

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 23, 2019**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

WEDNESDAY, OCTOBER 23, 2019

6:30 p.m.

Rivercrest CDD Clubhouse

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

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

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

The 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. The fourth 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. Fifth 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 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.

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, October 23, 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. Consideration of Resolution 2020-01; Re-Designating Officers Tab 01
 - B. Discussion on Amenity Center Update
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular Minutes September 25, 2019..... Tab 02
 - B. Consideration of Operations and Maintenance Expenditures September 2019..... Tab 03
 - C. Review of Financial Statements Month Ending September 30, 2019 Tab 04
- 6. MANAGEMENT REPORTS**
 - A. District Manager..... Tab 05
 - i. Staff Action List
 - ii. Community Inspection Reports
- 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,
Gene Roberts
District Manager

RESOLUTION 2020-01

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

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

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

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

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

<u>Daniel Fleary, Jr</u>	Chairman
<u>Lawrence T. Hollis</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Gene Roberts</u>	Assistant Secretary
<u>Suzanne DeCopain</u>	Assistant Secretary
<u>JoAnn Ward</u>	Assistant Secretary
<u>Koko Miller</u>	Assistant Secretary

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

PASSED AND ADOPTED THIS 23RD DAY OF OCTOBER, 2019.

ATTEST:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

September 25, 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, September 25, 2019 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

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, September 25, 2019 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Gene Roberts	Meritus
Scott Steady	Burr & Forman

There was one audience member present.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. VENDOR/STAFF REPORTS

A. District Counsel

Scott Steady explained to the Board that the contract awarded to Windward for the amenity center was for design only. He went over the process to bid for construction and stated that the lowest responsive and responsible bid would be chosen. The contractor chosen will have to submit a performance bond because the sub-contractors cannot file a lien against Parkway Center. He needs to obtain the bid specifications from Windward before he can finalize the bid package.

A committee consisting of Vice-Chair Larry Hollis, District Engineer Tonja Stewart, District Counsel Scott Steady and District Manager Gene Roberts will score the bids to select the contractor.

MOTION TO:	Authorize staff to proceed with preparing and publicizing bids for amenity center construction.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The Board continued to discuss the process for bids for the amenity center construction.

MOTION TO:	Approve in substantial form the bid package and contract, and appoint the Vice Chair, District Counsel, District Engineer, and District Manager to receive and approve the bid proposals.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The annexation letter for the Eagles Nest HOA that was received by Parkway Center residents was discussed in length. The Board's consensus was that they did not want to confuse HOA issues with the CDD. Supervisor Fleary asked Supervisor Ward to act as a liaison for the CDD and HOA since she was aware of the history.

Mr. Steady told the Board he is still waiting on the deed from Taylor Morrison for the wooded buffer around the perimeter of Eagles Nest and the ponds. The Board asked for Mr. Steady to get a signed agreement from Taylor Morrison for the conservation fence next to the wooded buffer, aquatic plantings, fish stocking in Ponds 1 and 2 as promised, and to correct the damage from when the water levels in the ponds were lowered for construction purposes. Mr. Roberts was asked to check on who will have ownership of the proposed fence along the entrance road to Eagles Nest.

B. District Engineer

There were no updates from the Engineer at this time.

5. BUSINESS ITEMS

A. Discussion on Board Authorization of Staff to Proceed with Preparing and Publicizing Bids for Amenity Center Construction

This item was addressed earlier in the meeting.

B. Discussion on Entryway Monuments Proposal

Mr. Roberts reviewed the proposal with the Board.

MOTION TO:	Accept Spearem's proposal to pressure wash and paint all of the community's monuments and signs.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. General Matters of the District

6. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting August 28, 2019

The Board reviewed the minutes and noted a correction to line 97.

MOTION TO:	Approve the August 28, 2019 meeting minutes with the change to line 97.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures August 2019

The Board reviewed the O&Ms.

MOTION TO: Approve the August 2019 O&Ms.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor Hollis
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 – Motion passed unanimously

C. Review of Financial Statements through August 31, 2019

The Board reviewed and accepted the financials. Mr. Roberts let the Board know that as of August 31, 2019, the account had \$67,323. With average monthly expenditures of \$46,000, a bridge loan may be required until assessment revenue starts to come in.

MOTION TO: Secure a bridge loan if necessary.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor Hollis
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 – Motion passed unanimously

7. 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 and told the Board that the new aquatics vendor will begin on the first of October. The final walk-through for the landscape enhancement project is scheduled for October 4, 2019. The electrician is waiting on delivery of the warranted lights from the distributor to repair the lights that are not functioning at some of the entry monuments. Herring Electric will provide a proposal to repair the up-lighting at the two roundabouts.

8. SUPERVISOR REQUESTS

The Board asked to have Nichols Landscape Architecture look into adding a column at the Summerwood/Willow Beach entrance similar to the one at Harvest Glen entrance. They also said the landscape in the medians on Still River and Castle Creek off of Falkenburg needs to be enhanced.

Supervisor Miller asked if there is a plan to replace the diseased Holly trees that were removed along Falkenburg. Mr. Roberts was asked to get recommendations from Ms. Nichols.

Supervisor Hollis stated that there are errors on the District map and he would like for Stantec to update it. He also said there are areas in Parkway Center that need crosswalks, curb cutouts, and ADA ramps and asked if Taylor Morrison would be receptive to providing financial assistance. Mr. Roberts will check with Taylor Morrison and ask the District Engineer to also check with the County. Supervisor Hollis also asked that the Brazilian Pepper trees at Town Lake and Castle Creek as well as along Eagle Palm be removed.

Supervisor Ward asked for signs to be installed along sidewalks to mark the distance for runners and walkers.

Supervisor Hollis stated that he attended a recent County meeting regarding the changes being made to the Riverview Drive and 301 intersection. He said when it is completed, it will benefit Parkway Center.

Supervisor Fleary asked why the web servers for the Supervisor emails were switched. He then asked that Supervisor Hollis and Supervisor Ward coordinate who will attend the monthly community inspections. Supervisor Ward will attend the October inspection. Supervisor Fleary also asked that Supervisor Miller assist on suggestions for security at the planned amenity center.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There was a resident question on the bid process for the amenity center construction.

