issue Natural Resources Permit	3 days	Tue 7/2/19	Fri 7/5/19	41
43	5.4	FDEP - WATER (via County Health Dept.)	64 days	Tue 6/4/19	Tue 9/3/19	
44	5.4.1	Prepare FDEP Permit Application	5 days	Tue 6/4/19	Mon 6/10/19	39FF-5 days
45	5.4.2	Obtain Owner signatures and appl. fees	5 days	Tue 6/11/19	Mon 6/17/19	44
46	5.4.3	Send Applications to County for signature	1 day	Tue 6/18/19	Tue 6/18/19	45,39
47	5.4.4	Obtain County sign off on applications	5 days	Wed 6/19/19	Tue 6/25/19	46
48	5.4.5	Submit Plans	1 day	Wed 6/26/19	Wed 6/26/19	47
49	5.4.6	Initial Review - Receive Review Comments	22 days	Thu 6/27/19	Mon 7/29/19	48
50	5.4.7	Respond to comments - Resubmit	5 days	Tue 7/30/19	Mon 8/5/19	49
51	5.4.8	Issue Permit	20 days	Tue 8/6/19	Tue 9/3/19	50
52	5.5	FDEP - SEWER (via County EPC)	64 days	Tue 6/4/19	Tue 9/3/19	
53	5.5.1	Prepare FDEP Permit Application	5 days	Tue 6/4/19	Mon 6/10/19	39FF-5 days
54	5.5.2	Obtain Owner signatures and appl. fees	5 days	Tue 6/11/19	Mon 6/17/19	53
55	5.5.3	Send Applications to County for signature	1 day	Tue 6/18/19	Tue 6/18/19	54,39
56	5.5.4	Obtain County sign off on applications	5 days	Wed 6/19/19	Tue 6/25/19	55

Task	Milestone	Rollup Task	Rollup Progress	External Task	Group By Summary	Inactive Task	Inactive Milestone	Manual Summary	Duration-only	Manual Summary	Finish-only
Progress	Summary	Split	Project Summary	Inactive Task	Inactive Milestone	Manual Summary	Manual Summary Rollup	Start-only			

PARKWAY CENTER AMENITY PARCEL Preliminary Schedule (Straight to Construction Review)																															
ID	WBS	Task Name	Duration	Start	Finish	Predecessors	2019 Nov 26 Dec 3 Dec 10 Dec 17 Dec 24 Dec 31 Jan 7 Jan 14 Jan 21 Jan 28 Feb 4 Feb 11 Feb 18 Feb 25 Mar 4 Mar 11 Mar 18 Mar 25 Apr 1 Apr 8 Apr 15 Apr 22 Apr 29 May 6 May 13 May 20 May 27 Jun 3 Jun 10 Jun 17 Jun 24 Jul 1 Jul 8 Jul 15 Jul 22 Jul 29 Aug 5 Aug 12 Aug 19 Aug 26 Sep 2 Sep 9																								
1		1 OTHER CONSULTANT DELIVERABLES	73 days	Thu 12/6/18	Mon 3/25/19		12/6 ▲ OTHER CONSULTANT DELIVERABLES 3/25																								
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19		5 PERMITTING	141 days	Wed 2/13/19	Tue 9/3/19		2/13 ▲ PERMITTING 9/3																								
20	5.1	SWFWMD	56 days	Mon 3/18/19	Tue 6/4/19		3/18 ▲ SWFWMD 6/4																								
28	5.2	HILLSBOROUGH COUNTY CONCURRENCY	19 days	Wed 2/13/19	Tue 3/12/19		2/13 ▲ HILLSBOROUGH COUNTY CONCURRENCY																								
32	5.3	HILLSBOROUGH COUNTY CD's	68 days	Mon 4/1/19	Fri 7/5/19		4/1 ▲ HILLSBOROUGH COUNTY CD's 7/5																								
43	5.4	FDEP - WATER (via County Health Dept.)	64 days	Tue 6/4/19	Tue 9/3/19		6/4 ▲ FDEP - WATER (via County Health Dept.) 9/3																								
52	5.5	FDEP - SEWER (via County EPC)	64 days	Tue 6/4/19	Tue 9/3/19		6/4 ▲ FDEP - SEWER (via County EPC) 9/3																								
61		6 SITE CONSTRUCTION COMMENCEMENT	1 day	Mon 7/8/19	Mon 7/8/19	42	7/8 7/8																								
62		7 BUILDING PERMITTING	47 days	Tue 6/18/19	Thu 8/22/19		6/18 ▲ BUILDING PERMITTING 8/22																								

PARKWAY CENTER
AMENITY PARCEL
Preliminary Schedule (Straight to Construction Review)

ID	WBS	Task Name	Duration	Start	Finish	Predecessors	
1		1 OTHER CONSULTANT DELIVERABLES	73 days	Thu 12/6/18	Mon 3/25/19		Nov 26Dec 3Dec 10Dec 17Dec 24Dec 31Jan 7Jan 14Jan 21Jan 28Feb 4Feb 11Feb 18Feb 25Mar 4Mar 11Mar 18Mar 25Apr 1Apr 8Apr 15Apr 22Apr 29May 6May 13May 20May 27Jun 3Jun 10Jun 17Jun 24Jul 1Jul 8Jul 15Jul 22Jul 29Aug 5Aug 12Aug 19Aug 26Sep 2Sep 9
9		2 SITE PLANNING	17 days	Wed 2/6/19	Fri 3/1/19		2/6 ▲ SITE PLANNING ▲ 3/1
13		3 STORMWATER DRAINAGE DESIGN	33 days	Tue 1/29/19	Fri 3/15/19		1/29 ▲ STORMWATER DRAINAGE DESIGN ▲ 3/15
16		4 CONSTRUCTION PLANS DEVELOPMENT	48 days	Tue 1/22/19	Fri 3/29/19		1/22 ▲ CONSTRUCTION PLANS DEVELOPMENT ▲ 3/29
19		5 PERMITTING	141 days	Wed 2/13/19	Tue 9/3/19		2/13 ▲ PERMITTING ▲ 9/3
20	5.1	SWFWMD	56 days	Mon 3/18/19	Tue 6/4/19		3/18 ▲ SWFWMD ▲ 6/4
28	5.2	HILLSBOROUGH COUNTY CONCURRENCY	19 days	Wed 2/13/19	Tue 3/12/19		2/13 ▲ HILLSBOROUGH COUNTY CONCURRENCY ▲ 3/12
32	5.3	HILLSBOROUGH COUNTY CD's	68 days	Mon 4/1/19	Fri 7/5/19		4/1 ▲ HILLSBOROUGH COUNTY CD's ▲ 7/5
43	5.4	FDEP - WATER (via County Health Dept.)	64 days	Tue 6/4/19	Tue 9/3/19		6/4 ▲ FDEP - WATER (via County Health Dept.) ▲ 9/3
52	5.5	FDEP - SEWER (via County EPC)	64 days	Tue 6/4/19	Tue 9/3/19		6/4 ▲ FDEP - SEWER (via County EPC) ▲ 9/3
61		6 SITE CONSTRUCTION COMMENCEMENT	1 day	Mon 7/8/19	Mon 7/8/19	42	7/8 7/8
62		7 BUILDING PERMITTING	47 days	Tue 6/18/19	Thu 8/22/19		6/18 ▲ BUILDING PERMITTING ▲ 8/22

Task

Progress

Milestone

Summary

Rolled Up Task

Rolled Up Milestone

Rolled Up Progress

Split

External Tasks

Project Summary

Group By Summary

Inactive Task

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

14804_Project Schedule v1.mpp

Mon 1/21/19

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

January 23, 2019 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, January 23, 2019 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, January 23, 2019 at 6:35 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chair
Lawrence T. Hollis	Vice Chair
Suzanne DeCopain	Supervisor
Daniel Fleary, Jr.	Supervisor
Koko Miller	Supervisor

Staff Members Present:

Brian Howell	Meritus
--------------	---------

There was one audience member present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Howell stated that Counsel had nothing to report at this time and confirmed that the bond and parcel closed last month. Mr. Howell also noted that Counsel would attend or call into the next meeting.

