

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
APRIL 24, 2019**

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA**

**WEDNESDAY, APRIL 24, 2019**

**6:30 p.m.**

Rivercrest CDD Clubhouse

Located at 11560 Ramble Creek Drive, Riverview, FL 33569.

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

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

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

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

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

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

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

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

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, April 24, 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. Acceptance of Financial Report FY Ended September 30, 2018..... Tab 01
  - B. Capital Improvements Update.....*Under Separate Cover*
- 5. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Meeting Minutes March 27, 2019 ..... Tab 02
  - B. Consideration of Operations and Maintenance Expenditures March 2019..... Tab 03
  - C. Review of Financial Statements Month Ending March 31, 2019 ..... Tab 04
- 6. MANAGEMENT REPORTS**
  - A. District Manager's Report
  - B. Field Manager ..... Tab 05
    - i. District Inspection Reports
    - ii. Staff Action List
    - iii. Aquatic Systems Report
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

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

Sincerely,

Brian Howell  
District Manager

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2018**



**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

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**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
Parkway Center Community Development District  
Hillsborough County, Florida

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Parkway Center Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated April 3, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated April 3, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.



April 3, 2019

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Parkway Center Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a deficit net position balance of (\$4,364,931).
- The change in the District's total net position in comparison with the prior fiscal year was \$1,888,789, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balance of \$1,800,222, a decrease of (\$1,026,064), in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to subsequent year's expenditures, deficit fund balance in the capital projects fund, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and operations, and parks and recreation functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION		
SEPTEMBER 30,		
	2018	2017
Assets, excluding capital assets	\$ 1,911,431	\$ 2,855,154
Capital assets, net of depreciation	827,171	822,531
Total assets	2,738,602	3,677,685
Deferred outflows of resources	126,775	136,850
Liabilities, excluding long-term liabilities	285,308	283,255
Long-term liabilities	6,945,000	9,785,000
Total liabilities	7,230,308	10,068,255
Net position		
Net investment in capital assets	(6,092,212)	(8,820,095)
Restricted for:		
Debt service	1,674,279	2,242,062
Unrestricted	53,002	324,313
Total net position	\$ (4,364,931)	\$ (6,253,720)

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents prepayment revenue received in excess of debt service expenditures. The remaining increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2018	2017
Revenues:		
Program revenues		
Charges for services	\$ 3,299,091	\$ 4,347,783
Operating grants and contributions	19,734	4,934
Capital grants and contributions	21	49
General revenues	199	165
Total revenues	3,319,045	4,352,931
Expenses:		
General government	142,554	120,862
Maintenance	756,084	678,077
Parks and recreation	33,744	30,102
Interest	497,874	682,023
Total expenses	1,430,256	1,511,064
Change in net position	1,888,789	2,841,867
Net position - beginning	(6,253,720)	(9,095,587)
Net position - ending	\$ (4,364,931)	\$ (6,253,720)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018, was \$1,430,256. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. The decrease in program revenues is primarily the result of less prepayment revenue received in the current year compared to prior year. The majority of the decrease in current fiscal year expenses is primarily the result of a decrease in interest expense resulting from prepaying the Bonds.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2018 exceeded appropriations by \$265,742. The over expenditures were funded by available fund balance.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2018, the District had \$2,882,625 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$2,055,454 has been taken, which resulted in a net book value of \$827,171. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2018, the District had \$6,945,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

The District discussed constructing an amenity center to be financed through the issuance of Bonds and the Board approved moving forward with the purchase of land related to the project. Subsequent to the end of the fiscal year, the District issued Series 2018-1 and Series 2018-2 bonds to refund the Series 2004A Bonds and fund the Amenity Projects, respectively.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Parkway Center Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

## **FINANCIAL STATEMENTS**



**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2018**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 12,506
Prepayment receivable	23,914
Due from other governments	8,123
Prepays	6,921
Deposits	39,035
Restricted assets:	
Investments	1,820,932
Capital assets:	
Non-depreciable assets	102,053
Depreciable assets, net	725,118
Total assets	<u>2,738,602</u>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding (debit)	126,775
Total deferred outflows of resources	<u>126,775</u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	86,209
Accrued interest payable	174,099
Unearned revenue	25,000
Non-current liabilities:	
Due within one year	245,000
Due in more than one year	6,700,000
Total liabilities	<u>7,230,308</u>
 <b>NET POSITION</b>	
Net investment in capital assets	(6,092,212)
Restricted for debt service	1,674,279
Unrestricted	53,002
Total net position	<u>\$ (4,364,931)</u>

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 142,554	\$ 142,554	\$ -	\$ -	\$ -
Maintenance and operations	756,084	416,255	-	21	(339,808)
Parks and recreation	33,744	-	-	-	(33,744)
Interest on long-term debt	497,874	2,740,282	19,734	-	2,262,142
Total governmental activities	1,430,256	3,299,091	19,734	21	1,888,590
General revenues:					
Unrestricted investment earnings					199
Total general revenues					199
Change in net position					1,888,789
Net position - beginning					(6,253,720)
Net position - ending					\$ (4,364,931)

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2018**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 12,506	\$ -	\$ -	\$ 12,506
Investments	-	1,820,037	895	1,820,932
Prepayment receivable	-	23,914	-	23,914
Due from other government	3,696	4,427	-	8,123
Deposits	9,035	-	30,000	39,035
Due from other funds	132,053	-	-	132,053
Prepays	6,921	-	-	6,921
Total assets	<u>\$ 164,211</u>	<u>\$ 1,848,378</u>	<u>\$ 30,895</u>	<u>\$ 2,043,484</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 86,209	\$ -	\$ -	\$ 86,209
Due to other funds	-	-	132,053	132,053
Unearned revenue	25,000	-	-	25,000
Total liabilities	<u>111,209</u>	<u>-</u>	<u>132,053</u>	<u>243,262</u>
Fund balances:				
Nonspendable:				
Prepays and deposits	15,956	-	-	15,956
Restricted for:				
Debt service	-	1,848,378	-	1,848,378
Assigned for subsequent year's expenditure	9,212	-	-	9,212
Unassigned	27,834	-	(101,158)	(73,324)
Total fund balances	<u>53,002</u>	<u>1,848,378</u>	<u>(101,158)</u>	<u>1,800,222</u>
Total liabilities and fund balances	<u>\$ 164,211</u>	<u>\$ 1,848,378</u>	<u>\$ 30,895</u>	<u>\$ 2,043,484</u>

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION  
SEPTEMBER 30, 2018**

Fund balance - governmental funds \$ 1,800,222

Amounts reported for governmental activities in the statement of net position  
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position for the government as a whole.

Cost of capital assets	2,882,625	
Accumulated depreciation	<u>(2,055,454)</u>	827,171

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

Deferred amount on refunding	231,723	
Accumulated amortization	<u>(104,948)</u>	126,775

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(174,099)	
Bonds payable	<u>(6,945,000)</u>	(7,119,099)

Net position of governmental activities		<u>\$ (4,364,931)</u>
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See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>REVENUES</b>				
Assessments	\$ 558,809	\$ 746,123	\$ -	\$ 1,304,932
Prepaid assessments	-	1,994,159	-	1,994,159
Interest income	199	19,734	21	19,954
Total revenues	559,008	2,760,016	21	3,319,045
<b>EXPENDITURES</b>				
Current:				
General government	142,554	-	-	142,554
Maintenance and operations	654,021	-	-	654,021
Parks and recreation	33,744	-	-	33,744
Debt service:				
Principal	-	2,840,000	-	2,840,000
Interest	-	568,087	-	568,087
Capital outlay	-	-	106,703	106,703
Total expenditures	830,319	3,408,087	106,703	4,345,109
Excess (deficiency) of revenues over (under) expenditures	(271,311)	(648,071)	(106,682)	(1,026,064)
Fund balances - beginning	324,313	2,496,449	5,524	2,826,286
Fund balances - ending	\$ 53,002	\$ 1,848,378	\$ (101,158)	\$ 1,800,222

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds \$ (1,026,064)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position. 102,053

Depreciation on capital assets is not recognized in the governmental fund financial statement but is reported as an expense in the statement of activities. (97,413)

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. 2,840,000

Amortization of deferred outflows/inflows of resources is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (10,075)

The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements. 80,288

Change in net position of governmental activities \$ 1,888,789

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Parkway Center Community Development District ("District") was established on November 17, 1988 by the Hillsborough County Board of County Commissioners pursuant to the provisions of Chapter 190, "Uniform Community Development District Act of 1980", Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.



## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has adopted a written investment policy, which complies with the requirements of Section 218.415 Florida Statutes. All investments comply with the requirements of the written investment policy. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury;
- e) Short-term Bond Funds.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – roads and lines	30
Storm-water drainage and improvements	25
Landscaping and irrigation	10
Entryway	10

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Capital Assets (Continued)**

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the fund financial statements.

#### **Refunding of Debt**

For current refunding and advance refunding resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$10,075 was recognized as a component of interest expense in the current fiscal year.

#### **Unearned Revenue**

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### **Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### **Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

**Committed fund balance** – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

**Assigned fund balance** – Includes spendable fund balance amounts, established by Board of Supervisors, that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

#### NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

##### Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fund CL Y	\$ 1,820,932	S&P AAAM	Weighted Average of the fund portfolio: 26 days
Total	<u>\$ 1,820,932</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

#### NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2018 were as follows;

Fund	Due to	Due from
General	\$ 102,053	\$ -
Capital projects	-	102,053
Total	<u>\$ 102,053</u>	<u>\$ 102,053</u>

The amounts owed from the capital projects fund to the general fund are for costs related to the amenity center project paid by the general fund during the current year that will be reimbursed subsequent to year end from the proceeds of the Series 2018-2 Bonds.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Governmental activities</b>				
Capital assets, not being depreciated				
Construction in progress	\$ -	\$ 102,053	\$ -	\$ 102,053
Total capital assets, not being depreciated	-	102,053	-	102,053
Capital assets, being depreciated				
Stormwater drainage and improvements	\$ 970,250	\$ -	\$ -	\$ 970,250
Landscaping and irrigation	615,656	-	-	615,656
Infrastructure - roads and other	928,089	-	-	928,089
Entryway	266,577	-	-	266,577
Total capital assets, being depreciated	2,780,572	-	-	2,780,572
Less accumulated depreciation for:				
Stormwater drainage and improvements	931,440	38,810	-	970,250
Landscaping and irrigation	597,150	3,380	-	600,530
Infrastructure - roads and other	278,424	30,936	-	309,360
Entryway	151,027	24,287	-	175,314
Total accumulated depreciation	1,958,041	97,413	-	2,055,454
Total capital assets, being depreciated, net	822,531	(97,413)	-	725,118
Governmental activities capital assets, net	\$ 822,531	\$ 4,640	\$ -	\$ 827,171

In the current fiscal year the District commenced a project to construct an amenity center and enhance existing public monuments throughout the District. The District anticipates total estimated costs in connection with the project to be \$4,100,000.