10. ADJOURNMENT

MOTION TO:	Adjourn at 7:55 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

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

Recorded by Records Administrator

Signature

Date

Official District Seal

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Aquatic Systems, Inc.	455429	\$ 1,478.00		\$ 1,132.00	Lake & Wetland Services - September
LMP	146200	17,917.15			Ground Maintenance - September
Meritus Districts	9284	7,780.54		\$ 7,947.25	Management Services - September
Monthly Contract Sub-Total		\$ 27,175.69			

Variable Contract					
Burr Forman	1112334	\$ 1,272.20			Professional Services - August
Stantec	1557527	1,460.00			Professional Services - General Consulting - thru 08/23/19
Variable Contract Sub-Total		\$ 2,732.20			

Utilities					
Tampa Electric	211001800146 090619	\$ 620.01			Electric Service - thru 08/30/19
Tampa Electric	211001800369 090619	489.47			Electric Service - thru 08/30/19
Tampa Electric	211001800609 090619	444.35			Electric Service - thru 08/30/19
Tampa Electric	311000070319 090519	7,026.55	\$ 8,580.38	\$ 3,583.33	Electric Service - thru 08/20/19
Utilities Sub-Total		\$ 8,580.38			

Regular Services					
Deputy: Gary Harrison	GH090419	\$ 120.00	\$ 120.00	\$ 1,000.00	Off Duty Patrol Service - 09/04/19
Hillsborough County Sheriff's Office	37157	246.81		\$ 500.00	Admin & Mileage - August
Supervisor: Daniel Fleary, Jr.	DF092519	200.00			Supervisor Fee - 09/25/19
Supervisor: Jo Ann Ward	JW092519	200.00			Supervisor Fee - 09/25/19
Supervisor: Koko Miller	KM092519	200.00			Supervisor Fee - 09/25/19
Supervisor: Lawrence Hollis	LH092519	200.00	\$ 800.00		Supervisor Fee - 09/25/19
Regular Services Sub-Total		\$ 1,166.81			

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Additional Services					
ADA Site Compliance	857	\$ 1,700.00			Website Accesibility - 09/19/19
LMP	145771	94.33			Irrigation Repair - 08/01/19
LMP	145927	2,046.00			Repalce Palm Tree - 08/13/19
LMP	146348	47.32			Irrigation Repair - 08/23/19
LMP	146349	522.83			Irrigation Inspection Repairs - 08/21/19
LMP	146511	35.02			Irrigation Inspection Repairs - 08/26/19
LMP	146754	2,497.00			Replace Surge Arrestor - 09/17/19
LMP	146791	355.96			Irrigation Inspection Repairs - 09/17/19
LMP	146792	244.49	\$ 5,842.95		Irrigation Inspection Repairs - 09/18/19
Additional Services Sub-Total		\$ 7,542.95			
TOTAL:		\$ 47,198.03			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Aquatic Systems, Inc.,
a SOLitude Lake Management Company**

Lake & Wetland Management Services
2100 NW 33rd Street Pompano Beach, FL 33069
800-432-4302

Invoice

INVOICE DATE: 9/1/2019
INVOICE NUMBER: 0000455429
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

Received

SEP 03 2019

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - September		1,478.00	1,478.00

53900.4615
9.5.19
GR

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$1,478.00

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: 9/1/2019
INVOICE NUMBER: 0000455429
CUSTOMER NUMBER: 0045990
TOTAL AMOUNT DUE: \$1,478.00

Aquatic Systems, Inc., a Solitude Lake
Management Company
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

REVIEWEDdtthomas 9/16/2019



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/1/2019	146200

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 September 2019

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	16,560.00	16,560.00
Addendum #1 Falkenburg/Still River Drive	1	580.00	580.00
Addendum #2 Falkenburg/Willbeach Park	1	1,050.00	1,050.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)	1	-272.85	-272.85
<p>53900 4604 9.27.19 GR</p>			
Total			\$17,917.15
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/1/2019	Balance Due
			\$0.00
			\$17,917.15

REVIEWED dthomas 8/29/2019

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9284
Invoice Date: Sep 1, 2019
Page: 1

Bill To:

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		9/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - September		2,403.33
		Field Management		2,308.93
		Recording Secretary		461.92
		Technology Services		200.00
		Accounting Services		2,406.41
		Technology Services - credit for bill paid directly by district		-49.00
		Postage - July		9.50
213.00		Copies: B/W - July	0.15	31.95
15.00		Copies: Color - July	0.50	7.50

Subtotal	7,780.54
Sales Tax	
Total Invoice Amount	7,780.54
Payment/Credit Applied	
TOTAL	7,780.54

REVIEWED dthomas 8/20/2019

DN



results matter

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

PARKWAY CENTER CDD
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

17 Sep 2019
Invoice # 1112334
Bill Atty: S Steady
As of 08/31/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH AUGUST 31, 2019

Professional Services	\$1,271.00
Disbursements	1.20
TOTAL DUE THIS BILL	\$1,272.20

Received
SEP 19 2019

51460.3107
GR
9.24.19

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

REVIEWEDdthomas 9/24/2019

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

17 Sep 2019
Invoice # 1112334
Page 2

PARKWAY CENTER CDD
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

17 Sep 2019
Invoice # 1112334
Bill Atty: S Steady
As of 08/31/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
08/02/19	Email from Waldrop recorded plat for Eagle's Nest property; review drafts of updated lien that needs to be filed; have Estrella update legal documents.	SIS	0.50	300.00	\$150.00
08/14/19	Review Plat in detail to prepare legal description, review property appraiser's database and mapping to locate Plat; prepare initial draft of legal description.	EB	1.00	180.00	\$180.00
08/15/19	Inquire as to legal description without Block reference and finalize legal descriptions; review Hillsborough county maps and verified grouping of legal descriptions.	EB	1.20	180.00	\$216.00
08/19/19	Review legal description prepared by Star for Notices; double check all references to various resolutions and documents and amended notices; email final notice to Meritus with directions for execution.	SIS	1.50	300.00	\$450.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

17 Sep 2019
Invoice # 1112334
Page 3

Date	Description	Tkpr	Hours	Rate	Value
08/27/19	Preparation for and communications regarding the Verizon service cancellation	CCD	0.50	250.00	\$125.00
08/28/19	Call with Chair to discuss outstanding issues; email to Meritus; call with Gene to discuss Notice of Lien.	SIS	0.50	300.00	\$150.00
Total Services					\$1,271.00

Date	Disbursements	Value
	Photocopies	1.20
	Total Disbursements	\$1.20
	Total Services and Disbursements	\$1,272.20
	TOTAL NOW DUE	\$1,272.20

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	\$300.00	2.50	\$750.00
Estrella Bello	\$180.00	2.20	\$396.00
Charles Davis	\$250.00	0.50	\$125.00
TOTALS		5.20	\$1,271.00



INVOICE

Page 1 of 1

Invoice Number 1557527
Invoice Date September 4, 2019
Purchase Order 215600346
Customer Number 83368
Project Number 215600346

Bill To

Parkway Center CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Parkway Center Community Dev District
Project Manager Stewart, Tonja L For Period Ending **August 23, 2019**
Current Invoice Total (USD) 1,460.00

Process requisitions and requested certificate of completion; site visits to review pond conditions ; call into July CDD mtg via conference call

Top Task 219 2019 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	4.00	110.00	440.00
Stewart, Tonja L	6.00	170.00	1,020.00
Subtotal Professional Services	<u>10.00</u>		<u>1,460.00</u>

Top Task Subtotal 2019 FY General Consulting 1,460.00
Total Fees & Disbursements 1,460.00
INVOICE TOTAL (USD) 1,460.00

Due upon receipt or in accordance with terms of the contract

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

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com

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

Thank you.