B. District Engineer

Mr. Howell stated that the Engineer section would dovetail into the capital improvement update. He went over current progress on the landscape project and said that all the work would be completed by end of March. Mr. Howell confirmed that the two Pine Ridge monuments have been included. He will ask Baywood HOA if they would like to mirror the CDD monuments.

4. BUSINESS ITEMS

A. Capital Improvements Update

i. Discussion on Landscape Schedule

ii. Discussion on Construction Schedule

Mr. Howell went over the amenity project and stated the schedule had the permitting and plan approvals to be finished by June and for construction to begin in July, with the completion date in January or February of 2020. Mr. Howell stated that at the next meeting, they would review the pool plan and dollars available for the amenity after the parcel purchase, landscape, and other expenses are backed out. Mr. Howell noted that during the process there may be a need to do a special meeting or two. The District would look to gather community input at a meeting in March or April before the final plans are nailed down. The Board and Mr. Howell discussed a project timeline, the pool layout, what to expect during the process, monthly updates on progress, future O&M budget needs, and other project-related matters.

5. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting November 28, 2018

The Board reviewed the minutes.

MOTION TO:	Approve the November 28, 2018 meeting minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures November 2018

The Board reviewed the O&Ms.

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

The Board asked Mr. Howell to send them a schedule for February FHP for input and to make sure there are not double shifts, monthly patrol hours do not exceed the budget, and for FHP to utilize the template form for noting anything of interest during each patrol shift.

C. Consideration of Operations and Maintenance Expenditures December 2018

The Board reviewed the O&Ms.

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

D. Review of Financial Statements through December 31, 2018

The Board reviewed and accepted the financials. The Board noted that the bridge loan was paid off last month from new tax proceeds and the District would be reimbursed from bond funds for any expenses the District fronted for the amenity center project.

6. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

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

Mr. Howell noted that the CDD Engineer had directed Genesis to clean up an area that was needed near not the main priority area over by Blue Beech. The Engineer will give credit to the District, and that work will be scheduled in the proper area. Mr. Howell noted that Aquatic Systems had been bought out by a firm named Solitude. Staff will monitor performance to make sure standards are kept up. The Engineer will attend the next meeting to go over a schedule for cleanup of the wetland/pond behind the Falkenberg monument.

Supervisor Ward and Mr. Howell confirmed that vegetation from the conservation/common areas that encroach onto private property would need to be trimmed back by the homeowner.

7. SUPERVISOR REQUESTS

Supervisor Fleary asked if the ADA work on the website had been completed, and Mr. Howell noted it was underway and would be completed within 30 days.

Supervisor Hollis said that more dog stations are needed on major roads within the District. Staff will make a list on the next inspection. He also discussed an area that was not being mowed over in the castle creek area near the school, and that irrigation was running during daytime hours. Supervisor Hollis noted that the Pineridge monument/sign on castle creek needs looked at for

cleaning, caulking, lighting, and any other repair work that may be needed. Supervisor Hollis will attend the March inspection with staff.

Supervisor DeCopain wanted to make sure that notifying the community of concept plans is on agenda for next month.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments at this time.

9. ADJOURNMENT

MOTION TO:	Adjourn at 7:45 p.m.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

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

Recorded by Records Administrator

Signature

Date

Official District Seal

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Aquatic Systems, Inc.	432438	\$ 1,381.00		\$ 1,132.00	Lake & Wetland Services - January
LMP	140130	17,917.15			Ground Maintenance - January
Meritus Districts	8856	7,942.47		\$ 7,947.25	Management Services - January
Monthly Contract Sub-Total		\$ 27,240.62			
Variable Contract					
Cardno	266770	\$ 1,385.00			Professional Services - thru 11/30/18
Variable Contract Sub-Total		\$ 1,385.00			
Utilities					
Tampa Electric	211001800146 010819	\$ 580.71			Electric Service - thru 01/02/19
Tampa Electric	211001800369 010819	482.62			Electric Service - thru 01/02/19
Tampa Electric	211001800609 010819	443.08	\$ 1,506.41	\$ 3,583.33	Electric Service - thru 01/02/19
Utilities Sub-Total		\$ 1,506.41			
Regular Services					
Steve Gaskins Contracting, Inc.	18902	\$ 4,454.00			Off Duty Officers - December
Supervisor: Daniel Fleary, Jr.	DF012319	200.00			Supervisor Fee - 01/23/19
Supervisor: Jo Ann Ward	JW012319	200.00			Supervisor Fee - 01/23/19
Supervisor: Koko Miller	KM012319	200.00			Supervisor Fee - 01/23/19
Supervisor: Lawrence T. Hollis	LH012319	200.00			Supervisor Fee - 01/23/19
Supervisor: Suzanne DeCopain	SD012319	200.00	\$ 1,000.00		Supervisor Fee - 01/23/19
Regular Services Sub-Total		\$ 5,454.00			
Additional Services					
Illuminations Holiday Lighting	1603119	\$ 5,000.00			Install Lighted Wreaths - 01/03/19

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
LMP	139651	60.00			Irrigation Services - 12/27/18
LMP	139729	150.25			Replace Rain Sensor - 01/09/19
LMP	140540	232.83			Irrigation Inspection Repairs - 01/19/19
LMP	140561	195.00			Pump Service Call - 01/22/19
LMP	140889	525.75			Replace Faulty Irrigation Controller - 01/23/19
LMP	140877	1,075.00	\$ 2,238.83		Change Out Annuals - 02/01/19
Spearem Enterprises, LLC	3718	240.00			Filled Potholes - 01/24/19
Additional Services Sub-Total		\$ 7,478.83			
TOTAL:		\$ 43,064.86			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

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

Invoice

INVOICE DATE: 1/1/2019

INVOICE NUMBER: 0000432438

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 - January		1,381.00	1,381.00

Bv 4615 5390

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: 1/1/2019

INVOICE NUMBER: 0000432438

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 1/28/2019

Invoice

Date	Invoice #
1/1/2019	140130

813-757-6500
813-757-6501

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 January 2019

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
<p>5390 Bn 4604</p>			
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	1/31/2019	\$0.00
Balance Due			\$17,917.15

REVIEWEDdthomas 1/28/2019

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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


INVOICE

Invoice Number: 8856
Invoice Date: Jan 1, 2019
Page: 1

Bill To:
Parkway Center CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		1/1/19

Quantity	Item	Description	Unit Price	Amount
1,348.00		District Management Services - January		2,403.33
		Field Management		2,308.93
		Recording Secretary		461.92
		Technology Services		200.00
		Accounting Services		2,406.41
		Technology Services - credit for bill paid directly by district		-49.00
		Postage - November		8.68
		Copies: B/W - November	0.15	202.20
				

Subtotal	7,942.47
Sales Tax	
Total Invoice Amount	7,942.47
Payment/Credit Applied	
TOTAL	7,942.47

REVIEWED BY: D. Thomas 1/9/2019



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

INVOICE

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

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

Parkway Center CDD
Brian Howell
5680 W Cypress Street
Ste A
Tampa FL 33607

Invoice # : 266770
Invoice Date : 12/20/2018
Terms : 30 Days
Project : R189399700
Project Manager : Boser, Patrick G.