Depreciation expense was charged to the maintenance and operations function.

## NOTE 7 – LONG TERM LIABILITIES

### Special Assessment Revenue Refunding Bonds Series 2004

On August 11, 2004, the District issued \$22,610,000 of Special Assessment Revenue Refunding Bonds, Series 2004 consisting of \$6,780,000 Term Bonds Series 2004A due May 1, 2034, with a fixed interest rate of 6.25% and 6.30% and \$15,830,000 Series 2004B, due May 1, 2014, with a fixed interest rate of 5.625%. The Bonds were issued to refund and redeem the majority of the outstanding principal amount of the Special Assessment Revenue Bonds Series 2000. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially on the Series 2004A commencing May 1, 2005 through May 1, 2034.

On December 17, 2013, the District extended the maturity date of the Series 2004B Bonds. The maturity date was extended by 10 years from May 1, 2014 to May 1, 2023. At which time, the Bond's outstanding principal will be due in full. The Bond's coupon rate also increased from 5.625% to 7%.

The Series 2004A Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2004B Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture. This occurred during the year as the District collected assessments from lot closings and prepaid \$2,315,000 and \$295,000 of the Series 2004B and 2004A Bonds, respectively. See Note 12 – Subsequent Event for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was materially in compliance with the Bond requirements at September 30, 2018.

## NOTE 7 – LONG TERM LIABILITIES (Continued)

### Special Assessment Refunding Bond Series 2008

In May 2008, the District issued \$2,375,000 of Special Assessment Refunding Bonds, Series 2008. The Bonds were issued to refund the District's outstanding Special Assessment Bonds, Series 2000 (the "Refunded Bonds") and to acquire certain public infrastructure and fund certain future repairs and replacements. The Series 2008 Bonds are comprised of \$740,000 Term Bonds due May 1, 2018 with a fixed interest rate of 4.160%, \$1,160,000 Term Bonds due May 1, 2028 with a fixed interest rate of 4.840% and \$475,000 Term Bonds due May 1, 2031 with a fixed interest rate of 5.070%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2011 through May 1, 2031.

The Series 2008 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2004	\$ 8,080,000	\$ -	\$ 2,750,000	\$ 5,330,000	\$ 150,000
Series 2008	1,705,000	-	90,000	1,615,000	95,000
Total	<u>\$ 9,785,000</u>	<u>\$ -</u>	<u>\$ 2,840,000</u>	<u>\$ 6,945,000</u>	<u>\$ 245,000</u>

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ 245,000	\$ 417,838	\$ 662,838
2020	290,000	404,052	694,052
2021	270,000	387,510	657,510
2022	325,000	372,258	697,258
2023	1,045,000	353,701	1,398,701
2024-2028	1,945,000	1,213,740	3,158,740
2029-2033	2,355,000	571,619	2,926,619
2034	470,000	29,610	499,610
Total	<u>\$ 6,945,000</u>	<u>\$ 3,750,328</u>	<u>\$ 10,695,328</u>

## NOTE 8 – DEFICIT NET POSITION

The District has a government-wide net position deficit of (\$4,364,931) as of September 30, 2018. There is no such deficit reflected in the governmental fund financial statements. The deficit primarily relates to capital outlay which has been financed through the issuance of long-term debt but is no longer owned or maintained by the District.

## **NOTE 9 – DEVELOPER TRANSACTIONS AND CONCENTRATION**

The Developer owns a portion of the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. In addition, the Developer is assessed for the interest due on the Series 2004 Bonds and paid \$76,689 during the current fiscal year.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## **NOTE 10 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

## **NOTE 11 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

## **NOTE 12 – SUBSEQUENT EVENTS**

### **Short Term Loan**

Subsequent to the fiscal year end, the District entered into a loan agreement with a private citizen that is a related party of the management company for \$70,000 to fund operations and maintenance expenditures. The loan carries a 6% interest rate. The loan was repaid in full within two months of issuance.

### **Bond Payments**

Subsequent to fiscal year end, the District prepaid \$700,000 of the Series 2004B Bonds and \$150,000 of the Series 2004A Bonds. The prepayments were an extraordinary mandatory redemption as outlined in the Bond Indenture.

### **Bond Issuance**

Subsequent to fiscal year end, the District refunded the Series 2004A Bonds using proceeds held on hand and the issuance of Series 2018A-1 Bonds. The Series 2018A-1 Bonds were issued for \$4,400,000, consisting of multiple term bonds with due dates ranging from May 1, 2031 - May 1, 2034 and fixed interest rates ranging from 4.375% to 4.5%. The District issued \$4,685,000 Series 2018A-2 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2031 - May 1, 2049 and fixed interest rates ranging from 4.25% to 4.7%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 540,847	\$ 558,809	\$ 17,962
Interest income	50	199	149
Total revenues	<u>540,897</u>	<u>559,008</u>	<u>18,111</u>
<b>EXPENDITURES</b>			
Current:			
General government	113,596	142,554	(28,958)
Maintenance and operations	421,481	654,021	(232,540)
Parks and recreation	29,500	33,744	(4,244)
Total expenditures	<u>564,577</u>	<u>830,319</u>	<u>(265,742)</u>
Excess (deficiency) of revenues over (under) expenditures	(23,680)	(271,311)	(247,631)
<b>OTHER FINANCING SOURCES</b>			
Use of fund balance	23,680	-	(23,680)
Total other financing sources	<u>23,680</u>		<u>(23,680)</u>
Net change in fund balances	<u>\$ -</u>	(271,311)	<u>\$ (271,311)</u>
Fund balances - beginning		<u>324,313</u>	
Fund balances - ending		<u>\$ 53,002</u>	

See notes to required supplementary information



**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2018 exceeded appropriations by \$265,742. The over expenditures were funded by available fund balance.



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Parkway Center Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Parkway Center Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 3, 2019.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted a matter that we have reported to management of the District in a separate letter dated April 3, 2019.

The District's response to the finding identified in our audit is described in the accompanying Management Letter. We did not audit the District's response and, accordingly, we express no opinion on it.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Baker & Associates*

April 3, 2019



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Parkway Center Community Development District  
Hillsborough County, Florida

We have examined Parkway Center Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018, except that the individual assigned to make investment decisions did not have the required hours of continuing education for the year. The District should adopt the alternative guidelines for investments according to Florida Statute 218.415 or ensure the investment officer obtains the required hours.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Parkway Center Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

April 3, 2019



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors  
Parkway Center Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Parkway Center Community Development District, Hillsborough County, Florida as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated April 3, 2019.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 3, 2019, should be considered in conjunction with this management letter.

### Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Parkway Center Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Parkway Center Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

April 3, 2019

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### 2018-01 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2018.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: Management will review the budget process to ensure that all expenditures are properly budgeted and reported within statutory guidelines.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

#### 2017-02 Budget:

Current year status: Matter has not been resolved. See finding 2018-01 above.

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

March 27, 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, March 27, 2019 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

### 1. PLEDGE OF ALLEGIANCE

Supervisor Ward led in reciting the Pledge of Allegiance.

### 2. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, March 27, 2019 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Daniel Fleary, Jr	Chair	
Lawrence T. Hollis	Vice Chair	<i>via conference call</i>
JoAnn Ward	Supervisor	
Suzanne DeCopain	Supervisor	<i>via conference call</i>
Koko Miller	Supervisor	

Staff Members Present:

Gene Roberts	Meritus	
Tonja Stewart	District Engineer	<i>via conference call</i>

There were no audience members present.

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

There were no audience questions or comments on agenda items.

### 4. CONSENT AGENDA

#### A. Consideration of Minutes of Board of Supervisors Meeting February 27, 2019

The Board reviewed the minutes.

MOTION TO: Approve the February 27, 2019 meeting minutes.  
MADE BY: Supervisor Ward  
SECONDED BY: Supervisor Miller  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

## **B. Consideration of Operations and Maintenance Expenditures February 2019**

The Board reviewed the O&Ms.

MOTION TO: Approve the February 2019 O&Ms.  
MADE BY: Supervisor Fleary  
SECONDED BY: Supervisor Ward  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

## **C. Review of Financial Statements through February 28, 2019**

The Board reviewed and accepted the financials.

## **5. BUSINESS ITEMS**

### **A. Capital Improvements Update**

Mr. Roberts summarized the memo that Mr. Howell sent the Board regarding LMP's landscaping installation status. Completion is expected by mid-April.

### **B. General Matters of the District**

Mr. Roberts told the Board that FHP's rates have increased, and they will not be doing the monthly reports. The Board agreed to switch to HCSO for community patrol services.

## **6. MANAGEMENT REPORTS**

### **A. District Manager's Report**

### **B. Field Manager**

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



Mr. Roberts went over the management reports.

Supervisor Miller had questions about vehicles parking on the grass in the common area at Willow Beach.

Supervisor Ward asked for Mr. Roberts to reach out to Aquatic Systems to ask why Pond 8 has not been in the last few reports and for an update on the progress of cattail removal in the ponds. She also asked if Parkway Center CDD has a maintenance contract with Vertex for the pond aerators.

## **7. VENDOR/STAFF REPORTS**

### **A. District Counsel**

There were no updates from District Counsel at this time.

### **B. District Engineer**

*Ms. Stewart entered the meeting via conference call at approximately 6:55 p.m.*

Supervisor Ward discussed her concerns with the new construction Taylor Morrison is doing and the water in one of the ponds that is being drawn down to install new storm drains. She would like to know which pond, where the water will be discharged, and what restoration will be done to the pond bank after the construction is completed. Ms. Stewart will do some research to find out more about Taylor Morrison's plans.

Ms. Stewart discussed the conservation area behind the monument at Castle Creek and Falkenburg. She explained that there is a lot of invasive vegetation that needs to be removed. Ms. Stewart also recommended that a regular maintenance plan be put into place to monitor and remove invasive vegetation from around all of the CDD conservation areas. She has a proposal from Aquatic Systems for \$4,400 to do the removal. The Board and Ms. Stewart discussed the proposal.

MOTION TO:	Approve Aquatic Systems to remove the invasive vegetation from the conservation area at the corner of Falkenburg and Castle Creek at a cost of \$4,400.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Miller
DISCUSSION:	Supervisor Fleary asked about the time frame. Ms. Stewart will report back.
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

*Ms. Stewart dropped off from the conference call.*

**8. SUPERVISOR REQUESTS**

Supervisor Ward asked for Meritus to follow up with Taylor Morrison regarding the “no trespassing” signs being installed around the new construction site and maybe have Taylor Morrison add surveillance cameras.

Supervisor Miller asked that a “no parking” and towing sign be installed next to the mail kiosk on Willow Beach. The sign should match the other CDD signs and use the black decorative post.

Supervisor Hollis asked for the ivy and vines to be removed from the Pine Ridge/Town Lake monument.

Supervisor Fleary asked Supervisor DeCopain if she can attend a landscape inspection meeting in the next few months.