Received
SEP 11 2019

51300.3103
9.12.19
GR

REVIEWEDdthomas 9/16/2019

Statement Date: 09/06/2019
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	\$620.00
Payment(s) Received Since Last Statement	-\$620.00
Current Month's Charges	\$620.01
Total Amount Due	\$620.01

Report a street light

It's easy to request a street light or area light repair.
tampaelectric.com/r



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



Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text or email.
Learn more at tampaelectric.com/powerupdates.

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 \$

624222736360



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

Account: 211001800146
Statement Date: 09/06/2019
Current month's charges due 09/27/2019

Details of Charges – Service from 08/01/2019 to 08/30/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	631 kWh @ \$0.02904/kWh	\$18.32
Fixture & Maintenance Charge	19 Fixtures	\$126.07
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	631 kWh @ \$0.03194/kWh	\$20.15
Florida Gross Receipt Tax		\$0.99

Lighting Charges

\$620.01

Total Current Month's Charges

\$620.01

00000338-00000000-Page 11 of 12



Statement Date: 09/06/2019

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	\$489.47
Payment(s) Received Since Last Statement	-\$489.47
Current Month's Charges	\$489.47
Total Amount Due	\$489.47

Report a street light

It's easy to request a street light repair or area light repair.
tampaelectric.com/r



REVIEWED by Thomas 9/16/2019

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



Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text or email.
Learn more at tampaelectric.com/powerupdates.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800369

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

Amount Enclosed \$

624222736361

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



Account: 211001800369
Statement Date: 09/06/2019
Current month's charges due 09/27/2019

Details of Charges – Service from 08/01/2019 to 08/30/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	548 kWh @ \$0.02904/kWh	\$15.91
Fixture & Maintenance Charge	15 Fixtures	\$96.40
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	548 kWh @ \$0.03194/kWh	\$17.50
Florida Gross Receipt Tax		\$0.86

Lighting Charges

\$489.47

Total Current Month's Charges

\$489.47

00000338-0000806-Page 7 of 12



Statement Date: 09/06/2019

Account: 211001800609

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

Current month's charges:	\$444.35
Total amount due:	\$444.35
Payment Due By:	09/27/2019

Your Account Summary

Previous Amount Due	\$444.35
Payment(s) Received Since Last Statement	-\$444.35
Current Month's Charges	\$444.35
Total Amount Due	\$444.35

Report a streetlight

It's easy to request a streetlight
or area light repair at
tampaelectric.com/reportlight.



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



Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text, email or phone.
Learn more at tampaelectric.com/powerupdates.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800609

Current month's charges:	\$444.35
Total amount due:	\$444.35
Payment Due By:	09/27/2019

Amount Enclosed

624222736362

Received

SEP 11 2019

00000338 02 AV 0.38 33607 FTECO109061823485910 00000 03 01000000 015 03 14677 006



PARKWAY CTR CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

6242227363622110018006090000000444350



ACCOUNT INVOICE

tampaelectric.com | f t g+ in

Account: 211001800609
Statement Date: 09/06/2019
Current month's charges due 09/27/2019

Details of Charges -- Service from 08/01/2019 to 08/30/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	260 kWh @ \$0.02904/kWh	\$7.55
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.03194/kWh	\$8.30
Florida Gross Receipt Tax		\$0.41
Lighting Charges		\$444.35

Total Current Month's Charges

\$444.35



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/05/19

Account: 311000070319

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

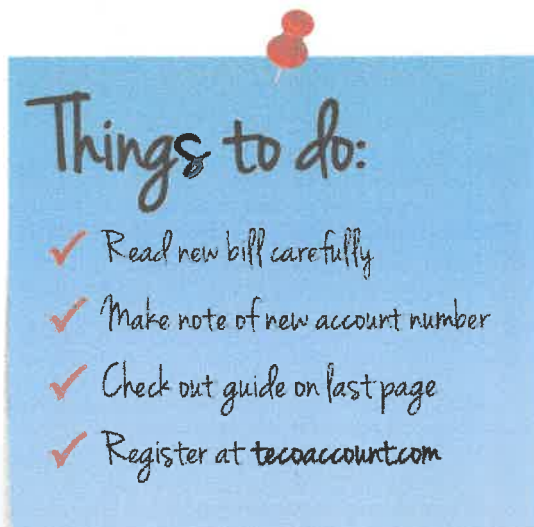


Current month's charges:	\$7,026.55
Total amount due:	\$7,026.55
Payment Due By:	09/19/19

Your Account Summary

Previous Amount Due	\$7,309.00
Payment(s) Received Since Last Statement	-\$7,309.00
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$7,026.55
Total Amount Due	\$7,026.55

DO NOT PAY. Your account will be drafted on 09/19/19



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



More options for you.

Visit **tecoaccount.com** to view and pay your bill, manage your information and more, 24/7 from any device.

53100
4307

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:	\$7,026.55
Total amount due:	\$7,026.55
Payment Due By:	09/19/19

Amount Enclosed

\$

700250000973 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 09/19/19

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

700250000973 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 09/19/19

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

Basic Service Charge – A fixed monthly amount that covers the cost to provide service to your location.

Bright Choices™ – The number of leased light fixtures and/or poles and associated fees and charges.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

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

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference 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. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A 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 to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

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

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

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

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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

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

Share – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Sun Select™ – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go™ – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

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's important that you pay your bill before this date to avoid interruption of service.

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

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

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

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

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

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

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$33.89
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$62.58
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$115.37
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$26.48
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3361.20
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$913.69
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$631.84
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$713.36
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$79.37
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$54.33
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$61.73
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$63.62
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$53.02
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$183.48
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$387.24
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$285.35



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486
Statement Date: 08/30/19

Details of Charges – Service from 07/03/19 to 07/31/19

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	07/31/19	38,567		38,404		163 kWh	1	29 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						163 kWh @ \$0.05916/kWh \$9.64		
Fuel Charge						163 kWh @ \$0.03227/kWh \$5.26		
Florida Gross Receipt Tax						\$0.85		
Electric Service Cost						\$33.89		
Current Month's Electric Charges						\$33.89		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001738759

Statement Date: 08/30/19

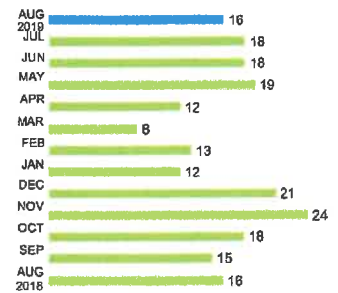
Details of Charges – Service from 07/03/19 to 07/31/19

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

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	07/31/19	65,561		65,092		469 kWh	1	29 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						469 kWh @ \$0.05916/kWh		
Fuel Charge						469 kWh @ \$0.03227/kWh		
Florida Gross Receipt Tax						\$1.56		
Electric Service Cost						\$62.58		
Current Month's Electric Charges						\$62.58		





ACCOUNT INVOICE

tampaelectric.com



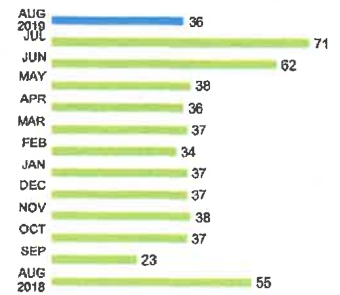
Account: 211001739070
Statement Date: 08/30/19