Project Name : Parkway Center Oak CreekCDD Preservation Areas

Email invoices to: brian.howell@merituscorp.com

For Professional Services Rendered through: 11/30/2018

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
58*19 - 2019 Vegetation Control	5,540.00	25.00	1,385.00	0.00	1,385.00
Total Fee Type LS:	5,540.00		1,385.00	0.00	1,385.00

Amount Due this Invoice

\$1,385.00

Outstanding Invoices

Number	Date	Balance
266770	12/20/2018	1,385.00
Total Now Due		1,385.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
1,385.00	0.00	0.00	0.00

Handwritten: 4616 53900

REVIEWEDdthomas 1/28/2019

Statement Date: 01/08/2019

Account: 211001800146

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

Current month's charges:	\$616.71
Total amount due:	\$580.71
Payment Due By:	01/29/2019

Your Account Summary

Previous Amount Due	\$621.56
Payment(s) Received Since Last Statement	-\$621.56
Miscellaneous Credits	-\$36.00
Credit balance after payments and credits	-\$36.00
Current Month's Charges	\$616.71
Total Amount Due	\$580.71

Report a streetlight

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or area light repair at*
tampaelectric.com/reportlight.



REVIEWED by Thomas 1/28/2019

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800146

Current month's charges:	\$616.71
Total amount due:	\$580.71
Payment Due By:	01/29/2019

Amount Enclosed \$

660025038967



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

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

Account: 211001800146
Statement Date: 01/08/2019
Current month's charges due 01/29/2019

Details of Charges – Service from 12/01/2018 to 01/02/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	676 kWh @ \$0.02930/kWh	\$19.81
Fixture & Maintenance Charge	19 Fixtures	\$123.26
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	676 kWh @ \$0.02691/kWh	\$18.19
Florida Gross Receipt Tax		\$0.97
Lighting Charges		\$616.71

Total Current Month's Charges

\$616.71

Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$36.00

Total Current Month's Credits

-\$36.00

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Important information about your deposit interest

Per the Florida Public Service Commission (FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.



Statement Date: 01/08/2019

Account: 211001800369

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

Current month's charges:	\$486.66
Total amount due:	\$482.62
Payment Due By:	01/29/2019

Your Account Summary

Previous Amount Due	\$475.56
Payment(s) Received Since Last Statement	-\$475.56
Miscellaneous Credits	-\$4.04
Credit balance after payments and credits	-\$4.04
Current Month's Charges	\$486.66
Total Amount Due	\$482.62

Report a streetlight

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tampaelectric.com/reportlight.*



REVIEWED by Thomas 1/28/2019

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



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See reverse side for more information

Account: 211001800369

Current month's charges:	\$486.66
Total amount due:	\$482.62
Payment Due By:	01/29/2019

Amount Enclosed

\$

660025038968



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

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

Account: 211001800369
Statement Date: 01/08/2019
Current month's charges due 01/29/2019

Details of Charges – Service from 12/01/2018 to 01/02/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	576 kWh @ \$0.02930/kWh	\$16.88
Fixture & Maintenance Charge	15 Fixtures	\$94.65
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	576 kWh @ \$0.02691/kWh	\$15.50
Florida Gross Receipt Tax		\$0.83

Lighting Charges

\$486.66

Total Current Month's Charges

\$486.66

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$4.04

Total Current Month's Credits

-\$4.04

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Important information about your deposit interest

Per the Florida Public Service Commission (FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.

00003447-0007956-Page 7 of 12



Statement Date: 01/08/2019

Account: 211001800609

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

Current month's charges:	\$443.08
Total amount due:	\$443.08
Payment Due By:	01/29/2019

Your Account Summary

Previous Amount Due	\$444.93
Payment(s) Received Since Last Statement	-\$444.93
Current Month's Charges	\$443.08
Total Amount Due	\$443.08

Report a streetlight

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or area light repair at
tampaelectric.com/reportlight.*



REVIEWED by Thomas 1/28/2019

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



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



WAYS TO PAY YOUR BILL



JAN 11 2018

See reverse side for more information

Account: 211001800609

Current month's charges:	\$443.08
Total amount due:	\$443.08
Payment Due By:	01/29/2019

Amount Enclosed \$

660025038969

00003447 02 AV 0.37 33607 FTECO101081823141010 00000 03 01000000 018 03 17557 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

6600250389692110018006090000000443088

Account: 211001800609
Statement Date: 01/08/2019
Current month's charges due 01/29/2019

Details of Charges – Service from 12/01/2018 to 01/02/2019

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	260 kWh @ \$0.02930/kWh	\$7.62
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.02691/kWh	\$7.00
Florida Gross Receipt Tax		\$0.37
Lighting Charges		\$443.08

Total Current Month's Charges

\$443.08

Important Messages

Important information about your deposit interest

Per the Florida Public Service Commission (FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.



Invoice

Steve Gaskins Contracting, Inc.

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

Parkway Center CDD

Nicole Chamberlain

Invoice # : 18902
Invoice Date : 2019-01-04
Amount : \$4,454.00
Due date : 2019-01-18

Item	Description	Unit cost	Quantity	Line Total
Javier Minaya	12/3 6p-10p	50.00	5	250.00
Javier Minaya	12/8 6p-10p	50.00	5	250.00
Javier Minaya	12/17 6p-10p	50.00	5	250.00
Javier Minaya	12/22 6p-10p	50.00	5	250.00
Javier Minaya	12/23 6p-10p	50.00	5	250.00
Javier Minaya	12/26 6p-10p	50.00	5	250.00
Javier Minaya	12/27 6p-10p	50.00	5	250.00
Alex DeLima	12/5 6p-10p	50.00	5	250.00
Alex DeLima	12/6 5p-9p	50.00	5	250.00
Alex DeLima	12/10 6p-10p	50.00	5	250.00
Alex DeLima	12/12 5a-9a	50.00	5	250.00
Alex DeLima	12/13 10a-2p	50.00	5	250.00
Alex DeLima	12/14 7a-11a	50.00	5	250.00
Alex DeLima	12/18 6a-10a	50.00	5	250.00
Alex DeLima	12/28 2p-6p	50.00	5	250.00
Alex DeLima	12/29 4a-8a	50.00	5	250.00
Alex DeLima	12/30 5a-9a	50.00	5	250.00
Sgt. Steve Gaskins	Scheduler Fee	3.00	68	204.00

Subtotal \$4,454.00
Discount % \$0.00

REVIEWEDdthomas 1/28/2019

Total	\$4,454.00
Amount Paid	\$0.00
Amount Due	\$4,454.00

Notes:

Bill to Parkway Center CDD - December 2018
community patrol - 64 tickets, 51 warnings, 14 faulty
equipment notices.