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

There were no audience questions or comments.

**10. ADJOURNMENT**

MOTION TO:	Adjourn at 7:20 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

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

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

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

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

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

**Title:**

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

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

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

**Title:**

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

*Recorded by Records Administrator*

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

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

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
Aquatic Systems, Inc.	438058	\$ 1,381.00		\$ 1,132.00	Lake & Wetland Services - March
LMP	141520	17,917.15			Ground Maintenance - March
Meritus Districts	8959	7,900.24		\$ 7,947.25	Management Services - March
<b>Monthly Contract Sub-Total</b>		<b>\$ 27,198.39</b>			

<b>Variable Contract</b>					
Cardno	270743	\$ 1,385.00			Professional Services - thru 02/22/19
Cardno	270752	225.00	<b>\$ 1,610.00</b>		Professional Services - thru 02/22/19
Grau and Associates	17744	8,000.00			FY18 Audit - 03/02/19
<b>Variable Contract Sub-Total</b>		<b>\$ 9,610.00</b>			

<b>Utilities</b>					
Tampa Electric	211001800146 030719	\$ 616.76			Electric Service - thru 03/01/19
Tampa Electric	211001800369 030719	486.66			Electric Service - thru 03/01/19
Tampa Electric	211007105961 030719	443.08			Electric Service - thru 03/01/19
Tampa Electric	311000070319 020519	7,166.32	<b>\$ 8,712.82</b>	\$ 3,583.33	Electric Service - thru 01/22/19
<b>Utilities Sub-Total</b>		<b>\$ 8,712.82</b>			

<b>Regular Services</b>					
Steve Gaskins Contracting, Inc.	19698	\$ 786.00			Community Patrol - February
Supervisor: Daniel Fleary, Jr.	DF022719	200.00			Supervisor Fee - 02/27/19
Supervisor: Jo Ann Ward	JW022719	200.00			Supervisor Fee - 02/27/19
Supervisor: Koko Miller	KM022719	200.00			Supervisor Fee - 02/27/19
Supervisor: Lawrence T. Hollis	LH022719	200.00			Supervisor Fee - 02/27/19
Supervisor: Suzanne DeCopain	SD022719	200.00	<b>\$ 1,000.00</b>		Supervisor Fee - 02/27/19
<b>Regular Services Sub-Total</b>		<b>\$ 1,786.00</b>			

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Additional Services</b>					
Dog Waste Depot	265124	\$ 44.99			Dog Waste Roll Bag - 02/21/19
Genesis	3489	6,200.00			Flush Cut & Mulch - 03/15/19
Hillsborough County BOCC	HCBOCC031519	450.00			Concurrency Application - 03/15/19
Kaeser & Blair	90311286	100.57			250 Laser Checks - 03/14/19
LMP	141992	1,455.29			Add Irrigation Control Valves - 03/13/19
LMP	142371	130.25			Replace Sensor - 03/21/19
LMP	142396	552.03			Replace Decoder - 03/21/19
LMP	142397	725.80	<b>\$ 2,863.37</b>		Replace Faulty Irrigation Controller - 03/21/19
Spearem Enterprises, LLC	3774	310.00			Filled Potholes - 02/27/19
<b>Additional Services Sub-Total</b>		<b>\$ 9,968.93</b>			
<b>TOTAL:</b>					
		<b>\$ 57,276.14</b>			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



# Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

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

## Invoice

INVOICE DATE: 3/1/2019

INVOICE NUMBER: 0000438058

CUSTOMER NUMBER: 0045990

PO NUMBER:

PAYMENT TERMS: Net 30

Parkway Center CDD  
C/O Meritus Corp  
2005 Pan Am Circle Suite 300  
Tampa, FL 33607

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

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

**A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE**

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

- ☐ Address Changes (Note on Back of this Slip)  
\*Please include contact name and phone number\*

DATE: 3/1/2019  
INVOICE NUMBER: 0000438058  
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!

# Invoice

Date	Invoice #
3/1/2019	141520

813-757-6500  
813-757-6501

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

## Services for the month March 2019

Description	Qty	Rate	Amount
<b>MONTHLY GROUND MAINTENANCE</b>	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</p> <p>4604</p> <p>3</p>			
<b>Total</b>			<b>\$17,917.15</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	<b>Net 30</b>	<b>3/31/2019</b>	<b>\$0.00</b>
<b>Balance Due</b>			<b>\$17,917.15</b>

REVIEWED dthomas 3/19/2019

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 8959  
Invoice Date: Mar 1, 2019  
Page: 1

<b>Bill To:</b>
Parkway Center CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:	

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/19

[illegible]

Subtotal	7,900.24
Sales Tax	
Total Invoice Amount	7,900.24
Payment/Credit Applied	
<b>TOTAL</b>	<b>7,900.24</b>

REVIEWED dthomas 2/20/2019





**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 # : 270743**  
**Invoice Date : 03/18/2019**  
**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: 2/22/2019**

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
58*19 - 2019 Vegetation Control	5,540.00	50.00	2,770.00	1,385.00	1,385.00
<b>Total Fee Type LS:</b>	<b>5,540.00</b>		<b>2,770.00</b>	<b>1,385.00</b>	<b>1,385.00</b>
<b>Amount Due this Invoice</b>					<b>\$1,385.00</b>

53900  
BS 4616

## Outstanding Invoices

Number	Date	Balance
270743	03/18/2019	1,385.00
<b>Total Now Due</b>		<b>1,385.00</b>

## Aging Balances

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

REVIEWEDdtomas 4/2/2019



**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**  
**2005 Pan Am Circle**  
**Suite 120**  
**Tampa FL 33607**

**Invoice # : 270752**  
**Invoice Date : 03/18/2019**  
**Terms : 30 Days**  
**Project : RT21600010**  
**Project Manager : Boser, Patrick G.**

**Project Name : Falkenburg Rd Extension**

EMAIL ONLY- brian.howell@merituscorp.com

**For Professional Services Rendered through: 2/22/2019**

**Phase: 1000 - Maintenance**

Per-Event Fee  
-February Event

**Subtotal**

**Amount**  
225.00

**Total This Phase**

**Total Fee Type CPM:**

**225.00**

**\$225.00**

**225.00**

**Amount Due this Invoice**

**\$225.00**

## Outstanding Invoices

Number	Date	Balance
270752	03/18/2019	225.00
<b>Total Now Due</b>		<b>225.00</b>

## Aging Balances

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

REVIEWEDdtomas 4/2/2019

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Parkway Center Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

Invoice No. 17744  
Date 03/02/2019

---

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 8,000.00
Current Amount Due	\$ 8,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
8,000.00	0.00	0.00	0.00	0.00	8,000.00

Payment due upon receipt.

REVIEWEDdthomas 3/19/2019

Statement Date: 03/07/2019  
Account: 211001800146

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

**Current month's charges:**  
**Total amount due:**  
**Payment Due By:**

### Your Account Summary

Previous Amount Due	\$616.73
Payment(s) Received Since Last Statement	-\$616.73
<b>Current Month's Charges</b>	<b>\$616.76</b>
<b>Total Amount Due</b>	<b>\$616.76</b>

**Zap Cap**  
SYSTEMS  
A TAMPA ELECTRIC COMPANY

It's a great time to save  
Zap Cap Systems® provides  
advanced surge protection.

Receive free installation  
April 30, 2019

Visit [tampaelectric.com](http://tampaelectric.com)  
877 SURGE 22 to learn more

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

### Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.

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:**  
**Total amount due:**  
**Payment Due By:**  
**Amount Enclosed**

629160894295

00000116 02 AV 0.38 33607 FTECO103071923282010 00000 04 01000000 018 04 20968 006



PARKWAY CTR CDD  
PARKWAY CENTER CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-2359

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



**Account:** 211001800146  
**Statement Date:** 03/07/2019  
**Current month's charges due** 03/28/2019

## Details of Charges – Service from 02/01/2019 to 03/01/2019

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	657 kWh @ \$0.02930/kWh	\$19.25
Fixture & Maintenance Charge	19 Fixtures	\$124.40
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	657 kWh @ \$0.02691/kWh	\$17.68
Florida Gross Receipt Tax		\$0.95
<b>Lighting Charges</b>		<b>\$616.76</b>

### Total Current Month's Charges

**\$616.76**

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## Important Messages

### Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit [tampaelectric.com/rates](http://tampaelectric.com/rates), and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.



Statement Date: 03/07/2019  
Account: 211001800369

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

**Current month's charges:**  
**Total amount due:**  
**Payment Due By:**

### Your Account Summary

Previous Amount Due	\$486.66
Payment(s) Received Since Last Statement	-\$486.66
<b>Current Month's Charges</b>	<b>\$486.66</b>
<b>Total Amount Due</b>	<b>\$486.66</b>

**Zap Cap**  
SYSTEMS  
A TAMPA ELECTRIC

It's a great time to stay  
Zap Cap Systems® Pro  
advanced surge protection

Receive free installation  
April 30, 2019

Visit [tampaelectric.com](http://tampaelectric.com)  
877 SURGE 22 to learn more

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

## Beware of scams targeting utility customers

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.

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



See reverse side for more information

Account: 211001800369

**Current month's charges:**  
**Total amount due:**  
**Payment Due By:**  
**Amount Enclosed** \$

629160894296



PARKWAY CTR CDD  
PARKWAY CENTER CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318  
50

**Account:** 211001800369  
**Statement Date:** 03/07/2019  
**Current month's charges due** 03/28/2019

## Details of Charges – Service from 02/01/2019 to 03/01/2019

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	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
<b>Lighting Charges</b>		<b>\$486.66</b>

### Total Current Month's Charges

**\$486.66**

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## Important Messages

### Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit [tampaelectric.com/rates](http://tampaelectric.com/rates), and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.





Statement Date: 03/07/2019

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:	03/28/2019

**Your Account Summary**

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

**Zap Cap**  
SYSTEMS®  
A TAMPA ELECTRIC PROGRAM

It's a great time to stay plugged in with Zap Cap Systems® Premium Service - advanced surge protection and back-up power.

Receive **free installation** now through April 30, 2019

Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call 877 SURGE 22 to learn more and sign up.

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

**Beware of scams targeting utility customers**

Follow these tips to avoid being a victim:

- We will never call to ask for credit card or debit card numbers.
- Be wary of anyone demanding payment over the phone.
- Know what you owe. Reference your most recent bill or log into your online account.