Details of Charges – Service from 07/03/19 to 07/31/19

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	07/31/19	26,452		25,420		1,032 kWh	1	29 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,032 kWh @ \$0.05916/kWh \$61.05		
Fuel Charge						1,032 kWh @ \$0.03227/kWh \$33.30		
Florida Gross Receipt Tax						\$2.88		
Electric Service Cost						\$115.37		
Current Month's Electric Charges						\$115.37		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739302

Statement Date: 08/30/19

Details of Charges – Service from 07/03/19 to 07/31/19

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	07/31/19	14,980		14,896		84 kWh	1	29 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						84 kWh @ \$0.05916/kWh \$4.97		
Fuel Charge						84 kWh @ \$0.03227/kWh \$2.71		
Florida Gross Receipt Tax						\$0.66		
Electric Service Cost						\$26.48		
Current Month's Electric Charges						\$26.48		



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567

Statement Date: 08/30/19

Details of Charges – Service from 07/02/19 to 07/31/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	9242 kWh @ \$0.02904/kWh	\$268.39
Fixture & Maintenance Charge	71 Fixtures	\$1084.85
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	9242 kWh @ \$0.03194/kWh	\$295.19
Florida Gross Receipt Tax		\$14.45
Lighting Charges		\$3,361.20

Current Month's Electric Charges

\$3,361.20

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864

Statement Date: 08/30/19

Details of Charges – Service from 07/02/19 to 07/31/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1204 kWh @ \$0.02904/kWh	\$34.96
Fixture & Maintenance Charge	28 Fixtures	\$168.63
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1204 kWh @ \$0.03194/kWh	\$38.46
Florida Gross Receipt Tax		\$1.88
Lighting Charges		\$913.69
Current Month's Electric Charges		\$913.69

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 08/30/19

Details of Charges – Service from 07/23/19 to 08/20/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1252 kWh @ \$0.02904/kWh	\$36.36
Fixture & Maintenance Charge	31 Fixtures	\$191.76
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1252 kWh @ \$0.03194/kWh	\$39.99
Florida Gross Receipt Tax		\$1.96
Lighting Charges		\$631.84

Current Month's Electric Charges **\$631.84**

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ACCOUNT INVOICE

tampaelectric.com



Received

SEP 09 2019

Account: 211015022604

Statement Date: 08/30/19



Details of Charges – Service from 07/23/19 to 08/20/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1289 kWh @ \$0.02904/kWh	\$37.43
Fixture & Maintenance Charge	35 Fixtures	\$224.29
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1289 kWh @ \$0.03194/kWh	\$41.17
Florida Gross Receipt Tax		\$2.02
Lighting Charges		\$713.36

Current Month's Electric Charges

\$713.36

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ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g+](#) [v](#) [in](#)

Account: 211014450103
Statement Date: 08/30/19

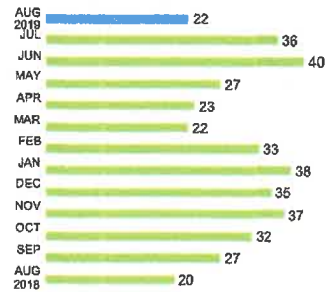
Details of Charges – Service from 07/03/19 to 07/31/19

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	07/31/19	65,291		64,643		648 kWh	1	29 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						648 kWh @ \$0.05916/kWh \$38.34		
Fuel Charge						648 kWh @ \$0.03227/kWh \$20.91		
Florida Gross Receipt Tax						\$1.98		
Electric Service Cost						\$79.37		
Current Month's Electric Charges						\$79.37		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376

Statement Date: 08/30/19



Details of Charges – Service from 07/03/19 to 08/01/19

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	08/01/19	58,173		57,792		381 kWh	1	30 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						381 kWh @ \$0.05916/kWh		
Fuel Charge						381 kWh @ \$0.03227/kWh		
Florida Gross Receipt Tax						\$1.36		
Electric Service Cost						\$54.33		
Current Month's Electric Charges						\$54.33		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640
Statement Date: 08/30/19

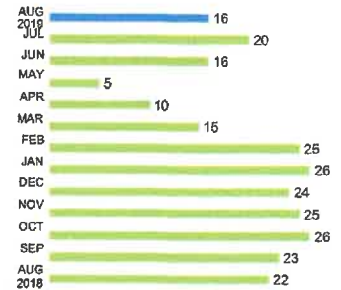
Details of Charges – Service from 07/04/19 to 08/01/19

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	08/01/19	63,146		62,686		460 kWh	1	29 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						460 kWh @ \$0.05916/kWh \$27.21		
Fuel Charge						460 kWh @ \$0.03227/kWh \$14.84		
Florida Gross Receipt Tax						\$1.54		
Electric Service Cost						\$61.73		
Current Month's Electric Charges						\$61.73		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450897
Statement Date: 08/30/19

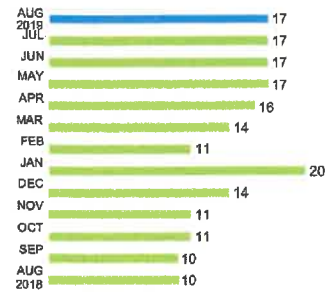
Details of Charges – Service from 07/03/19 to 07/31/19

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	07/31/19	32,482		32,002		480 kWh	1	29 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						480 kWh @ \$0.05916/kWh \$28.40		
Fuel Charge						480 kWh @ \$0.03227/kWh \$15.49		
Florida Gross Receipt Tax						\$1.59		
Electric Service Cost						\$63.62		
Current Month's Electric Charges						\$63.62		



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ACCOUNT INVOICE

tampaelectric.com



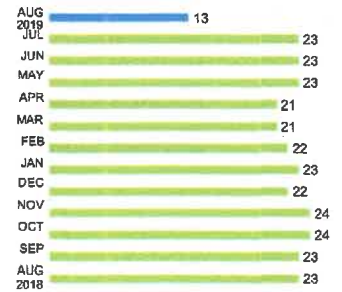
Account: 211014451127
Statement Date: 08/30/19

Details of Charges – Service from 07/03/19 to 07/31/19

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	07/31/19	5,457		5,090		367 kWh	1	29 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						367 kWh @ \$0.05916/kWh \$21.71		
Fuel Charge						367 kWh @ \$0.03227/kWh \$11.84		
Florida Gross Receipt Tax						\$1.33		
Electric Service Cost						\$53.02		
Current Month's Electric Charges						\$53.02		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317
Statement Date: 08/30/19

Details of Charges – Service from 07/23/19 to 08/20/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	363 kWh @ \$0.02904/kWh	\$10.54
Fixture & Maintenance Charge	9 Fixtures	\$55.75
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	363 kWh @ \$0.03194/kWh	\$11.59
Florida Gross Receipt Tax		\$0.57
Lighting Charges		\$183.48
Current Month's Electric Charges		\$183.48

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 08/30/19

Details of Charges – Service from 07/23/19 to 08/20/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	746 kWh @ \$0.02904/kWh	\$21.66
Fixture & Maintenance Charge	19 Fixtures	\$118.85
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	746 kWh @ \$0.03194/kWh	\$23.83
Florida Gross Receipt Tax		\$1.17
Lighting Charges		\$387.24

Current Month's Electric Charges **\$387.24**

00000036-0000391-Page 20 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 08/30/19

Details of Charges – Service from 07/23/19 to 08/20/19

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	588 kWh @ \$0.02904/kWh	\$17.08
Fixture & Maintenance Charge	14 Fixtures	\$85.19
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	588 kWh @ \$0.03194/kWh	\$18.78
Florida Gross Receipt Tax		\$0.92

Lighting Charges **\$285.35**

Current Month's Electric Charges **\$285.35**

Total Current Month's Charges **\$7,026.55**

00000036-0000392- Page 21 of 22

DISTRICT CHECK REQUEST FORM

Today's Date 9/4/19

District Name Parkway Center

Check Amount \$120

Payable: Gary Harrison

Mailing Address

Check Description Off duty patrol service.