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

PARKWAY CENTER CDD

MEETING DATE: January 23, 2019

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	<input checked="" type="checkbox"/>	Accept	\$200
Lawrence T. Hollis	<input checked="" type="checkbox"/>	Accept	\$200
Koko Miller	<input checked="" type="checkbox"/>	Accept	\$200
Daniel Fleary, Jr.	<input checked="" type="checkbox"/>	Accept	\$200
Suzanne DeCopain	<input checked="" type="checkbox"/>	Accept	\$200

DMS Staff Signature B. P.

DF 012319

Illuminations Holiday Lighting

Invoice 1603119

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
	DEPOSIT PAID	\$5,000.00
	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

1/3/2019
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 1/28/2019



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/29/2018	139651

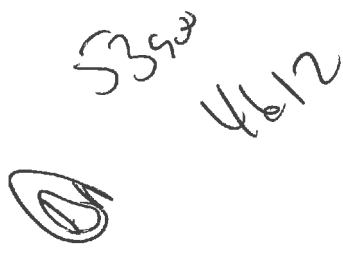
Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Ctr. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation services completed on 12-27-2018 Labor: 1 man @ \$ 40.00 per hour Met with Celia's assistant to run irrigation for new revamp. 	1.5	40.00	60.00
Pine Ridge Signage.		Total	\$60.00
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	1/28/2019	Balance Due

REVIEWEDdthomas 1/28/2019

Irrigation Service/Proposal Request

Property: **Parkway CDD**

DATE **12/27/18**

Location

Pine Ridge signage

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____

FSR/PROPOSAL # _____

Description of Work to be performed:

Met w/Ceilia's assistant to run irrigation for new revamp.

Materials needed :

Foreman:

Manager **David**

Date Completed **12/27/18**

Total Man Hours **1.5 Hrs**

Inspected by _____

Date _____

Pricing

Parts

\$60.00

Labor

\$60.00

Total

Landscape Maintenance Professionals

PO Box 267
Seffner, FL 33583

Invoice

Date	Invoice #
1/9/2019	139729

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

P.O. No.	Terms	Project
		Parkway Center CDD

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Irrigatio...	Rainbird wireless rain / freeze sensor	110.25			1	110.25	100.00%	100.00%	110.25
Irrigatio...	Labor: 2 men @ \$ 80.00 per hour	40.00			0.5	80.00	100.00%	100.00%	40.00
	Replace faulty rain sensor,								
Controller I - Round Leaf Lane.									
						Total	\$150.25		
						Payments/Credits	\$0.00		
						Balance Due	\$150.25		

REVIEWEDthomas 1/28/2019



Estimate

Submitted To:

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

Controller I - Round Leaf Lane.

Date	1/5/2019
Estimate #	50258
LMP REPRESENTATIVE	
BD	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	Rainbird wireless rain / freeze sensor	1	110.25	110.25
Irrigation Labor	Labor: 2 men @ \$ 80.00 per hour	0.5	80.00	40.00
	Replace faulty rain sensor.			

TERMS AND CONDITIONS:

TOTAL	\$150.25
--------------	-----------------

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

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

OWNER / AGENT

Irrigation Service/Proposal Request

Property: **Parkway CDD**

DATE 1/8/19

Location

Controller I-Round Leaf Ln

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____

FSR/PROPOSAL # **50258**

Description of Work to be performed:

Replaced rain sensor per proposal

Materials needed :

Foreman:

Manager

Date Completed

Total Man Hours

Inspected by

Date

Pricing

Parts

Labor

Total



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
1/19/2019	140540

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 1-17-2019			
Controller A	1	15.98	15.98
Irrigation parts	0.25	40.00	10.00
Labor: 1 man @ \$ 40.00 per hour			
Controller C	1	70.55	70.55
Irrigation parts	1.5	80.00	120.00
Labor: 2 men @ \$ 80.00 per hour			
Controller L	1	6.30	6.30
Irrigation parts	0.25	40.00	10.00
Labor: 1 man @ \$ 40.00 per hour			
		Total	\$232.83
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date
		Net 30	2/18/2019
		Payments/Credits	\$0.00
		Balance Due	\$232.83

*S39w
4612
BY*

REVIEWEDthomas 1/28/2019

Zone #	Type	A	B	C	D	Programs				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D	Zone Information				Labor	Hrs	Rate	Amount
1	M	10								Supervisor: Tom	35	40	10.00
2	S	20								Technician: Chris			
3	S	15											
4	S	50											
5	S/B	10											
6	D		20							Materials			
7										PROS 12	1	14.70	14.70
8										3300-005	1	1.28	1.28
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
Season Adjust %		100											
Run Time		1:45:20											
<div> <div> Total Materials </div> <div> Total Labor </div> <div> Grand Total </div> </div>													
<div> <div> \$ 15.98 </div> <div> \$ 10.00 </div> <div> \$ 25.98 </div> </div>													
<div> <div> Bill To: </div> </div>													

Clock Type/ #		Rain Sensor		Confirm Time/ Date		Time/Date Adjust		Start		Technician Use Only (Use Standard Invoice forms for additional charges)						
Battery Date	Battery Replaced	Y	N	Y	N	Y	N	Pgm A	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Zone #	Type	A	B	C	D	Zone Information			Supervisor:	Labor	Hrs	Rate	Amount			
1	R	30				1 Broken Battery 34 line under Pine Tree					1.5	40-	60-			
2	R	30				2 Cost Drip 1 Rotar not turning					1.5	40-	60-			
3	R	30				3 Rotar Leaking					1.5	40-	60-			
4	R	30				4 Okay					Total Labor Charges \$ 120-					
5	R	30				5 Okay					Materials					
6	R	30				6 Okay			PER ADT 30		24.21	48.42				
7	R	30				7 Okay			12 HUN		1.82	14.56				
8	S	15				8 Okay			429-007		0.61	0.61				
9	S	15				9 Okay			429-005		0.44	0.44				
10	S	15				10 7 Nozzle			437-101		0.70	0.70				
11	S	15				11 Okay (weak pressure)			PRFB-005		0.72	1.41				
12	S	15				12 Okay			TLCOUP		0.55	3.30				
13	S	15				13 Nozzle			TL6		0.18	1.08				
14	S	15				14 Okay										
15																
16																
17																
18																
19																
20																
21																
22																
23																
24																
Sumo Adjust %																
Run Time		3:45				1:50										
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information										Total Materials		\$ 70.55				
										Total Labor		\$ 120.00				
										Grand Total		\$ 190.55				
										Bill To:						



Property:

Date
Technician
Arrive/ Depart

1-17-19
Tom Jahnke
1

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

Clock Type/ #	Rain Bird ESP Modulator	Confirm Time/ Date	Y	N	Start	Pgm A	1	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Battery Replaced	Y	N	12:1 am	2								
Rain Sensor	OK	bad			3:30 am	2								

Notes:

Zone #		Type	Programs				Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)				
		A	B	C	D			Labor	Hrs	Rate	Amount		
1	OK	45	25			OK		Supervisor: Tom					
2	OK	1:00	25			OK		Technician: Chris					
3	OK	45	25			OK							
4	OK	50	25			OK							
5								Materials	QTY	Unit	Extended		
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
Season Adjust %								Total Materials		\$			
Run Time		3:20	1:40					Total Labor		\$			
								Grand Total		\$			

Bill To:

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



Landscape
Maintenance
Professionals Inc.