REVIEWED dthomas 3/19/2019

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211001800609

Current month's charges:	\$443.08
Total amount due:	\$443.08
Payment Due By:	03/28/2019

**Amount Enclosed** \$

629160894297

PARKWAY CTR CDD  
PARKWAY CENTER CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

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



6291608942972110018006090000000443082



Account: 211001800609  
 Statement Date: 03/07/2019  
 Current month's charges due 03/28/2019

## Details of Charges – Service from 02/01/2019 to 03/01/2019

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

### Rate Schedule: Lighting Service

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

Lighting Energy Charge	260 kWh @ \$0.02930/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
<b>Lighting Charges</b>		<b>\$443.08</b>

### Total Current Month's Charges

**\$443.08**

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## Important Messages

### Important Rate Information for Lighting Customers

Starting in January 2019 your energy costs dropped compared to your 2018 bill. Starting in April, your electric bill should remain below 2018 levels, depending on your usage, even if the fuel portion of your bill is adjusted upward due to increasing costs of natural gas. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric. If the proposed change is approved by the Florida Public Service Commission, starting in April 2019 and continuing through the end of this year, bills will be lower than last year and remain among the lowest in the state, even with this increase in fuel costs. This is all part of our commitment to safely provide reliable, affordable power to you.

To view the adjusted lighting rates, please visit [tampaelectric.com/rates](http://tampaelectric.com/rates), and select *Customer Communications*. If you prefer to receive a copy of the rates via U.S. Mail, please call 813-635-1500 and select *Option 5* to make a request.





## ACCOUNT INVOICE

peoplesgas.com  
tampaelectric.com



Statement Date: 02/05/19  
Account: 311000070319

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



Current month's charges:	\$7,166.32
Total amount due:	\$7,166.32
Payment Due By:	02/19/19

### Your Account Summary

Previous Amount Due	\$6,909.18
Payment(s) Received Since Last Statement	-\$6,909.18
Credit balance after payments and credits	\$0.00
<b>Current Month's Charges</b>	<b>\$7,166.32</b>
<b>Total Amount Due</b>	<b>\$7,166.32</b>

**DO NOT PAY. Your account will be drafted on 02/19/19**

2/22/19 \$7166.32



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



### More options for you.

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

53100  
4301

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$7,166.32
Total amount due:	\$7,166.32
Payment Due By:	02/19/19
<b>Amount Enclosed</b>	<b>\$</b>

700375000762 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 02/19/19

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

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



Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" six years in a row.

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

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)

863-299-0800 (Polk County)

888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outages

877-832-6747

### Power Outages

877-588-1010

### Electric Energy-Saving Programs

813-275-3909

### Natural Gas Energy

### Conservation Rebates

877-832-6747

### Mail Payments to

TECO

P.O. Box 31318

Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas/Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

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### Your payment options are:

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

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

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

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

## Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$35.08
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$54.24
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$129.28
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$59.61
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3318.19
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$908.40
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$625.53
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$706.92
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$117.63
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$107.78
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$96.51
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$71.89
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$88.00
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$181.50
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$383.29
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$282.47



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001738486  
**Statement Date:** 01/31/19

## Details of Charges – Service from 12/01/18 to 01/02/19

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

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

Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B45083	01/02/19	37,400		37,216		184 kWh	1	33 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						184 kWh @ \$0.06011/kWh		
Fuel Charge						184 kWh @ \$0.02719/kWh		
Florida Gross Receipt Tax						\$0.88		
<b>Electric Service Cost</b>						<b>\$35.08</b>		
<b>Current Month's Electric Charges</b>						<b>\$35.08</b>		





# ACCOUNT INVOICE

tampaelectric.com



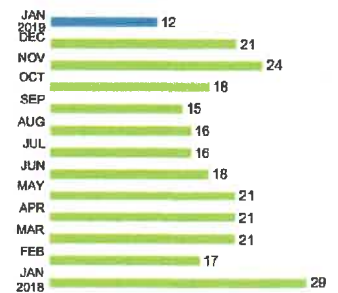
**Account:** 211001738759  
**Statement Date:** 01/31/19

## Details of Charges – Service from 12/01/18 to 01/02/19

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	01/02/19	62,431		62,033		398 kWh	1	33 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						398 kWh @ \$0.06011/kWh \$23.92		
Fuel Charge						398 kWh @ \$0.02719/kWh \$10.82		
Florida Gross Receipt Tax						\$1.36		
<b>Electric Service Cost</b>							<b>\$54.24</b>	
<b>Current Month's Electric Charges</b>							<b>\$54.24</b>	



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739070  
**Statement Date:** 01/31/19

## Details of Charges – Service from 12/01/18 to 01/02/19

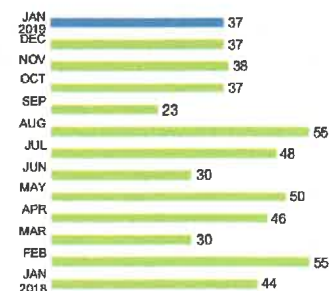
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E05836	01/02/19	16,997		15,761		1,236 kWh	1	33 Days
Basic Service Charge						\$18.14		
Energy Charge						1,236 kWh @ \$0.06011/kWh		
Fuel Charge						1,236 kWh @ \$0.02719/kWh		
Florida Gross Receipt Tax						\$3.23		
<b>Electric Service Cost</b>								
<b>Current Month's Electric Charges</b>								
						<b>\$129.28</b>		
						<b>\$129.28</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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# ACCOUNT INVOICE

tampaelectric.com



Account: 211001739302  
Statement Date: 01/31/19

## Details of Charges – Service from 12/01/18 to 01/02/19

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

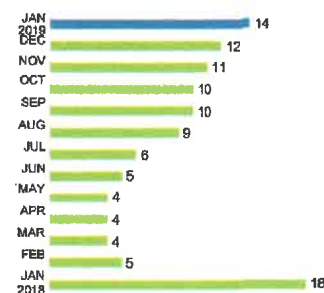
Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	01/02/19	13,012		12,554		458 kWh	1	33 Days
Basic Service Charge						\$18.14		
Energy Charge						458 kWh @ \$0.06011/kWh		
Fuel Charge						458 kWh @ \$0.02719/kWh		
Florida Gross Receipt Tax						\$1.49		
<b>Electric Service Cost</b>							<b>\$59.61</b>	
<b>Current Month's Electric Charges</b>							<b>\$59.61</b>	

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)







## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739567  
**Statement Date:** 01/31/19

### Details of Charges – Service from 12/01/18 to 01/02/19

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	9844 kWh @ \$0.02930/kWh	\$288.43
Fixture & Maintenance Charge	71 Fixtures	\$1052.35
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	9844 kWh @ \$0.02691/kWh	\$264.90
Florida Gross Receipt Tax		\$14.19
<b>Lighting Charges</b>		<b>\$3,318.19</b>

#### Current Month's Electric Charges

**\$3,318.19**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001739864  
**Statement Date:** 01/31/19

### Details of Charges – Service from 12/01/18 to 01/02/19

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1213 kWh @ \$0.02930/kWh	\$35.54
Fixture & Maintenance Charge	28 Fixtures	\$168.71
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1213 kWh @ \$0.02691/kWh	\$32.64
Florida Gross Receipt Tax		\$1.75
<b>Lighting Charges</b>		<b>\$908.40</b>

**Current Month's Electric Charges** **\$908.40**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800955  
**Statement Date:** 01/31/19

### Details of Charges – Service from 12/20/18 to 01/22/19

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	1289 kWh @ \$0.02930/kWh	\$37.77
Fixture & Maintenance Charge	31 Fixtures	\$189.44
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1289 kWh @ \$0.02691/kWh	\$34.69
Florida Gross Receipt Tax		\$1.86
<b>Lighting Charges</b>		<b>\$625.53</b>
<b>Current Month's Electric Charges</b>		<b>\$625.53</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211015022604  
**Statement Date:** 01/31/19

### Details of Charges – Service from 12/20/18 to 01/22/19

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	1316 kWh @ \$0.02930/kWh	\$38.56
Fixture & Maintenance Charge	35 Fixtures	\$222.60
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1316 kWh @ \$0.02691/kWh	\$35.41
Florida Gross Receipt Tax		\$1.90
<b>Lighting Charges</b>		<b>\$706.92</b>

**Current Month's Electric Charges**

**\$706.92**

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014450103  
**Statement Date:** 01/31/19

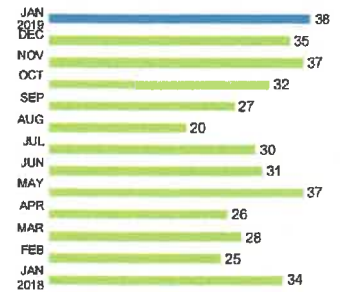
## Details of Charges – Service from 12/05/18 to 01/02/19

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

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

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	01/02/19	59,155		58,049		1,106 kWh	1	29 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						1,106 kWh @ \$0.06011/kWh \$66.48		
Fuel Charge						1,106 kWh @ \$0.02719/kWh \$30.07		
Florida Gross Receipt Tax						\$2.94		
<b>Electric Service Cost</b>						<b>\$117.63</b>		
<b>Current Month's Electric Charges</b>						<b>\$117.63</b>		



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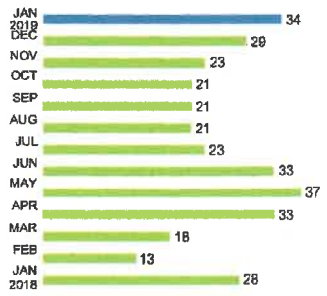
**Account:** 211014450376  
**Statement Date:** 01/31/19

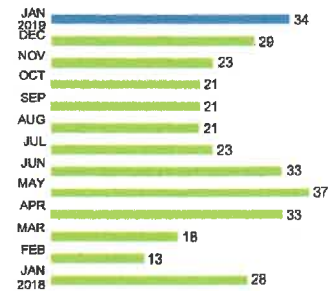
## Details of Charges – Service from 12/05/18 to 01/02/19

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

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

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	01/02/19	54,043		53,047		996 kWh	1	29 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						996 kWh @ \$0.06011/kWh \$59.87		
Fuel Charge						996 kWh @ \$0.02719/kWh \$27.08		
Florida Gross Receipt Tax						\$2.69		
<b>Electric Service Cost</b>						<b>\$107.78</b>		
<b>Current Month's Electric Charges</b>						<b>\$107.78</b>		



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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014450640

**Statement Date:** 01/31/19

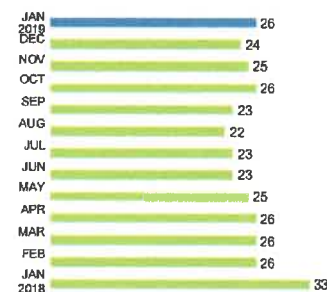
## Details of Charges – Service from 12/01/18 to 01/02/19

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

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

Meter Location: # D

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	01/02/19	59,856	58,986		870 kWh	1	33 Days
Basic Service Charge					\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge					870 kWh @ \$0.06011/kWh \$52.30		
Fuel Charge					870 kWh @ \$0.02719/kWh \$23.66		
Florida Gross Receipt Tax					\$2.41		
<b>Electric Service Cost</b>					<b>\$96.51</b>		
<b>Current Month's Electric Charges</b>					<b>\$96.51</b>		





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014450897  
**Statement Date:** 01/31/19