Special Instructions

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

Approved Signature

DM	<u>612</u>
Fund	<u>57260 . 4904</u>
G/L	
Object Cd	
CK #	Date <u>9.4.19</u>

REVIEWEDdthomas 9/16/2019



Hillsborough County Sheriff's Office Invoice/Statement of Account

Off Duty Events (813) 247-8025 Email: OffDutyAccts@hcsso.tampa.fl.us

Remit To: Hillsborough County Sheriffs Office
PO Box 3371
Tampa FL 33601

Page: 1 OF 1
Statement Number: 37157
Account Number: 248562
Date: 08/31/2019

Billing Address: Parkway Center CDD
2005 PanAm Circle Suite 300
Tampa FL 33607

Received

SEP 09 2019

Deputy Name	Service Number	Pay Itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance
Wynn Shawn J	294419	001	08/03/2019	MileageFees 49.00 @0.25/hr		12.25			12.25
Wynn Shawn J	294419	002	08/03/2019	AdminFees 4.00 @4.00/hr		16.00			16.00
Holley Britton A	294420	001	08/06/2019	AdminFees 4.00 @4.00/hr		16.00			16.00
Scobie William J, III	294871	001	08/10/2019	MileageFees 22.00 @0.25/hr		5.50			5.50
Scobie William J, III	294871	002	08/10/2019	AdminFees 4.00 @4.00/hr		16.00			16.00
Harrison Gary E, JR	295318	001	08/15/2019	MileageFees 38.00 @0.25/hr		9.50			9.50
Harrison Gary E, JR	295318	002	08/15/2019	AdminFees 4.00 @4.00/hr		16.00			16.00
Wynn Shawn J	295321	001	08/16/2019	MileageFees 45.00 @0.25/hr		11.25			11.25
Wynn Shawn J	295321	002	08/16/2019	AdminFees 4.00 @4.00/hr		16.00			16.00
Wynn Shawn J	295322	001	08/17/2019	MileageFees 48.60 @0.25/hr		12.15			12.15
Wynn Shawn J	295322	002	08/17/2019	AdminFees 4.00 @4.00/hr		16.00			16.00
Scobie William J, III	295760	001	08/20/2019	MileageFees 19.00 @0.25/hr		4.75			4.75
Scobie William J, III	295760	002	08/20/2019	AdminFees 4.00 @4.00/hr		16.00			16.00
Harrison Gary E, JR	295761	001	08/22/2019	MileageFees 28.20 @0.25/hr		7.05			7.05
Harrison Gary E, JR	295761	002	08/22/2019	AdminFees 4.00 @4.00/hr		16.00			16.00
Scobie William J, III	296081	001	08/23/2019	MileageFees 14.30 @0.25/hr		3.58			3.58
Scobie William J, III	296081	002	08/23/2019	AdminFees 3.00 @4.00/hr		12.00			12.00
Scobie William J, III	296082	001	08/24/2019	MileageFees 18.10 @0.25/hr		4.53			4.53
Scobie William J, III	296082	002	08/24/2019	AdminFees 3.00 @4.00/hr		12.00			12.00
Harrison Gary E, JR	296388	001	08/27/2019	MileageFees 33.00 @0.25/hr		8.25			8.25
Harrison Gary E, JR	296388	002	08/27/2019	AdminFees 4.00 @4.00/hr		16.00			16.00

57200.4904
9.12.19
62

TOTAL CURRENT BALANCE DUE 246.81

ACCOUNT SUMMARY

Previous Balance	
New Service	246.81
Payments Received - Thank You	
Adjustments	
Current Balance Due	246.81

Current	31 - 60	61 - 90	91 - 120	121 - 150	151 - 180	Over 180
246.81						

REVIEWED dthomas 9/16/2019

PARKWAY CENTER CDD

MEETING DATE: September 25, 2019

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

DMS Staff Signature



DF092519

51100
1101

REVIEWEDdthomas 9/27/2019

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



Invoice

BILL TO

Parkway Center CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
857	09/19/2019	\$1,700.00	10/03/2019	Net 14	

DESCRIPTION	AMOUNT
Website Accessibility & Compliance, Compliance Shield, Accessibility Policy, Technological Auditing	1,700.00

BALANCE DUE

\$1,700.00

REVIEWED by Thomas 9/24/2019



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/3/2019	145771

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 #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 8-1-2019			
Irrigation parts	1	54.33	54.33
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Located and replace 2 faulty solenoids.			
Controller F - Sanctuary at Castle Creek		Total	\$94.33
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/2/2019	Balance Due
			\$0.00
			\$94.33

REVIEWEDdthomas 9/16/2019



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/13/2019	145927

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 #
60384

Work Order #

PO / PA #
83762

Description	Qty	Rate	Amount
Replace dead Ribbon palm tree at island at Castle Creek. Remove one dead palm.			
Ribbon Palm	1	1,464.75	1,464.75
Palm removal	1	343.75	343.75
Tree Staking	1	87.50	87.50
Shipping	1	150.00	150.00
<div>53900 - 4103 9.9.19 GR</div>			
Total			\$2,046.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/12/2019	Balance Due
			\$2,046.00

REVIEWEDdthomas 9/16/2019



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/27/2019	146348

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 #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 8-23-2019			
Irrigation parts	1	7.32	7.32
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Repaired decoder module alarm that was preventing zones from working.			
<p>53900-4612 9.5.19 GR</p>			

Controller J - Lift station and Harvest Glen		Total	\$47.32
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/26/2019	Balance Due

REVIEWEDdthomas 9/16/2019

Irrigation Service/Proposal Request

Property: <u>Parkway Center CDD</u>	DATE <u>8/23/19</u>
Location <u>Controller J Lift Station & Harvest Glen Entrance</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

Decoder Module Alarm on controller (No zones working)
- isolated wire paths & found issue on zone 2
- re-programmed & re-wired decoder & solenoid

Materials needed:

<u>2 - DBR/Y</u>	<u>(2.40)</u>	<u>4.80</u>
<u>2 - King Blue</u>	<u>(1.26)</u>	<u>2.52</u>