Property:

Portway Center CDO

Carroll K

Date

1-17-17

Technician

Tom Jalat

Arrive/ Depart

12:2

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

15 SP-MC

Clock Type/ #

Battery Date

Rain Sensor

Notes: Proposal for a new Controller

Confirm Time/ Date

Battery Replaced

Y N

Time/Date Adjust

Y N

Start

Pgm A 1

3:30 AM

Pgm B 1

5:00 PM

Pgm C 1

Pgm D 1

11 PM

Sun

Mon

Tue

Wed

Thu

Fri

Sat

Programs

A B C D

1 R 50

2 S 30

3 S 10

4 S 10

5

6

7

8

9

10

11 S

12 S 20

13 S 15

14

15

16

17

18

19

20

21

22

23

24

Run Time

1:20:53

10

Zone Adjust %

10

Zone Information

OKAY

OKAY

OKAY

OKAY

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

NO module

Technician Use Only (Use Standard Invoice forms for additional charges)

Supervisor: Tom

Technician: Chris

Hrs

Rate

Amount

Total Labor Charges \$

Materials

QTY

Unit

Extended

Total Materials \$

Total Labor \$

Grand Total \$

Bill To:

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



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
1/22/2019	140561

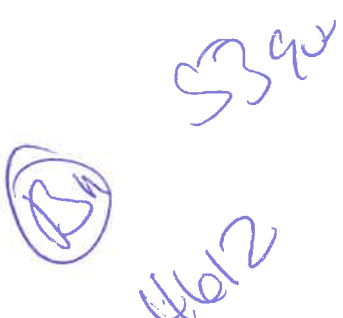
Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pump service call - troubleshoot and diagnose NOTE: All repairs to be proposed. 	1	195.00	195.00
Corner of Falkenburg and Still River by Summerwood sign.		Total	\$195.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	2/21/2019	Balance Due

REVIEWEDdthomas 1/30/2019



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
1/23/2019	140889

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
51501

Work Order #

PO / PA #

Description	Qty	Rate	Amount
ESP-4ME Rainbird 4 station modular controller	1	168.00	168.00
ESPSM3 Rainbird 3 station output module	1	52.50	52.50
AG24013 Intermatic surge arrestor	1	115.00	115.00
Rainbird wireless rain / freeze sensor	1	110.25	110.25
Labor: 2 men @ \$ 80.00 per hour	1	80.00	80.00
Replace faulty irrigation controller.			
<div style="text-align: center;"> <p>5390</p> <p>4/6/12</p> <p>DB</p> </div>			
Controller K - Belmont entrance.		Total	\$525.75
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	2/22/2019	Balance Due

REVIEWEDdthomas 1/30/2019



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

Estimate

Submitted To:

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

Date	1/19/2019
Estimate #	51501
LMP REPRESENTATIVE	
BD	
PO #	
Work Order #	

Controller K - Belmont entrance.

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	ESP-4ME Rainbird 4 station modular controller	1	168.00	168.00
Irrigation Relat...	ESPSM3 Rainbird 3 station output module	1	52.50	52.50
Irrigation Relat...	AG24013 Intermatic surge arrestor	1	115.00	115.00
Irrigation Relat...	Rainbird wireless rain / freeze sensor	1	110.25	110.25
Irrigation Labor	Labor: 2 men @ \$ 80.00 per hour	1	80.00	80.00
	Replace faulty irrigation controller.			
				Completed 1/22/19

TERMS AND CONDITIONS:

TOTAL \$525.75

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

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OWNER / AGENT



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
2/1/2019	140877

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 #

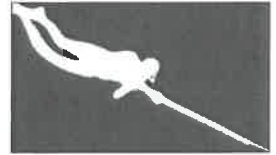
Work Order #

PO / PA #
81343

Description	Qty	Rate	Amount
Annuals change out for Belmont, Hamlet & Summerwood.			
Annuals - Winter Mix 4.5" Pot	600	1.75	1,050.00
Freight	1	25.00	25.00
<div>5396</div> <div>4613</div> <div></div>			
Total			\$1,075.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	3/3/2019	Balance Due
			\$0.00
			\$1,075.00

REVIEWEDdthomas 1/30/2019

Spearem Enterprises, LLC
18865 State Rd. 54 Suite122
Lutz, FL 33558
(727) 237-2316
spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 3718

DATE 01/24/2019

DUE DATE 02/23/2019

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Filled Potholes located on Still Creek. Cost includes labor and material.	1	240.00	240.00

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

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

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

BALANCE DUE

\$240.00

5462
4909

REVIEWEDdthomas 1/30/2019

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Combining Balance Sheet

As of 1/31/2019
(In Whole Numbers)

[illegible]

Parkway Center Community Development District

Combining Balance Sheet

As of 1/31/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2004	Debt Service Fund - Series 2008	Debt Service Fund - Series 2018-1	Debt Service Fund - Series 2018-2	Capital Projects Fund - Series 2004	Capital Projects Fund - Series 2008	Capital Projects Fund - Series 2018-1	Capital Projects Fund - Series 2018-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Prepaid Property Insurance	0	0	0	0	0	0	0	0	0	0	0	0
Deposits	9,035	0	0	0	0	0	0	0	0	0	0	9,035
Buildings	0	0	0	0	0	0	0	0	0	30,000	0	30,000
Improvements Other Than Buildings	0	0	0	0	0	0	0	0	0	2,653,526	0	2,653,526
Ancillary Costs	0	0	0	0	0	0	0	0	0	937,602	0	937,602
Construction Work In Progress	0	0	0	0	0	0	0	0	0	535,508	0	535,508
Amount Available-Debt Service	0	0	0	0	0	0	0	0	0	0	1,604,805	1,604,805
Amount To Be Provided-Debt Service	0	0	0	0	0	0	0	0	0	0	9,095,195	9,095,195
Other	0	0	0	0	0	0	0	0	0	0	0	0
Total Assets	269,474	449,542	266,661	190,891	329,077	0	3	2,153	3,647,444	4,156,636	10,700,000	20,011,882
Liabilities												
Accounts Payable	2,186	0	0	0	0	0	0	0	0	0	0	2,186
Accounts Payable Other	0	0	0	0	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0	0	0	0	0
Short Term Loan Payable	0	0	0	0	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0	0	0	0	0
Revenue Bonds 2004 A	0	0	0	0	0	0	0	0	0	0	0	0
Revenue Bonds 2004 B	0	0	0	0	0	0	0	0	0	0	0	0
Refunding Bonds - 2008	0	0	0	0	0	0	0	0	0	0	1,615,000	1,615,000
Refunding Bonds 2018-1	0	0	0	0	0	0	0	0	0	0	4,400,000	4,400,000
Refunding Bonds 2018-2	0	0	0	0	0	0	0	0	0	0	4,685,000	4,685,000
Other	0	0	0	0	0	0	0	0	0	0	0	0
Total Liabilities	2,186	0	0	0	0	0	0	0	0	0	10,700,000	10,702,186
Fund Equity & Other Credits												
Fund Balance-All Other Reserves	0	1,714,423	133,957	0	0	892	3	0	0	0	0	1,849,275
Fund Balance-Unreserved	(54,050)	0	0	0	0	0	0	0	0	0	0	(54,050)
Investment In General Fixed Assets	0	0	0	0	0	0	0	0	0	4,156,636	0	4,156,636
Other	321,338	(1,264,881)	132,704	190,891	329,077	(892)	0	2,153	3,647,444	0	0	3,357,835
Total Fund Equity & Other Credits	267,288	449,542	266,661	190,891	329,077	0	3	2,153	3,647,444	4,156,636	0	9,309,696
Total Liabilities & Fund Equity	269,474	449,542	266,661	190,891	329,077	0	3	2,153	3,647,444	4,156,636	10,700,000	20,011,882