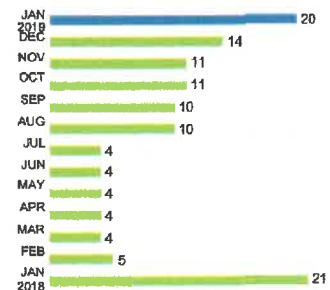
## Details of Charges – Service from 12/04/18 to 01/02/19

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

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

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	01/02/19	29,246		28,651		595 kWh	1	30 Days
Basic Service Charge						\$18.14	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						595 kWh @ \$0.06011/kWh \$35.77		
Fuel Charge						595 kWh @ \$0.02719/kWh \$16.18		
Florida Gross Receipt Tax						\$1.80		
<b>Electric Service Cost</b>						<b>\$71.89</b>		
<b>Current Month's Electric Charges</b>						<b>\$71.89</b>		



00000040-0000433-Page 17 of 24





# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451127  
**Statement Date:** 01/31/19

## Details of Charges – Service from 12/01/18 to 01/02/19

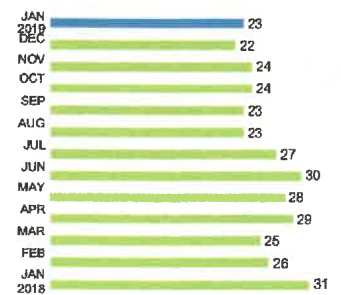
Service for: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A14099	01/02/19	1,120		345		775 kWh	1	33 Days
Basic Service Charge						\$18.14		
Energy Charge						775 kWh @ \$0.06011/kWh	\$46.59	
Fuel Charge						775 kWh @ \$0.02719/kWh	\$21.07	
Florida Gross Receipt Tax							\$2.20	
<b>Electric Service Cost</b>							<b>\$88.00</b>	
<b>Current Month's Electric Charges</b>							<b>\$88.00</b>	

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000040-0000433-Page 18 of 24



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451317  
**Statement Date:** 01/31/19

### Details of Charges – Service from 12/20/18 to 01/22/19

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

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	396 kWh @ \$0.02930/kWh	\$11.60
Fixture & Maintenance Charge	9 Fixtures	\$53.64
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	396 kWh @ \$0.02691/kWh	\$10.66
Florida Gross Receipt Tax		\$0.57
<b>Lighting Charges</b>		<b>\$181.50</b>

**Current Month's Electric Charges** **\$181.50**

00000040-0000434-Page 18 of 24



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451523  
**Statement Date:** 01/31/19

### Details of Charges – Service from 12/20/18 to 01/22/19

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	808 kWh @ \$0.02930/kWh	\$23.67
Fixture & Maintenance Charge	19 Fixtures	\$114.99
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	808 kWh @ \$0.02691/kWh	\$21.74
Florida Gross Receipt Tax		\$1.16
<b>Lighting Charges</b>		<b>\$383.29</b>
<b>Current Month's Electric Charges</b>		<b>\$383.29</b>

00000040-00000434-Page 20 of 24



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014451713  
**Statement Date:** 01/31/19

### Details of Charges – Service from 12/20/18 to 01/22/19

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	588 kWh @ \$0.02930/kWh	\$17.23
Fixture & Maintenance Charge	14 Fixtures	\$85.19
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	588 kWh @ \$0.02691/kWh	\$15.82
Florida Gross Receipt Tax		\$0.85
<b>Lighting Charges</b>		<b>\$282.47</b>

#### Current Month's Electric Charges

**\$282.47**

#### Total Current Month's Charges

**\$7,166.32**

00000040-0000435-Page 21 of 24

## Understanding Your Charges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Invoice

### Steve Gaskins Contracting, Inc.

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

### Parkway Center CDD

Nicole Chamberlain

1

Invoice #	19698
Invoice Date	2019-03-05
Amount	\$786.00
Due date	2019-03-19

Item	Description	Unit cost	Quantity	Line Total
Javier Minaya	Feb 1 6p-10p	50.00	5	250.00
Javier Minaya	Feb 12 6p-10p	50.00	5	250.00
Alex DeLima	Feb 19 6p-10p	50.00	5	250.00
Sgt. Steve Gaskins	Scheduler Fee	3.00	12	36.00

<b>Subtotal</b>	<b>\$786.00</b>
Discount %	\$0.00
<b>Total</b>	<b>\$786.00</b>
Amount Paid	\$0.00
<b>Amount Due</b>	<b>\$786.00</b>

### Notes:

Bill to Parkway Center CDD for Feb 2019 patrols - 14 tickets, 12 warnings, 4 FEN

BY 5720  
4904

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

REVIEWEDdthomas 3/19/2019

**PARKWAY CENTER CDD**

MEETING DATE: February 27, 2019

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	✓	Accept	\$200
Lawrence T. Hollis	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Daniel Fleary, Jr.	✓	Accept	\$200
Suzanne DeCopain	✓	Accept	\$200

DMS Staff Signature

B. Ace

DF 022719

REVIEWEDdthomas 3/19/2019

**DOG WASTE DEPOT**  
**12316 World Trade Drive #102**  
**San Diego, CA 92128**  
**TEL:800-678-1612**  
**FAX:800-583-2169**  
**www.DogWasteDepot.com**

# Invoice

Date	Invoice #
2/21/2019	265124

Bill To
Meritus Accounts Payable 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship To
Meritus Corp/Parkway CDD Attn Gene Roberts 2005 Pan Am Circle Ste 300 Tampa, FL 33607

PLEASE MAKE ALL CHECKS PAYABLE TO "Dog Waste Depot"

P.O. Number	Terms	Rep	Ship Date	Via	Notes
BDEPOT-93500	Net 30	DWD	2/21/2019	UPS	
Quantity	Item Code	Description	Price Each	Amount	
1	DEPOT-001-10 SHIP001	Dog Waste Roll Bag 10 roll case (2000 bags) Shipping: 2/21/2019 1ZV4W9480360658369 Out of State No Sales Tax	44.99 0.00 0.00%	44.99T 0.00 0.00	
FED ID# 27-4523962		<b>Total</b>		\$44.99	
		<b>Balance Due</b>		\$44.99	

REVIEWEDdthomas 3/19/2019





# Invoice

8848 Gall Boulevard  
Zephyrhills, FL 33541  
Ph. 813.404.5612

**NEW MAILING ADDRESS:**  
8848 Gall Boulevard  
Zephyrhills, FL 33541

## Bill To

Parkway Center CDD  
Meritus Communities  
2005 Pan Am Circle #120  
Tampa, FL 33607

Date
3/15/2019
Invoice #
3489
Terms
Net 15
Project
Suncoast CDD
Representative
P.O. No.

Job Site

Serviced	Item	Qty.	Description	Rate	Amount
2/19/2019	Clearing	1	Flush cut and mulch in lace all growth within stormwater retention/roadside area.  5390 4614 151	6,200.00	6,200.00
				<b>Total</b>	<b>\$6,200.00</b>

REVIEWEDdthomas 3/20/2019

## DISTRICT CHECK REQUEST FORM

**Today's Date**      March 15, 2019

**District Name**      Parkway Center CDD

**Check Amount**      \$450.00

**Payable:**      Hillsborough County BOCC

**Mailing Address**

**Check Description**      **Concurrency Application**

**Special Instructions**      Give check to Brian Howell on Friday 03/29/19

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

**Per Brian Howell**  
**Approved Signature**

DM	_____
Fund	_____
G/L	53900/4908
Object Cd	
CK #	_____
Date	_____

REVIEWEDdthomas 3/26/2019



# Hillsborough County Florida

Development Services

## **INSTRUCTIONS FOR FILLING OUT APPLICATION FOR CONCURRENCY ANALYSIS, POTABLE WATER, RECLAIMED WATER AND / OR WASTEWATER SERVICE**

APPLICATION MUST BE TYPED OR HAND LETTERED IN INK AND SUBMITTED WITH A REVIEW FEE OF \$450.00 FOR UTILITY SERVICE. THE APPLICATION WILL NOT BE ACCEPTED UNLESS IT IS COMPLETED AND THIS FEE ACCOMPANIES IT. IF APPLICATION IS FOR UTILITY SERVICE FOR AN EXISTING DEVELOPMENT (NO NEW CONSTRUCTION), ONLY THE APPLICABLE POTABLE WATER, RECLAIMED WATER, AND/OR WASTEWATER SERVICE INFORMATION NEEDS TO BE FILLED OUT AND ACCOMPANIED WITH THE \$450.00 FEE AND A VICINITY MAP.

Lines 1 thru 8: Fill in full name, address, phone number and e-mail address of the applicant and owner(s) of record. This information is **Required**  
Evidence of ownership must be submitted upon request.

Line 9 thru 12: Fill in all applicable information pertaining to project name, location, parcel/folio number(s), and existing zoning classification. If not known, existing zoning classification may be obtained by visiting the Development Services Division on the 19th floor of the County Center, or any of the Satellite Offices. You may obtain the location of the satellite offices by calling (813) 272-5920.

Line 13: Provide actual number of residential units (single or multi-family) and/or the total number of square feet of commercial or industrial development (building size) for which the application applies.

**NOTE:** IF APPLICATION IS FOR POTABLE WATER, RECLAIMED WATER, AND/OR WASTEWATER SERVICE ONLY, FOR AN EXISTING PROJECT, INCLUDE A VICINITY MAP, DRAWN TO 1" = 200' SCALE (8-1/2" BY 11" PAPER).

Line 14: Provide description of project.

Line 15: Provide information of all existing development on the project site.

Line 16: Provide tentative construction schedule.

Line 17: Provide required stormwater information on project site plan. Fill in blanks where required on application.

Lines 18 and 19: Provide stormwater design criteria and management area.

Line 20: Circle project type(s).

Revised 12/5/18

## Teresa Farlow

---

**From:** Brian Howell  
**Sent:** Monday, March 25, 2019 12:13 PM  
**To:** Teresa Farlow  
**Subject:** FW: Parkway Center Amenity Center  
**Attachments:** Fixture Count concurrency-application.pdf; Fee Page from concurrency-application.pdf

Please see below can we process check and give to me on Friday. I will then get it over to Stantec. Thanks

---

**From:** Harwell, Lee <Lee.Harwell@stantec.com>  
**Sent:** Monday, March 25, 2019 8:30 AM  
**To:** Brian Howell <brian.howell@merituscorp.com>; 'Trevor Sas LEED AP BD+C (tsas@windwardbuilding.com)' <tsas@windwardbuilding.com>  
**Subject:** RE: Parkway Center Amenity Center

GM,

We could do a quick call today. But not really necessary. If everyone is available, lets do it.

What I do need next from Trevor, is the fixture counts for the new building (all water usages). I have received this before from Trevor, but I think the buildings size changed ?

Fixture count form is attached.

Also please send over CADD file from BDG Booth, so we can get the design base going.

Brian, I also need a check made payable to Hillsborough County BOCC in the amount of \$450 for the concurrency application submittal. A copy of the first page showing the required fee is attached.