Foreman: <u>Tom</u>	Special Tools Needed:
Manager	<u>materials 7.32</u>
Date Completed <u>8/23/19</u>	<u>Labor 60.00 40.00</u>
Total Man Hours <u>1.0 hrs</u>	<u>Total 67.32 47.32</u>
Inspected by	
Date	

IMP Landscape
Maintenance
Professionals, Inc.SM
PO Box 267
Seffner, FL 33583
813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/27/2019	146349

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

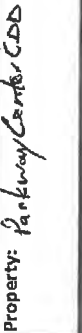
Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 8-21-2019			
Controller C			
Irrigation parts	1	100.97	100.97
Labor: 2 men @ \$ 80.00 per hour	2.5	40.00	100.00
Controller E			
Irrigation parts	1	3.64	3.64
Labor: 2 men @ \$ 80.00 per hour	0.75	40.00	30.00
Controller I			
Irrigation parts	1	208.22	208.22
Labor: 2 men @ \$ 80.00 per hour	2	40.00	80.00
<p>53900.4612 9.5.19 GK</p>			
Total			\$522.83
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/26/2019	Balance Due

REVIEWEDdthomas 9/16/2019



Property: *Parkway Center CDD*

Date	8/21/17
Technician	John
Arrive/ Depart	8:05

112:00

--	--	--

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

Clock Type/#		Rainbird ESP Me / Controller C		Confirm Time/Date		Time/Date Adjust		Start		Technician Use Only (Use Standard Invoice forms for additional charges)						
Battery Date	Battery Replaced	Y	N	Pgm A	1	Sun	Mon	Tue	Wed	Thu	Fri	Sat				
Rain Sensor	OK	bad														
1	R	120														
2	RD	120														
3	RD	120														
4	RD	120														
5	R	120														
6	RD	120														
7	RD	120														
8	S	115														
9	S	115														
10	S	115														
11	S	115														
12	S	125														
13	S	115														
14	S	115														
15	S	110														
16	S	110														
17	S	110														
18	S	110														
19	S	120														
20	S	105														
21	B	115														
22																
23																
24																
Second Adjust %				100%	100%	100%	100%									
Run Time				4:00	1:15	1:05	1:15									
Notes:				1. Motor (leaking) 2. OK 3. OK 4. 1 motor (unable to adjust), raise 1 5. 1 motor (not popping up), raise 1 6. replaced 1/4" section of drip (Robert change) 7. OK 8. OK 9. OK 10. OK 11. OK 12. DNK, rewired solenoid, located & spliced damaged wire 13. OK 14. OK 15. 1 sprayhead (leaking) 16. OK 17. OK 18. OK 19. OK 20. OK 21. OK												
Total Materials				\$	100.97											
Total Labor				\$	100.00											
Grand Total				\$	200.97											
Bill To:																



Landscape
Maintenance
Professionals Inc.

Property: Parkway Center CDD

Date

8/26/19

Technician

Arrive/ Depart

11:00

1:00

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

Clock Type/ #	Battery Date	Confirm Time/ Date	Battery Replaced	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery						Pgm A 1				12:00pm			12:00pm
Rain Sensor						2							
Notes:													
						Pgm B 1							
						2							
						Pgm C 1							
						2							
						Pgm D 1				4:00pm			4:00pm
						2							

Programs													
Zone #	Type	A	B	C	D	Zone Information							
57	A	D				ok							
60	X	S				ok							
61	A	S				ok							
62	X	S				ok							
63	A	S				ok							
64	X	S				ok							
65	X	S				ok							
66	X	S				ok							
67	X	S				ok							
68	X	S				ok							
69	X	S				ok							
70	X	S				ok							
71	X	S				ok							
72	X	S				ok							
73	X	S				ok							
74	X	S				ok							
75	X	S				ok							
76	X	S				ok							
77	X	S				ok							
78	X	S				ok							
Total Labor Charges \$30.00													
Total Materials \$3.64													
Total Labor \$30.00													
Grand Total \$33.64													

Bill To:

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



Landscaping
Maintenance
Professionals, Inc.

Property: Parkway Center CDD

Date

8/26/19

Technician

Arrive/ Depart

1:00 / 1:00

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

Clock Type/ #	Confirm Time/ Date	Battery Replaced	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date					Pgm A 1				X			X
Rain Sensor					12:00pm/12:00/2:40P Pgm B 1							
					7:30Am 2				X			X
					Pgm C 1							
					12:00Am 2			X			X	
					Pgm D 1				6:00Am 7:00Am			6:00Am 7:00Am
					Pgm E 2							

Notes: * Controller issues. Needs replaced
- cannot run manually or on auto
- cannot toggle for run times
- missing advanced features, total run times

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

Bill To:

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

NA see proposal

Page 1 of 2

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

Clock Type/ #	Confirm Time/ Date	Battery Replaced	Y	N	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date								Pgm A 1							
Rain Sensor	(ok)	bad						12:00pm/12:45pm				X			X
Notes: 2 zones 10 & 20 not working (decoder issues)															
								Pgm B 1				X			
								7:00pm/9:30pm				X			X
								Pgm C 1							
								2							
								Pgm D 1							
								12:00pm 2			X			X	

Programs						Zone Information						Technician Use Only (Use Standard Invoice forms for additional charges)					
Zone #	Type	A	B	C	D							Labor		Hrs	Rate	Amount	
1	R	125				ok						Supervisor:		2	40-	80-	
2	S	110				Charged 4" to 6" sprayhead						Technician:					
3	S	110				ok											
4	S	110				ok											
5	S	110				changed 4" to 6" 2 nozzles						Total Labor Charges		\$80-			
6	S	110				ok						Materials		QTY	Unit	Extended	
7	S	110				ok						PROSOG		2	11.55	23.10	
8	S	110				ok						12H HUN		4	1.82	7.28	
9	S	110				ok						16D-100		1	168.00	168.00	
10	R/D					ok						DIBR/Y		2	2.40	4.80	
11	D					135 Alarm DNA - located valve replaced had decoder (not warranted)						King Blue		4	1.26	5.04	
12	D					135 ok											
13	A					135 ok											
14	R/S/125					ok											
15	D					135 ok											
16	R/D/125					ok											
17	S	110				ok											
18	R	135				ok											
19	B					110 ok											
20	S	120				Alarm DNA - located valve replaced decoder decoder (warranty)											
21	S	120				ok											
22	D					135 ok											
23	S					ok											
24	D					135 ok											
Sensor Adjust %		100%	100%	100%	100%							Total Materials		\$	208.22		
												Total Labor		\$	10.00		
												Grand Total		\$	218.22		

Bill To: [blank]

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



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/31/2019	146511

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 #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 8-26-2019			
Controller J	1	15.02	15.02
Irrigation parts	0.5	40.00	20.00
Labor: 1 man @ \$ 40.00 per hour			
53900.4612 9.5.19 GR			
Total			\$35.02
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/30/2019	Balance Due

REVIEWEDdthomas 9/16/2019



Landscape
Maintenance
Professionals Inc.