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 1/31/2019

(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	536,756	(4,091)	(1)%
Interest Earnings				
Interest Earnings	50	0	(50)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	894	894	0 %
Undesignated Reserves	9,212	0	(9,212)	(100)%
Total Revenues	550,109	537,650	(12,459)	(2)%
Expenditures				
Legislative				
Supervisor Fees	10,000	3,000	7,000	70 %
Financial & Administrative				
District Manager	28,840	9,613	19,227	67 %
Recording Secretary	4,000	1,848	2,152	54 %
District Engineer	6,000	723	5,278	88 %
Disclosure Report	1,000	0	1,000	100 %
Trustees Fees	8,500	6,208	2,292	27 %
Accounting Services	28,677	9,626	19,051	66 %
Auditing Services	7,900	0	7,900	100 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	600	590	10	2 %
Public Officials Insurance	3,025	3,463	(438)	(14)%
Legal Advertising	1,100	0	1,100	100 %
Bank Fees	186	225	(39)	(21)%
Dues, Licenses & Fees	200	6,948	(6,748)	(3,374)%
Miscellaneous Fees	500	0	500	100 %
Office Supplies	200	0	200	100 %
Technology Services	2,000	1,115	885	44 %
Website Administration	1,000	2,000	(1,000)	(100)%
Interest Payments	0	840	(840)	0 %
Legal Counsel				
District Counsel	15,000	2,385	12,615	84 %
Electric Utility Services				
Street Lighting	91,000	20,748	70,252	77 %
Other Physical Environment				
Property & Casualty Insurance	11,000	7,290	3,710	34 %
Entry & Walls Maintenance	2,000	230	1,771	89 %
Landscape Maintenance - Contract	215,834	53,751	162,082	75 %
Landscape Maintenance - Other	0	2,959	(2,959)	0 %
Field Manager	27,707	9,236	18,471	67 %
Irrigation Maintenance	2,000	3,205	(1,205)	(60)%
Plant Replacement Program	10,500	0	10,500	100 %
Mitigation & Monitoring	0	17,917	(17,917)	0 %
Waterway Management Program-Contract	14,040	5,524	8,516	61 %
Waterway Management Program - Other	5,000	8,051	(3,051)	(61)%
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	6,566	3,434	34 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	95	905	91 %
Pavement & Signage Repairs	2,500	240	2,260	90 %
Holiday Lighting	5,000	10,000	(5,000)	(100)%
Parks & Recreation				

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 1/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Miscellaneous Maintenance	3,000	2,520	481	16 %
Security Patrol	24,000	14,398	9,602	40 %
Special Events	500	0	500	100 %
Payment to Refunded Bond Escrow Agent				
Miscellaneous Fees	<u>0</u>	<u>5,000</u>	<u>(5,000)</u>	<u>0 %</u>
Total Expenditures	<u>550,109</u>	<u>216,312</u>	<u>333,797</u>	<u>61 %</u>
Excess of Revenuess Over(Under) Expenditures	<u>0</u>	<u>321,338</u>	<u>321,338</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	(54,050)	(54,050)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>267,288</u></u>	<u><u>267,288</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 1/31/2019

(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	444,788	(39,244)	(8)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>6,119</u>	<u>6,119</u>	<u>0 %</u>
Total Revenues	<u>484,032</u>	<u>450,907</u>	<u>(33,125)</u>	<u>(7)%</u>
Expenditures				
Financial & Administrative				
Miscellaneous Fees	0	124,013	(124,013)	0 %
Debt Service Payments				
Interest Payments	334,032	223,801	110,231	33 %
Principal Payments	150,000	4,480,000	(4,330,000)	(2,887)%
Bond Call Payment	<u>0</u>	<u>850,000</u>	<u>(850,000)</u>	<u>0 %</u>
Total Expenditures	<u>484,032</u>	<u>5,677,814</u>	<u>(5,193,782)</u>	<u>(1,073)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	4,535,383	4,535,383	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(573,357)</u>	<u>(573,357)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>3,962,026</u>	<u>3,962,026</u>	<u>0 %</u>
Excess of Revenueess Over(Under) Expenditures	<u>0</u>	<u>(1,264,881)</u>	<u>(1,264,881)</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>449,542</u></u>	<u><u>449,542</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 1/31/2019

(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	171,540	(1,388)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>771</u>	<u>771</u>	<u>0 %</u>
Total Revenues	<u>172,928</u>	<u>172,311</u>	<u>(617)</u>	<u>(0)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	77,928	39,606	38,322	49 %
Principal Payments	<u>95,000</u>	<u>0</u>	<u>95,000</u>	<u>100 %</u>
Total Expenditures	<u>172,928</u>	<u>39,606</u>	<u>133,322</u>	<u>77 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>132,704</u>	<u>132,704</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>266,661</u></u>	<u><u>266,661</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

202 - Debt Service Fund - Series 2018-1

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	31	31	0 %
Total Revenues	0	31	31	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	573,357	573,357	0 %
Debt Proceeds				
Bond Proceeds	0	4,151,991	4,151,991	0 %
Interfund Transfer				
Interfund Transfer	0	(4,534,489)	(4,534,489)	0 %
Total Other Financing Sources	0	190,859	190,859	0 %
Excess of Revenues Over(Under) Expenditures	0	190,891	190,891	0 %
Fund Balance, End of Period	0	190,891	190,891	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

203 - Debt Service Fund - Series 2018-2

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	54	54	0 %
Total Revenues	0	54	54	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	329,023	329,023	0 %
Total Other Financing Sources	0	329,023	329,023	0 %
Excess of Revenues Over(Under) Expenditures	0	329,077	329,077	0 %
Fund Balance, End of Period	0	329,077	329,077	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0 %
Total Revenues	0	3	3	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(894)	(894)	0 %
Total Other Financing Sources	0	(894)	(894)	0 %
Excess of Revenues Over(Under) Expenditures	0	(892)	(892)	0 %
Fund Balance, Beginning of Period	0	892	892	0 %
Fund Balance, End of Period	0	0	0	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