**Lee Harwell**  
Senior Project Manager  
  
Direct: 813 223-9500  
Mobile: 813 340-4843  
Fax: 813 223-0009  
Lee.Harwell@stantec.com

Stantec  
777 S Harbour Island Boulevard Suite 600  
Tampa FL 33602-5729



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---

**From:** Brian Howell <brian.howell@merituscorp.com>  
**Sent:** Friday, March 22, 2019 11:15 AM  
**To:** Harwell, Lee <Lee.Harwell@stantec.com>; 'Trevor Sas LEED AP BD+C (tsas@windwardbuilding.com)' <tsas@windwardbuilding.com>  
**Subject:** RE: Parkway Center Amenity Center

Hi Lee-I looked over with Trevor the other day and think we are going to stand pat with original design. Do we need to do a quick call next week to go over schedule etc. to keep us on same page. Thanks

---

**From:** Harwell, Lee <Lee.Harwell@stantec.com>

**Sent:** Tuesday, March 19, 2019 3:10 PM

**To:** Brian Howell <brian.howell@merituscorp.com>; Trevor Sas LEED AP BD+C (tsas@windwardbuilding.com) <tsas@windwardbuilding.com>

**Subject:** Parkway Center Amenity Center

Brian / Trevor,

I shared the conceptual layout that BDG Booth did, with Celia Nichols, just for FYI to her. To get her thinking about landscape design.

Here is what came back to me. Sharing this for any consideration you might have.

We do need a functional dumpster location with good drive up / back up capabilities.

**Lee Harwell**

Senior Project Manager

Direct: 813 223-9500

Mobile: 813 340-4843

Fax: 813 223-0009

Lee.Harwell@stantec.com

Stantec

777 S Harbour Island Boulevard Suite 600

Tampa FL 33602-5729



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4236 Grissom Drive  
Batavia, Ohio 45103  
(800) 607-8824  
FAX (800) 322-6000  
credit@kaeser-blair.com

## INVOICE

INVOICE NO. 90311286  
DATE: 3/18/19

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

CUSTOMER NUMBER 003046619

DEALER NUMBER 88178

## BILL TO:

PARKWAY CENTER CDD  
ATTN:TERESA X-340 FARLOW  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

## SHIP TO:

PARKWAY CENTER CDD  
ATTN:TERESA X-340 FARLOW  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

## YOUR PO NUMBER

PARKWAY CHECKS

## DATE SHIPPED

3/14/19

## SHIP VIA

OTHER

## TERMS

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	86.0000	86.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS  
MG Promotional Products  
TO REORDER CALL 813-949-9000  
OR EMAIL TO mikeg@mgpromotionalproducts.com

SUBTOTAL	86.00
** SALES TAX	.00
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	14.57
TOTAL DUE	100.57

You can now pay your invoice online at  
paykaeser.com

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER &amp; BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



003046619

88178

3771 Solutions Center  
Chicago, IL 60677-3007

PARKWAY CENTER CDD  
ATTN:TERESA X-340 FARLOW  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

## REMITTANCE

INVOICE NO. 90311286  
DATE: 3/18/19

TOTAL DUE: 100.57  
Amount Paid

☐ IF PAYING BY CREDIT CARD,  
CHECK THIS BOX AND SEE THE  
BACK OF THIS FORM.

REVIEWEDdthomas 3/19/2019



# Invoice

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

Date	Invoice #
3/13/2019	141992

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 #
58227

Work Order #

PO / PA #

Description	Qty	Rate	Amount
***** Change Order *****			
150PESB Rainbird 1 1/2 inch scrubber valve	3	167.20	501.60
100PESB Rainbird 1 inch scrubber valve	1	139.13	139.13
1 1/2 inch male adapter	6	1.98	11.88
1 inch male adapter	2	1.11	2.22
1 1/2 inch sch 40 pvc pipe	8	1.28	10.24
1 inch sch 40 pvc pipe	4	0.82	3.28
1 1/2 inch ell S x S	3	2.57	7.71
1 inch ell S x S	1	1.35	1.35
King wire connectors tan	8	1.34	10.72
14/1 14 gauge single strand wire ( 220 ft. red, 12 ft. white	232	0.22	51.04
Rectangular valve box	4	19.03	76.12
Labor: 2 men @ \$ 80.00 per hour	8	80.00	640.00
Add 4 irrigation control valves and wire as needed for pre-existing turf.			
Amberly entrance.			Total \$1,455.29
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits \$0.00
	Net 30	4/12/2019	Balance Due \$1,455.29

*539w  
BY 4/6/12*

REVIEWED dthomas 3/20/2019



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 300  
Tampa, FL 33607

Date	2/15/2019
Estimate #	58227
LMP REPRESENTATIVE	
BD	
PO #	
Work Order #	

Amberly entrance.

ITEM	DESCRIPTION	QTY	COST	TOTAL
	***** Change Order *****			
Irrigation Relat...	150PESB Rainbird 1 1/2 inch scrubber valve	3	167.20	501.60
Irrigation Relat...	100PESB Rainbird 1 inch scrubber valve	1	139.13	139.13
Irrigation Relat...	1 1/2 inch male adapter	6	1.98	11.88
Irrigation Relat...	1 inch male adapter	2	1.11	2.22
Irrigation Relat...	1 1/2 inch sch 40 pvc pipe	8	1.28	10.24
Irrigation Relat...	1 inch sch 40 pvc pipe	4	0.82	3.28
Irrigation Relat...	1 1/2 inch ell S x S	3	2.57	7.71
Irrigation Relat...	1 inch ell S x S	1	1.35	1.35
Irrigation Relat...	King wire connectors tan	8	1.34	10.72
Irrigation Relat...	14/1 14 gauge single strand wire ( 220 ft. red, 12 ft. white	232	0.22	51.04
Irrigation Relat...	Rectangular valve box	4	19.03	76.12
Irrigation Labor	Labor: 2 men @ \$ 80.00 per hour	8	80.00	640.00
	Add 4 irrigation control valves and wire as needed for pre-existing turf.			

### TERMS AND CONDITIONS:

<b>TOTAL</b>	<b>\$1,455.29</b>
--------------	-------------------

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





PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
3/21/2019	142371

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 #
58606

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Rainbird wireless rain sensor Labor: 1 man @ \$ 40.00 per hour  Replace faulty rain sensor.  <i>By 5390w 4/6/2</i>	1 0.5	110.25 40.00	110.25 20.00
Controller C - Amberly entrance.		Total	\$130.25
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	4/20/2019	Balance Due

REVIEWEDdthomas 4/2/2019

## Estimate

### Submitted To:

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

Date	3/8/2019
Estimate #	58606
LMP REPRESENTATIVE	
BD	
PO #	
Work Order #	

Controller C - Amberly entrance.

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	Rainbird wireless rain sensor	1	110.25	110.25
Irrigation Labor	Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
	Replace faulty rain sensor.			
Completed 3/14/19				

### TERMS AND CONDITIONS:

**TOTAL \$130.25**

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



PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
3/21/2019	142396

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 #
50327

Work Order #

PO / PA #

Description	Qty	Rate	Amount
ICD400 Hunter 4 station decoder	1	481.95	481.95
King wire connector blue	8	1.26	10.08
Labor: 1 man @ \$ 40.00 per hour	1.5	40.00	60.00
Replace faulty 4 station decoder that is not under warranty.			
<div style="text-align: center;"> </div>			
Controller H - round-a-bout at Still River and Summerfield - zones 1, 2, 3 and 4.		Total	\$552.03
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	4/20/2019	Balance Due

REVIEWEDdtomas 4/2/2019



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

## Estimate

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

Date	3/8/2019
Estimate #	50327
LMP REPRESENTATIVE	
BD	
PO #	
Work Order #	

Controller H - round-a-bout at Still River and Summerfield - zones 1, 2, 3 and 4.
---

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	ICD400 Hunter 4 station decoder	1	481.95	481.95
Irrigation Relat...	King wire connector blue	8	1.26	10.08
Irrigation Labor	Labor: 1 man @ \$ 40.00 per hour	1.5	40.00	60.00
	Replace faulty 4 station decoder that is not under warranty.			
	<i>AS 4/6/12 \$3200</i>			

### TERMS AND CONDITIONS:

<b>TOTAL</b>	<b>\$552.03</b>
--------------	-----------------

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OWNER / AGENT



PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
3/21/2019	142397

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 #
58605

Work Order #

PO / PA #

Description	Qty	Rate	Amount
ESP4Me Rainbird 4 station modular controller	1	168.00	168.00
ESPSM6 Rainbird 6 station output module	2	103.43	206.86
18/13 multi-strand wire	20	1.30	26.00
ID-1 Hunter 2 wire decoder wire	20	1.17	23.40
King wire connector blue	14	1.26	17.64
DBR/Y splice kit	2	2.40	4.80
1 inch sch 40 pvc pipe	5	0.82	4.10
AG24013 Intermatic surge arrestor	1	115.00	115.00
Labor: 1 man @ \$ 40.00 per hour	4	40.00	160.00
Replace faulty irrigation controller. Install surge arrestor for new controller. Install controller in new location and off the ground. <div style="text-align: center; color: blue; font-style: italic;">             5390              4612              BY           </div>			
<b>Controller D - Sanctuary entrance at Still River.</b>		<b>Total</b>	<b>\$725.80</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	4/20/2019	<b>Balance Due</b> <div style="text-align: right; color: gray;">\$725.80</div>

REVIEWED dthomas 4/2/2019



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 300  
Tampa, FL 33607

Date	3/8/2019
Estimate #	58605
LMP REPRESENTATIVE	
BD	
PO #	
Work Order #	

Controller D - Sanctuary entrance at Still River.

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	ESP4Me Rainbird 4 station modular controller	1	168.00	168.00
Irrigation Relat...	ESPSM6 Rainbird 6 station output module	2	103.43	206.86
Irrigation Relat...	18/13 multi-strand wire	20	1.30	26.00
Irrigation Relat...	ID-1 Hunter 2 wire decoder wire	20	1.17	23.40
Irrigation Relat...	King wire connector blue	14	1.26	17.64
Irrigation Relat...	DBR/Y splice kit	2	2.40	4.80
Irrigation Relat...	1 inch sch 40 pvc pipe	5	0.82	4.10
Irrigation Relat...	AG24013 Intermatic surge arrestor	1	115.00	115.00
Irrigation Labor	Labor: 1 man @ \$ 40.00 per hour	4	40.00	160.00
	Replace faulty irrigation controller. Install surge arrestor for new controller. Install controller in new location and off the ground.			