Property: Parkway Center CDD

Date	8/26/19
Technician	Town
Arrive/ Depart	1:30 / 2:50

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

Clock Type/ #	Hunter Acc/ Controller				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	Time/Date Adjust	Y	N	Pgm A	1			X			X
Rain Sensor	bad	Battery Replaced	Y	N	12A-1:30/3:00							

Notes:

					Pgm B	1			X			X
					8:00am/10:00am	2						
					Pgm D	1			X			X
					7:00am	2						
					Pgm E	1			X			X

Zone #		Type	Programs			Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)			
		A	B	D	E			Labor	Hrs	Rate	Amount
1		1:0				broken spreader					
2		1:0				ok			30 min	40-	20-
3			1:30			ok					
4		1:0				ok					
5		1:0				ok					
6		1:30				2 cut drip lines					
7		1:0				ok		PROSOC	1	11.55	11.55
8		1:0				ok		12444444	1	1.82	1.82
9		1:10				ok		TL Comp	3	0.55	1.65
10		1:0				ok					
11		1:30				cut drip line					
12		1:05				ok (increased run time to 10 min)					
13		1:05				ok					
14			1:10			ok					
15					1:15	ok					
16											
17											
18											
19											
20											
21											
22											
23											
24											
Subtotal Adjunct %								Total Materials	\$	15.02	
								Total Labor	\$	20.00	
								Grand Total	\$	35.02	

Run Time	1:25	1:30	1:10	1:15	Bill To:
----------	------	------	------	------	----------

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



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/17/2019	146754

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 #
61696

Work Order #

PO / PA #

Description	Qty	Rate	Amount
ACC99D Hunter ACC 2-wire controller in metal cabinet	1	2,250.00	2,250.00
AG24013 Intermatic surge arrestor	1	115.00	115.00
4 in. x 4 in. x 8 ft. pressure treated post	1	12.00	12.00
Labor: 1 man @ \$ 40.00 per hour	3	40.00	120.00
Replace faulty Hunter 2-wire controller and install on new wooden post. Install surge arrestor for controller.			
33900 4612 CR			

Controller H - Summerwood entrance.		Total	\$2,497.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/17/2019	Balance Due

REVIEWEDdthomas 9/24/2019



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	8/30/2019
Estimate #	61696
LMP REPRESENTATIVE	
BD	
PO #	
Work Order #	

Controller H - Summerwood entrance.

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	ACC99D Hunter ACC 2-wire controller in metal cabinet	1	2,250.00	2,250.00
Irrigation Relat...	AG24013 Intermatic surge arrestor	1	115.00	115.00
Irrigation Relat...	4 in. x 4 in. x 8 ft. pressure treated post	1	12.00	12.00
Irrigation Labor	Labor: 1 man @ \$ 40.00 per hour	3	40.00	120.00
	Replace faulty Hunter 2-wire controller and install on new wooden post. Install surge arrestor for controller.			

TERMS AND CONDITIONS:

TOTAL	\$2,497.00
--------------	-------------------

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

DATE

Irrigation Service/Proposal Request

Property: Parkway Center CDD

DATE 8/26/19

Location Controller H Summerwood Entrance

Emergency? ☐

Work Ordered By: _____

Field Contact if any: _____

Phone _____

FSR/PROPOSAL # 61696

Description of Work to be performed:

Replace controller, install surge arrestor. Replace 4x4 post

- controller not working manually or automatically

- cannot toggle for run times & total run times for all programs 5 @ min

Materials needed:

1 - Hunter ALC

1 - AG24013 115.00

1 - 4x4x8 post

Foreman: Tom

Manager David

Date Completed 9/14/19

Total Man Hours 3 hrs

Inspected by _____

Date _____

Special Tools Needed:

Materials

Labor 120.00

Total



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/20/2019	146791

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 #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 9-17-2019			
Controller A	1	3.20	3.20
Irrigation parts	0.5	40.00	20.00
Labor: 1 man @ \$ 40.00 per hour			
Controller H	1	212.76	212.76
Irrigation parts	3	40.00	120.00
Labor: 1 man @ \$ 40.00 per hour			
<div>53900-4612</div> <div>9.24.19</div> <div>612</div>			
Total			\$355.96
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/20/2019	Balance Due

REVIEWEDdthomas 9/24/2019



Property: Parkway Center

Date: 9/17/19

Technician: TSM

Arrive/Depart: 1:20 / 2:40

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

Clock Type/ #	Battery Date	Confirm Time/ Date	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Rain Sensor	OK	bad	Y	Y	N	Pgm A 1				X			X
						7:00pm 2							
						Pgm B 1				X			X
						11:00Am 2							
						Pgm C 1				X			X
						8:00Am 2							
						Pgm D 1							
						2							

Notes:

Zone #	Type	A	B	C	D	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)		
								Labor		
								Hrs	Rate	Amount
1	S					OK				
2	S	:20					* replaced damaged section of flex pipe on 12" spray	30 min	40-	20-
3	S	:20				OK				
4	S	:40				OK				
5	S	:10				OK				
6	A	:20				OK				
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										
Total Materials									\$ 3.20	
Total Labor									\$ 20.00	
Grand Total									\$ 23.20	

Bill To:

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

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

Clock Type/ #	Time/Date	Confirm Time/ Date	Battery Replaced	Y	N	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date									Pgm A 1				X			X
Rein Sensor			bad						Pgm B 2							
Notes:																
									Pgm C 1				X			X
									Pgm D 2							

Zone #		Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
1	2	A	B	C	D									
1	S	1:30				ok								
2	S	1:10				ok								
3	S	1:20				ok								
4	S			1:10		ok								
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														
21														
22														
23														
24														
Season Adjust %		100%			100%									
Total Materials										\$				
Total Labor										\$				
Grand Total										\$				



Landscaping
Maintenance
Professionals, Inc.

Property: Parkway Center CDD

Date: 9/17/19
Technician: [Signature]
Arrive/ Depart: 7:45 1:15

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

Clock Type/ #	Confirm Time/ Date	Time/Date Adjust	Y	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date				Pgm A 1							
Rain Sensor	bad			12/2/2014:302				X			X
				Pgm B 1							
				6:00pm 2				X			X
				Pgm C 1							
				12:00pm 2			X			X	
				6:00pm Pgm D 1		X					X
				7:00pm Pgm E 2		X		X			X

Notes:

Technician Use Only (Use Standard Invoice forms for additional charges)											
Zone Information											
Zone #	Type	A	B	C	D	E	Labor				
							Supervisor:	Hrs	Rate	Amount	
1	S	1:10	1:20					3	40-	120-	
2	S	1:10	1:20				Technician:				
3	D			1:20							
4	D			1:20							
5	S	1:10	1:20								
6	S	1:10	1:20								
7	S	1:10	1:20								
8	S	1:10	1:20								
9	D			1:40							
10	S	1:10	1:20								
11	D			1:40							
12	S	1:10	1:20								
13	S	1:10	1:20								
14	S	1:10	1:20								
15	D			1:40							
16											
17	S	1:10	1:20								
18	S	1:10	1:20								
19	S	1:10	1:20								
20	S	1:10	1:20								
21	B			1:15							
22	B			1:15							
23											
24											
Total Materials										\$ 188.56	212.75
Total Labor										\$ 120.00	
Grand Total										\$ 308.56	332.75