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

Parkway Center Community Development District

Statement of Revenues and Expenditures

302 - Capital Projects Fund - Series 2018-1

From 10/1/2018 Through 1/31/2019

(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	0	1	1	0 %
Expenditures				
Financial & Administrative				
District Manager	0	18,024	(18,024)	0 %
Trustees Fees	0	4,170	(4,170)	0 %
Dues, Licenses & Fees	0	9,613	(9,613)	0 %
Legal Counsel				
District Counsel	0	36,048	(36,048)	0 %
Bond Counsel	0	45,660	(45,660)	0 %
Underwriter	0	31,241	(31,241)	0 %
Trustee Counsel	0	2,523	(2,523)	0 %
Total Expenditures	0	147,279	(147,279)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	149,431	149,431	0 %
Total Other Financing Sources	0	149,431	149,431	0 %
Excess of Revenueess Over(Under) Expenditures	0	2,153	2,153	0 %
Fund Balance, End of Period	0	2,153	2,153	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects Fund - Series 2018-2

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	661	661	0 %
Total Revenues	0	661	661	0 %
Expenditures				
Financial & Administrative				
District Manager	0	19,476	(19,476)	0 %
Trustees Fees	0	4,505	(4,505)	0 %
Dues, Licenses & Fees	0	10,387	(10,387)	0 %
Legal Counsel				
District Counsel	0	38,952	(38,952)	0 %
Bond Counsel	0	49,340	(49,340)	0 %
Underwriter	0	33,759	(33,759)	0 %
Trustee Counsel	0	2,727	(2,727)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	455,542	(455,542)	0 %
Total Expenditures	0	614,688	(614,688)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	4,261,472	4,261,472	0 %
Total Other Financing Sources	0	4,261,472	4,261,472	0 %
Excess of Revenues Over(Under) Expenditures	0	3,647,444	3,647,444	0 %
Fund Balance, End of Period	0	3,647,444	3,647,444	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period				
Investment In General Fixed Assets				
	<u>0</u>	<u>4,156,636</u>	<u>4,156,636</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>4,156,636</u>	<u>4,156,636</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>4,156,636</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: 01/31/19
Reconciliation Date: 1/31/2019
Status: Locked

Bank Balance	245,157.80
Less Outstanding Checks/Vouchers	1,218.70
Plus Deposits in Transit	16,500.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	260,439.10
Balance Per Books	<u>260,439.10</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: 01/31/19

Reconciliation Date: 1/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4651	1/3/2019	System Generated Check/Voucher	1,218.70	Nichols Landscape Architecture, Inc
Outstanding Checks/Vouchers			1,218.70	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 01/31/19

Reconciliation Date: 1/31/2019

Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	5000004201	1/22/2019	Analytical Services Refund for Double Payment - 01.22.19	16,500.00
Outstanding Deposits				16,500.00

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 01/31/19

Reconciliation Date: 1/31/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4639	12/12/2018	System Generated Check/Voucher	46.00	Grau & Associates
4658	12/13/2018	Refund Revenues/Principal Collections	109,427.50	Taylor Morrison of Florida
4648	1/1/2019	System Generated Check/Voucher	7,942.47	Meritus Districts
4649	1/3/2019	System Generated Check/Voucher	229.50	Don Harrison Enterprises LLC
4650	1/3/2019	System Generated Check/Voucher	18,858.10	Landscape Maintenance Professionals, Inc
CD062	1/3/2019	Verizon Payment	157.00	Verizon Wireless
4652	1/4/2019	Series 2008 FY19 Tax Dist ID 400	1,842.52	Parkway Center CDD
4653	1/4/2019	Series 2004 FY19 Tax Dist ID 400	4,777.49	Parkway Center CDD
4654	1/10/2019	System Generated Check/Voucher	1,381.00	Aquatic Systems, Inc.
4655	1/10/2019	System Generated Check/Voucher	1,385.00	Cardno, Inc.
4656	1/10/2019	System Generated Check/Voucher	5,000.00	Illuminations Holiday Lighting, LLC
4657	1/10/2019	System Generated Check/Voucher	4,454.00	Steve Gaskins Contracting, Inc.
4659	1/16/2019	System Generated Check/Voucher	60.00	Landscape Maintenance Professionals, Inc
4660	1/16/2019	System Generated Check/Voucher	580.71	TECO
4661	1/16/2019	System Generated Check/Voucher	482.62	TECO
4662	1/16/2019	System Generated Check/Voucher	443.08	TECO
311000070319 010719	1/24/2019	payment made by ach service 11/20/18 - 12/19/18	6,909.18	TECO
4663	1/24/2019	System Generated Check/Voucher	383.08	Landscape Maintenance Professionals, Inc
4664	1/24/2019	Series 2008 FY19 Tax Dist ID Dec Int	34.29	Parkway Center CDD
4665	1/24/2019	Series 2004 FY19 Tax Dist ID Dec Int	88.92	Parkway Center CDD
Cleared Checks/Vouchers			164,482.46	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 01/31/19

Reconciliation Date: 1/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR412	1/3/2019	Tax Distribution - 01.03.19	12,385.33
	CR415	1/17/2019	Interest Distribution - 01.17.19	230.52
				<hr/>
Cleared Deposits				12,615.85
				<hr/> <hr/>

Commercial Checking Acct Public Funds

Account number:
Image count: 18

■ January 1, 2019 - January 31, 2019 ■ Page 1 of 2

**WELLS
FARGO**

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

Questions?

Call your Customer Service Officer or Client Services

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

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

Online: [wellsfargo.com](https://www.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
	\$397,024.41	\$12,615.85	-\$164,482.46	\$245,157.80

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	01/07	12,385.33	Hlls Tax Licens Dist ID400 DN022034 Parkway Center
	01/17	230.52	Hlls Tax Licens Dist181230 DN022034 Parkway Center
		\$12,615.85	Total electronic deposits/bank credits
		\$12,615.85	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	01/03	157.00	< Business to Business ACH Debit - Verizon Wireless Payments 190103 062359092100001 0000000062359092100001
	01/24	6,909.18	Teco/People Gas Utilitybil 311000070319 Parkway Center Cdd
		\$7,066.18	Total electronic debits/bank debits

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

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
4639	46.00	01/07	4652*	1,842.52	01/30	4656	5,000.00	01/22
4648*	7,942.47	01/02	4653	4,777.49	01/30	4657	4,454.00	01/15
4649	229.50	01/09	4654	1,381.00	01/17	4658	109,427.50	01/31
4650	18,858.10	01/04	4655	1,385.00	01/16	4659	60.00	01/18

Checks paid (continued)

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
4660	580.71	01/22	4662	443.08	01/22	4664	34.29	01/30
4661	482.62	01/22	4663	383.08	01/28	4665	88.92	01/30

\$157,416.28 Total checks paid

* Gap in check sequence.

\$164,482.46 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
12/31	397,024.41	01/09	382,176.67	01/22	368,620.78
01/02	389,081.94	01/15	377,722.67	01/24	361,711.60
01/03	388,924.94	01/16	376,337.67	01/28	361,328.52
01/04	370,066.84	01/17	375,187.19	01/30	354,585.30
01/07	382,406.17	01/18	375,127.19	01/31	245,157.80

Average daily ledger balance \$370,301.56



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 2/19/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Debris in several ponds
INVASIVE MATERIAL (FLOATING)	20	15	-5	Water lettuce is starting to grow again.
INVASIVE MATERIAL (SUBMERSED)	20	20	0	
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	23	-2	Monument sign at Still Creek needs to be painted.
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Look Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 2/19/19

	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	25	-5	Some sidewalks and curbs need pressure washing.
SPECIALTY MONUMENTS	15	15	0	OK
STREETS	25	20	-5	More pot holes need to be repaired.
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
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	678	-22	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 2/19/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	OK
TURF FERTILITY	10	6	-4	Fertility needed
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Dollar weed
TURF INSECT/DISEASE CONTROL	10	9	-1	Still some disease along Still Creek
PLANT FERTILITY	5	3	-2	Need fertilizer
WEED CONTROL - BED AREAS	5	5	0	Look better
PLANT INSECT/DISEASE CONTROL	5	5	0	Better
PRUNING	10	9	-1	Muhly grass/ Viburnum in some areas.
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	4	-1	Turf fungus/ fertility

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	Replaced recently ,look good
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	
SCORE	100	89	-11	89%

Contractor Signature: _____

Manager's Signature: Gene Roberts 2/19/2019

Parkway February



At the next annual rotation, the bed should be mounded more at the Castle Creek entrance so the flowers are more visible from the street.