### TERMS AND CONDITIONS:

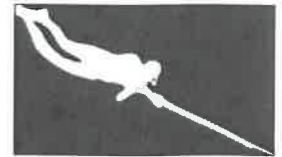
**TOTAL \$725.80**

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OWNER / AGENT

**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 # 3774****DATE 02/27/2019****DUE DATE 03/29/2019****TERMS Net 30**

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> filled 12 potholes along Still River Drive and Still Creek. Cost includes labor and material.	1	310.00	310.00

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****\$310.00**

BSA  
54120  
49109

REVIEWEDdthomas 3/19/2019

# Parkway Center Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2019



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775  
Phone (813) 873-7300 ~ Fax (813) 873-7070



## Combining Balance Sheet

As of 3/31/2019  
(In Whole Numbers)

[illegible]

Parkway Center Community Development District

Combining Balance Sheet

As of 3/31/2019  
(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	825,669	0	825,669
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	315,555	39	269,504	647,067	329,237	0	3	2,011	3,358,889	4,446,798	10,700,000	20,069,104
Liabilities												
Accounts Payable	4,468	0	0	0	0	0	0	0	0	0	0	4,468
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	4,468	0	0	0	0	0	0	0	0	0	10,700,000	10,704,468
Fund Equity & Other Credits												
Fund Balance-All Other Reserves	0	1,714,423	133,957	0	0	892	3	0	(102,053)	0	0	1,747,222
Fund Balance-Unreserved	53,004	0	0	0	0	0	0	0	0	0	0	53,004
Investment In General Fixed Assets	0	0	0	0	0	0	0	0	0	4,446,798	0	4,446,798
Other	258,084	(1,714,384)	135,547	647,067	329,237	(892)	0	2,011	3,460,942	0	0	3,117,612
Total Fund Equity & Other Credits	311,087	39	269,504	647,067	329,237	0	3	2,011	3,358,889	4,446,798	0	9,364,636
Total Liabilities & Fund Equity	315,555	39	269,504	647,067	329,237	0	3	2,011	3,358,889	4,446,798	10,700,000	20,069,104

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2018 Through 3/31/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	540,847	542,935	2,088	0 %
Interest Earnings				
Interest Earnings	50	0	(50)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	0	25,000	25,000	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	894	894	0 %
Undesignated Reserves	9,212	0	(9,212)	(100)%
Total Revenues	550,109	568,829	18,720	3 %
<b>Expenditures</b>				
Legislative				
Supervisor Fees	10,000	4,000	6,000	60 %
Financial & Administrative				
District Manager	28,840	14,420	14,420	50 %
Recording Secretary	4,000	2,772	1,228	31 %
District Engineer	6,000	1,772	4,228	70 %
Disclosure Report	1,000	1,000	0	0 %
Trustees Fees	8,500	6,208	2,292	27 %
Accounting Services	28,677	14,438	14,239	50 %
Auditing Services	7,900	8,000	(100)	(1)%
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	600	787	(187)	(31)%
Public Officials Insurance	3,025	3,463	(438)	(14)%
Legal Advertising	1,100	0	1,100	100 %
Bank Fees	186	477	(291)	(156)%
Dues, Licenses & Fees	200	6,948	(6,748)	(3,374)%
Miscellaneous Fees	500	0	500	100 %
Office Supplies	200	101	99	50 %
Technology Services	2,000	1,607	393	20 %
Website Administration	1,000	2,000	(1,000)	(100)%
Interest Payments	0	840	(840)	0 %
Legal Counsel				
District Counsel	15,000	3,385	11,615	77 %
Electric Utility Services				
Street Lighting	91,000	38,089	52,911	58 %
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	89,586	126,248	58 %
Landscape Maintenance - Other	0	2,959	(2,959)	0 %
Field Manager	27,707	13,854	13,853	51 %
Irrigation Maintenance	2,000	6,556	(4,556)	(228)%
Plant Replacement Program	10,500	1,075	9,425	90 %
Mitigation & Monitoring	0	17,917	(17,917)	0 %
Waterway Management Program-Contract	14,040	8,286	5,754	41 %
Waterway Management Program - Other	5,000	15,861	(10,861)	(217)%
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	3,499	6,501	65 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	95	905	91 %
Pavement & Signage Repairs	2,500	550	1,950	78 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2018 Through 3/31/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Holiday Lighting	5,000	10,000	(5,000)	(100)%
Parks & Recreation				
Miscellaneous Maintenance	3,000	2,520	481	16 %
Security Patrol	24,000	20,162	3,838	16 %
Special Events	500	0	500	100 %
Total Expenditures	<u>550,109</u>	<u>310,745</u>	<u>239,363</u>	<u>44 %</u>
Excess of Revenue Over(Under) Expenditures	<u>0</u>	<u>258,084</u>	<u>258,084</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	53,004	53,004	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>311,087</u></u>	<u><u>311,087</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 3/31/2019

(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	449,909	(34,123)	(7)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7,579</u>	<u>7,579</u>	<u>0 %</u>
Total Revenues	<u>484,032</u>	<u>457,488</u>	<u>(26,544)</u>	<u>(5)%</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>(1,029,441)</u>	<u>(1,029,441)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>3,505,942</u>	<u>3,505,942</u>	<u>0 %</u>
Excess of Revenue Over(Under) Expenditures	<u>0</u>	<u>(1,714,384)</u>	<u>(1,714,384)</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>39</u></u>	<u><u>39</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 3/31/2019

(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	173,514	586	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,639</u>	<u>1,639</u>	<u>0 %</u>
Total Revenues	<u>172,928</u>	<u>175,153</u>	<u>2,225</u>	<u>1 %</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>135,547</u>	<u>135,547</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>269,504</u></u>	<u><u>269,504</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 3/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	124	124	0 %
Total Revenues	0	124	124	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1,029,441	1,029,441	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	646,943	646,943	0 %
Excess of Revenues Over(Under) Expenditures	0	647,067	647,067	0 %
Fund Balance, End of Period	0	647,067	647,067	0 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

203 - Debt Service Fund - Series 2018-2

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	214	214	0 %
Total Revenues	0	214	214	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	329,237	329,237	0 %
Fund Balance, End of Period	0	329,237	329,237	0 %



# Parkway Center Community Development District

## Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2018 Through 3/31/2019

(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 3/31/2019

(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 3/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	0	2	2	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	36,190	(36,190)	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	147,421	(147,421)	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	2,011	2,011	0 %
Fund Balance, End of Period	0	2,011	2,011	0 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

303 - Capital Projects Fund - Series 2018-2

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,420	2,420	0 %
Total Revenues	0	2,420	2,420	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	39,106	(39,106)	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	643,650	(643,650)	0 %
Total Expenditures	0	802,950	(802,950)	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	3,460,942	3,460,942	0 %
Fund Balance, Beginning of Period	0	(102,053)	(102,053)	0 %
Fund Balance, End of Period	0	3,358,889	3,358,889	0 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2018 Through 3/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
Investment In General Fixed Assets				
	<u>0</u>	<u>4,446,798</u>	<u>4,446,798</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>4,446,798</u>	<u>4,446,798</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>4,446,798</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: 03/31/19  
Reconciliation Date: 3/31/2019  
Status: Locked

Bank Balance	312,920.47
Less Outstanding Checks/Vouchers	6,400.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	306,520.47
Balance Per Books	<u>306,520.47</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Parkway Center Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 03/31/19

Reconciliation Date: 3/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4690	3/7/2019	System Generated Check/Voucher	200.00	Koko L. Miller
4703	3/20/2019	System Generated Check/Voucher	6,200.00	Genesis Land Maintenance LLC
Outstanding Checks/Vouchers			6,400.00	

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

**Detail**

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 03/31/19

Reconciliation Date: 3/31/2019

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
4667	2/1/2019	System Generated Check/Voucher	200.00	Koko L. Miller
4685	3/1/2019	System Generated Check/Voucher	7,900.24	Meritus Districts
CD069-1	3/5/2019	Verizon Payment	190.80	Verizon Wireless
4686	3/6/2019	Series 2008 FY 19 Tax Dist ID 408	906.96	Parkway Center CDD
4687	3/6/2019	Series 2004 FY 19 Tax Dist ID 408	2,351.67	Parkway Center CDD
4688	3/7/2019	System Generated Check/Voucher	44.99	Dog Waste Depot
4689	3/7/2019	System Generated Check/Voucher	200.00	Daniel Fleary
4691	3/7/2019	System Generated Check/Voucher	17,917.15	Landscape Maintenance Professionals, Inc
4692	3/7/2019	System Generated Check/Voucher	200.00	Lawrence Thomas Hollis
4693	3/7/2019	System Generated Check/Voucher	1,218.70	Nichols Landscape Architecture, Inc
4694	3/7/2019	System Generated Check/Voucher	310.00	Spearem Enterprises LLC
4695	3/7/2019	System Generated Check/Voucher	200.00	Suzanne DeCopain
4696	3/7/2019	System Generated Check/Voucher	200.00	Jo Ann Ward
CD069-2	3/11/2019	Bank Fee	251.40	
4697	3/14/2019	System Generated Check/Voucher	1,381.00	Aquatic Systems, Inc.
4698	3/14/2019	System Generated Check/Voucher	8,000.00	Grau & Associates
4699	3/14/2019	System Generated Check/Voucher	786.00	Steve Gaskins Contracting, Inc.
4700	3/14/2019	System Generated Check/Voucher	616.76	TECO
4701	3/14/2019	System Generated Check/Voucher	486.66	TECO
4702	3/14/2019	System Generated Check/Voucher	443.08	TECO
4704	3/20/2019	System Generated Check/Voucher	100.57	Kaeser & Blair Inc.
4705	3/20/2019	System Generated Check/Voucher	1,455.29	Landscape Maintenance Professionals, Inc
311000070319 030619	3/25/2019	series 01/23/19 - 02/20/19	7,082.08	TECO
Cleared Checks/Vouchers			52,443.35	



Parkway Center Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 03/31/19

Reconciliation Date: 3/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR420	3/5/2019	Tax Distribution - 03.05.19	<u>6,096.56</u>
Cleared Deposits				<u>6,096.56</u>

# Commercial Checking Acct Public Funds

Account number:  
Image count: 20

■ March 1, 2019 - March 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](http://wellsfargo.com)

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

## Account summary

### Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$359,267.26	\$6,096.56	-\$52,443.35	\$312,920.47

## Credits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	03/07	6,096.56	Hlls Tax Licens Dist ID408 DN022034 Parkway Center
		<b>\$6,096.56</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$6,096.56</b>	<b>Total credits</b>

## Debits

### Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	03/05	190.80	< Business to Business ACH Debit - Verizon Wireless Payments 190305 062359092100001 0000000062359092100001
	03/11	251.40	Client Analysis Srvc Chrg 190308 Svc Chge 0219 002000027191958
	03/25	7,082.08	Teco/People Gas Utilitybil 311000070319 Parkway Center Cdd
		<b>\$7,524.28</b>	<b>Total electronic debits/bank debits</b>

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

### Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
4667	200.00	03/05	4689	200.00	03/11	4695	200.00	03/15
4685 *	7,900.24	03/01	4691 *	17,917.15	03/11	4696	200.00	03/11
4686	906.96	03/14	4692	200.00	03/11	4697	1,381.00	03/21
4687	2,351.67	03/14	4693	1,218.70	03/12	4698	8,000.00	03/19
4688	44.99	03/12	4694	310.00	03/18	4699	786.00	03/20

**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>
4700	616.76	03/19	4702	443.08	03/19	4705	1,455.29	03/27
4701	486.66	03/19	4704 *	100.57	03/29			

**\$44,919.07      Total checks paid**

\* Gap in check sequence.

**\$52,443.35      Total debits**

**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
02/28	359,267.26	03/12	337,040.54	03/20	322,939.41
03/01	351,367.02	03/14	333,781.91	03/21	321,558.41
03/05	350,976.22	03/15	333,581.91	03/25	314,476.33
03/07	357,072.78	03/18	333,271.91	03/27	313,021.04
03/11	338,304.23	03/19	323,725.41	03/29	312,920.47

**Average daily ledger balance      \$333,630.68**

**IMPORTANT ACCOUNT INFORMATION**

Wells Fargo is adding a provision concerning its international operations and data access and handling to the existing agreement(s) governing Company's deposit account(s). This provision reads:

**Handling of Data**

Bank is part of an international business with affiliated companies, employees, and service providers (collectively, "Personnel") located in the United States and a number of countries around the world. Any information or data Bank obtains in connection with or relating to Company's Account or Services, including personal information (collectively, "Data"), may be accessed by Personnel in any of these countries. Any such Personnel will be subject to the requirements of Bank's information security program, which includes policies to protect Data and limit access to those Personnel with a reasonable business need to know.



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 4/17/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	22	-3	Small amount of debris
INVASIVE MATERIAL (FLOATING)	20	15	-5	Water lettuce/algae
INVASIVE MATERIAL (SUBMERSED)	20	20	0	
FOUNTAINS/AERATORS	20	10	-10	The one in pond 3 is not working
DESIRABLE PLANTS	15	15	0	Good
<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	N/A
CLUBHOUSE EXTERIOR	3	3	0	N/A
POOL WATER	10	10	0	N/A
POOL TILES	10	10	0	N/A
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	N/A
FIRST AID/SAFETY ITEMS	10	10	0	N/A
SIGNAGE (rules, pool, playground)	5	5	0	N/A
PLAYGROUND EQUIPMENT	5	5	0	N/A
RECREATIONAL FACILITIES	7	7	0	N/A
RESTROOMS	6	6	0	N/A
HARDSCAPE	10	10	0	N/A
ACCESS & MONITORING SYSTEM	3	3	0	N/A
IT/PHONE SYSTEM	3	3	0	N/A
TRASH RECEPTACLES	3	3	0	N/A
FOUNTAINS	8	8	0	N/A
<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	OK
PAINTING	25	20	-5	
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Look Good



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 4/17/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Look good
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	20	-10	Under renovation
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	25	-5	Some areas need pressure washing
SPECIALTY MONUMENTS	15	15	0	OK
STREETS	25	22	-3	Still some pot holes
PARKING LOTS	15	15	0	
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	22	0	OK
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	<b>700</b>	<b>659</b>	<b>-41</b>	<b>94%</b>

Manager's Signature: Gene Roberts

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



# Meritus

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 4/17/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	Good color
TURF FERTILITY	10	10	0	
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Dollar weed- carry over
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	4	-1	Better
PLANT INSECT/DISEASE CONTROL	5	5	0	Better
PRUNING	10	9	-1	Some of the fakahatchee that had mite da
CLEANLINESS	5	5	0	Good
MULCHING	5	4	-1	Will be done after renovations are comple
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	Turf weeds

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	2	-1	Snap dragons/carry over
SCORE	100	94	-6	94%

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

Manager's Signature: Gene Roberts 4/17/2019





All the irrigation and trees are in for the landscape enhancement areas. LMP was starting to install the plant material today.









Last year's landscape enhancements completed at Hamlet, Belmont and Still Creek entrance are looking good.









LMP has been instructed to mow up to the lot lines at the Sanctuary entrance.





The landscape conditions along Falkenburg look good. Fresh mulch will be added after the enhancement projects are completed.



Still some dollar weed in the turf at Belmont entrance.





The ditch behind Blue Beach has been cleaned by Genesis.



Landscape and turf along Still Creek look good.





New construction in the Sanctuary.



## Parkway Center Ponds – April



Pond 13 still has about a 3-foot width of lettuce grass around the perimeter.



The pickerel weed in pond 11 looks good.





Still some debris at the north end of pond 3. A.S. has been notified again.







Pond 8 has some algae and cattails that need to be treated.







Pond 2 has a small amount of torpedo grass and algae.



Pond 1 looks good.





The cattails in pond 4 need to be sprayed back again.







## Action Item Template

<b>Date</b>	April 1, 2019
<b>District</b>	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Amenity Center	BH	5/1/18	Apr Mtg.		open	Amenity/Pool drawings will be sent out prior to meeting.
2	Security Patrols	BH	4/1/19	Apr Mtg.		open	HCSO will be starting by 5/1. Schedule will be forwarded.
4	Pond Work	TS	3/1/19	Apr Mtg.		open	Work is scheduled to commence within next 30 days.
5	Landscape	BH	3/1/19	Apr Mtg.		open	Work is to be completed by 4/22
6	Aquatics	BH	4/1/19	Apr Mtg.		done	Please see report
7	Construction Meeting	BH	3/1/19	Apr Mtg.		open	CDD will look to have audience input at May meeting.



## Parkway Center CDD Waterway Inspection Report

---

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

**Inspection Date:** 4/8/2019

**Prepared for:**

Ms. Debby Hukill, CAM, DM

Meritus Corporation

2005 Pan Am Circle Drive, Suite #120

Tampa, Florida 33607

**Prepared by:**

Peter Simoes, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

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

1-800-432-4302



# Parkway Center CDD Waterway Inspection Report

4/8/2019

## Site: 1



### Comments: Site looks good

Pond #1 looked good. Minimal submersed Slender Spikerush was noted along the immediate perimeter, which will continue to be monitored and re-treated as necessary.

## Site: 2



### Comments: Site looks good

Positive spot-treatment results following last month's herbicide applications within the shelf were noted during today's inspection of Pond #2. The anticipated growth of Torpedograss and algae present along the shoreline will be treated during our upcoming scheduled maintenance visits.



# Parkway Center CDD Waterway Inspection Report

4/8/2019

## Site: 8



### Comments: Normal growth observed

Pond #8 was observed with algae extending approximately 2-3 ft from the pond bank and submersed Slender Spikerush. Algae was targeted during our visit on 4/11. The Cattails along the leading edge of the shelf will be treated via boat. The planted material along the eastern section of the shelf (bottom right) was observed to be in good condition.

## Site: 12



### Comments: Site looks good

No issues were observed during today's inspection of Pond #12.



# Parkway Center CDD Waterway Inspection Report

4/8/2019

## Site: 13



### Comments: Site looks good

Minor floating Water Lettuce and Water Hyacinth were present along the shoreline of Pond #13, which will continue to be treated during our scheduled maintenance visits.

## Site: 14



### Comments: Requires attention

Positive herbicide application results were noted along the leading edge of the southern shelf of Site #14 (top). The windblown hycanint is scheduled to be treated via boat during our scheduled application dates and is expected to display positive results within 14-21 days following application.



# Parkway Center CDD Waterway Inspection Report

4/8/2019

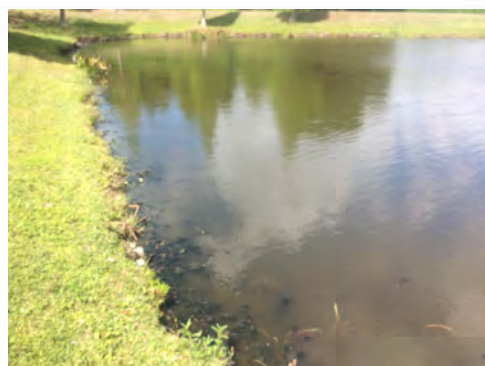
## Site: 15



### Comments: Site looks good

Minor floating Water Lettuce was present along the perimeter of Pond #15, which will be treated during our routine application dates. Positive results may be expected within 14-21 days following application.

## Site: 16



### Comments: Site looks good

Overall, Pond #16 looked good. Sporadic patches of algae were present, which was treated during our scheduled visits on 4/11 and is expected to clear within 10-14 days following algaecide application.



# Parkway Center CDD Waterway Inspection Report

4/8/2019

## Site: 17



### Comments: Site looks good

The open water of Pond #17 looked good. Minor Alligatorweed was noted extending from the pond bank (top right), which was treated during our routine application on 4/11 and is expected to display positive results within 14-21 days following treatment.

## Site: 18



### Comments: Treatment in progress

Substantial Primrose, Carolina Willow and Cattails were noted along the western section of Pond #18 (right) and floating Azolla within the eastern cove (top). Treatment was performed on 4/11 targeting all of the vegetation inspected.

# Parkway Center CDD Waterway Inspection Report

4/8/2019

## Management Summary

The waterway inspection report for Parkway Center CDD was performed on April 8th, 2019 for Ponds #1, #2, #8 and #12-18.

The planted material within the shelf of Pond #8 was observed to be in good condition during today's scheduled inspection. The minor Cattails observed along the leading edge of the shelf will be spot-treated via boat during our scheduled application dates to avoid collateral damage to the desirable plant material.

Minor anticipated growth of Alligatorweed was present along the immediate perimeter of Pond #17, minor Torpedograss along the shoreline of Pond #8, and Primrose within the shelf of Pond #14. Treatment was performed on 4/11 targeting algae and grasses within Pond #8 and the perimeter Alligatorweed on Pond #17. Positive results may be expected within 14-21 days following herbicide application.

Algal development is expected during the warmer months due to increased growth rates and nutrient input from adjacent landscaped areas. During today's scheduled inspection, minor anticipated growth of filamentous algae was observed along the shorelines of Ponds #2 and #16, both of which will be treated during our upcoming routine maintenance visits. Algae is expected to clear within 10-14 days following algaecide application.

Floating Water Lettuce was identified within Ponds #13 and #15, and substantial Azolla within Pond #18, all of which was treated during our routine visit on 4/11. Positive results may be expected within 14-21 days following floating systemic application.

Pond #18 was identified with substantial Cattails, Primrose and Carolina Willows, all of which was treated on 4/11. Positive results may be expected within 14-21 days following herbicide treatment.

NOTE: A Phosphorus Jar Test proposal will be generated for Pond #14 to determine the volume of Alum necessary to return the pond's nutrient loads to desirable levels.

## 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 #2 and #16.
- Continue to promote native vegetation throughout the community.
- Treat grasses and brush within site #14.

NOTE: A Phosphorus Jar Test proposal will be generated for Pond #14 to determine the volume of Alum necessary to return the pond's nutrient loads to desirable levels.

THANK YOU FOR CHOOSING ASI!