The landscape renovations are underway at several of the entrances.





The entrance at Still Creek looks good.



The lot on Round Leaf needs to be treated with herbicide.



LMP has started pencil pruning the Crepe myrtle trees.



The turf and plants along Falkenburg need to be fertilized.



The landscape at Belmont entrance looks good.



There's still some fungus present in the turf along Still River.



Dollar weeds need to be treated along Still River.



More pot holes need to be repaired on Still River and Still Creek.

Parkway Ponds February



Pond 14 is starting to get water lettuce around the perimeter again.



There's debris in several of the ponds.



Pond 6 needs to be treated for algae.





Pond 1 has a lot of trash at the end of it.



Aquatic Systems should spray back more of the cattails in pond 4.



Action Item Template

Date	February 1, 2019
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Amenity Center	BH	5/1/18	Feb Mtg.		open	Board will review construction budget
2	FHP Patrols	BH	2/1/19	Feb Mtg.		done	Operating under new schedule
4	Pond Work	TS	1/1/19	Feb Mtg.		open	Tonja will call into the meeting
5	Landscape	SS	5/1/17	Feb Mtg.		open	Schedule is on track
6	Aquatics	BH	4/1/18	Feb Mtg.		done	Please see report
7	Construction Meeting	BH	1/1/19	Feb Mtg.		open	Board can discuss when to hold meeting for public comments

Aquatic Systems, Inc.
LAKE & WETLAND MANAGEMENT SERVICES



Parkway Center CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 2/8/2019

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: 3



Comments: Normal growth observed

Pond #3 looked great during inspection. Minor Torpedograss within the beneficial plants was noted and will be treated during our routine visits. Native Pickerelweed looked to be healthy and thriving within each location along the perimeter.

Site: 4



Comments: Normal growth observed

Pond #4 had displayed new development of surface Filamentous algae, which will be treated during our upcoming maintenance visits. Positive results will be evident within 10-14 days following application. Submersed Vallisneria was noted to have reduced since last months visits.

Site: 5



Comments: Normal growth observed

Pond #5 displayed new development of Emergent Pennywort identified within the picture provided (bottom right), which will be treated during our upcoming maintenance visits. Native Pickerelweed appeared to be in good health and thriving along the shallow perimeter.

Site: 6



Comments: Normal growth observed

Pond #6 was identified with minor algae and Submersed Slender Spikerush development along the shoreline, which will be targeted during our upcoming maintenance visits. Trace development of submersed Hydrilla was observed which will be monitored and treated as necessary. Native Gulf Spikerush remains healthy and thriving along the perimeter. Treatment was performed on 1/18/2019 to target algae development.

Site: 7



Comments: Normal growth observed

Development of Filamentous algae was identified within Pond #7 and will require treatment to be performed during our upcoming maintenance visits. Algae is expected to clear given 10-14 days following application. Native Gulf Spikerush along the perimeter looked good during inspection and will be promoted.

Site: 11



Comments: Normal growth observed

Pond #11 was identified with minor algae development near the decomposing vegetation, which will be treated during our upcoming visit. Native vegetation within the littoral area and along the perimeter looked to be healthy and thriving.

Site: 14



Comments: Normal growth observed

Pond #14 had displayed new development of floating Water Lettuce along the perimeter and within the littoral areas, which will require treatment to be performed during our upcoming maintenance visits. Treatment typically takes between 14-21 days for positive results to be evident. Large blooms of floating weeds are a definitive sign of underlying water quality issues. Shoreline was treated on 1/18/2019.

Site: 15



Comments: Normal growth observed

Pond #15 was identified with minor development of Water Lettuce along the perimeter, which will be treated during our upcoming maintenance visits. Treatment for shoreline weeds was applied on 1/18/2019 and had displayed positive results during inspection.

Parkway Center CDD Waterway Inspection Report

2/8/2019

Site: 16



Comments: Site looks good

Pond #16 looked good during inspection report. Native Pickerelweed appeared to be in good condition along the perimeter, which will be promoted during our routine visits.

Site: 17



Comments: Normal growth observed

Pond #17 was identified with trace amounts of floating Alligator weed stems, which is a results of the decaying plant due to herbicide uptake. Treatment was applied on 1/18/2019 and had displayed positive results as leaves have fallen off of the stems.

Management Summary

Overall, the ponds within the Parkway Center CDD continue to display positive results following routine treatments targeting invasive weeds, algae, and submersed vegetation. Ponds that looked good during inspection with no growth of invasive weeds, algae, or submersed vegetation were Ponds #16 and #17, which were both treated on 1/18/2019. Minor algae development was noted within the community likely due to the warmer temperatures we have received recently. Ponds #4, #6, #7, and #11 were identified with algae and will be treated during our upcoming maintenance visits. Minimal grasses and brush were noted on Ponds #3, which was identified as Torpedograss and Pond #5, which was identified as Pennywort. Treatment will be scheduled for our upcoming maintenance visits. Throughout the inspection submersed weeds were only noted within Pond #6 identified as Hydrilla and Slender Spikerush, which will require treatment to be performed during our upcoming maintenance visits. Lastly, minor new development of floating Water Lettuce identified within Ponds #15 and #14, which will require treatment during our next visit.

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.

Due to the recurrence and mass of Water Lettuce development within Pond #14 and #15 a phosphorus jar test will be generated for your upcoming board meeting to identify the nutrient levels that may be leading to unwanted growth. Typically, floating weed infestations are a sign that the nutrient levels within the water body are higher than the threshold amount. If tested and confirmed to be high nutrient, or phosphorus, a nutrient abatement product can be used to bind the nutrients within the storm water retention pond allowing for a reduction in invasive weed development.

Hydrilla, identified within Pond #6, is a multi-branched perennial herb that is rooted, but often seen floating as it can reproduce through fragmentation. Introduced to Florida in the 1950's Hydrilla has become one of the most invasive weeds growing in the shallowest and deepest parts of Florida's lakes reaching stem lengths of over 30 feet. It crowds out native vegetation and forms dense canopies lowering the oxygen levels causing an anoxic environment and providing habitat for mosquito larva. Treatment for Hydrilla is a priority as spreading throughout the community through fragmentation, runners, tubers, and buds will occur if not treated.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Re-treat for floating Water Lettuce within Ponds #14 and #15.
- Treat algae within Ponds #4, #5, #6, #7, and #11.
- Continue to promote native vegetation throughout the community.
- Treat minor grasses and brush within sites #3 and #5.

THANK YOU FOR CHOOSING ASI!