Bill To:

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



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/20/2019	146792

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 #

Work Order #

PO / PA #

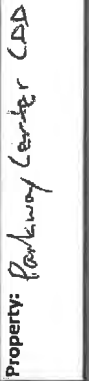
Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 9-18-2019			
Controller C			
Irrigation parts	1	134.31	134.31
Labor: 1 man @ \$ 40.00 per hour	1.5	40.00	60.00
Controller F			
Irrigation parts	1	30.18	30.18
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
<div style="text-align: right;"> 53900 412 9.24.19 GR </div>			
Total			\$244.49
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/20/2019	Balance Due

REVIEWEDdthomas 9/24/2019



Date	9/18/19
Technician	Tom
Arrive/Depart	7:30

[illegible]



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

Clock Type/#	Rainbird ESP-ME3/Controller F/Sanctuary & Castle				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/Date	Y	Time/Date Adjust	Y	Pgm A	1						
Rain Sensor	OK	bad	Battery Replaced	Y	Pgm B	1						
					12:00pm	2			X			X
					7:45am	2			X			
					7:30am	2			X			X
					Pgm D	1						
						2						

Technician Use Only (Use Standard Invoice forms for additional charges)												
Zone #	Type	A	B	C	D	Zone Information			Labor	Hrs	Rate	Amount
1	R/S	30				1 rotor (looking) fiddled for pip				30 min	40-	20-
2	S	15				ok						
3	S	15				ok						
4	S	20				ok						
5	R	40				ok						
6	S	15				ok						
7	S	20				ok						
8	S	15				nozzle						
9	B		15			ok						
10	S			10.5		ok						
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
Supervisor: Technician: Total Labor Charges \$ 20- Total Materials Total Labor Grand Total												

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information	
Source Adjust %	100% 100%
Run Time	2:50:15:05

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 9/30/2019
(In Whole Numbers)

[illegible]

Parkway Center Community Development District

Combining Balance Sheet

As of 9/30/2019
(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 2018-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Due To Debt Service Fund	0	0	0	0	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0	0	0	0	0
Accrued Expenses Payable	57	0	0	0	0	0	0	0	0	0	57
Short Term Loan Payable	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
Refunding Bonds - 2008	0	0	0	0	0	0	0	0	0	1,520,000	1,520,000
Refunding Bonds 2018-1	0	0	0	0	0	0	0	0	0	4,215,000	4,215,000
Refunding Bonds 2018-2	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
Total Liabilities	7,052	0	0	0	0	0	0	0	0	10,420,000	10,427,052
Fund Equity & Other Credits											
Fund Balance-All Other Reserves	0	1,714,423	133,957	0	0	892	3	(102,053)	0	0	1,747,222
Fund Balance-Unreserved	53,004	0	0	0	0	0	0	0	0	0	53,004
Investment In General Fixed Assets	0	0	0	0	0	0	0	0	4,962,515	0	4,962,515
Other	(24,139)	(1,714,423)	6,247	405,890	251,490	(892)	0	2,947,589	0	0	1,871,763
Total Fund Equity & Other Credits	28,864	0	140,204	405,890	251,490	0	3	2,845,536	4,962,515	0	8,634,504
Total Liabilities & Fund Equity	35,916	0	140,204	405,890	251,490	0	3	2,845,536	4,962,515	10,420,000	19,061,556

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 9/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	540,847	553,843	12,996	2 %
Interest Earnings				
Interest Earnings	50	17	(33)	(66)%
Contributions & Donations From Private Sources				
Developer Contributions	0	36,800	36,800	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	894	894	0 %
Undesignated Reserves	9,212	0	(9,212)	(100)%
Total Revenues	550,109	591,555	41,446	8 %
Expenditures				
Legislative				
Supervisor Fees	10,000	10,600	(600)	(6)%
Financial & Administrative				
District Manager	28,840	28,840	0	0 %
Recording Secretary	4,000	5,543	(1,543)	(39)%
District Engineer	6,000	4,563	1,437	24 %
Disclosure Report	1,000	1,000	0	0 %
Trustees Fees	8,500	7,798	702	8 %
Accounting Services	28,677	28,877	(200)	(1)%
Auditing Services	7,900	8,000	(100)	(1)%
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	600	3,129	(2,529)	(422)%
Public Officials Insurance	3,025	3,463	(438)	(14)%
Legal Advertising	1,100	5,471	(4,371)	(397)%
Bank Fees	186	713	(527)	(284)%
Dues, Licenses & Fees	200	6,948	(6,748)	(3,374)%
Miscellaneous Fees	500	1,000	(500)	(100)%
Office Supplies	200	101	99	50 %
Technology Services	2,000	3,207	(1,207)	(60)%
Website Administration	1,000	5,650	(4,650)	(465)%
Interest Payments	0	840	(840)	0 %
Legal Counsel				
District Counsel	15,000	8,578	6,422	43 %
Electric Utility Services				
Street Lighting	91,000	90,109	891	1 %
Other Physical Environment				
Property & Casualty Insurance	11,000	7,290	3,710	34 %
Entry & Walls Maintenance	2,000	5,386	(3,386)	(169)%
Landscape Maintenance - Contract	215,834	215,006	828	0 %
Field Manager	27,707	27,707	(0)	(0)%
Irrigation Maintenance	2,000	19,369	(17,369)	(868)%
Plant Replacement Program	10,500	12,684	(2,184)	(21)%
Waterway Management Program - Contract	14,040	16,863	(2,823)	(20)%
Waterway Management Program - Other	5,000	34,494	(29,494)	(590)%
Waterway Management Program - Erosion Control	3,000	7,250	(4,250)	(142)%
Waterway Management Program - Aquatic Plantings	2,000	0	2,000	100 %
Capital Improvements	10,000	3,454	6,546	65 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	455	545	55 %
Pavement & Signage Repairs	2,500	550	1,950	78 %
Holiday Lighting	5,000	10,395	(5,395)	(108)%

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 9/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Parks & Recreation				
Miscellaneous Maintenance	3,000	2,835	165	6 %
Security Patrol	24,000	27,567	(3,567)	(15)%
Special Events	500	0	500	100 %
Total Expenditures	<u>550,109</u>	<u>615,733</u>	<u>(65,624)</u>	<u>(12)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	39	39	0 %
Total Other Financing Sources	<u>0</u>	<u>39</u>	<u>39</u>	<u>0 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(24,139)</u>	<u>(24,139)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	53,004	53,004	0 %
Fund Balance, End of Period	<u>0</u>	<u>28,864</u>	<u>28,864</u>	<u>0 %</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2004

From 10/1/2018 Through 9/30/2019

(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>8,207</u>	<u>8,207</u>	<u>0 %</u>
Total Revenues	<u>484,032</u>	<u>458,116</u>	<u>(25,916)</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>(1,030,108)</u>	<u>(1,030,108)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>3,505,275</u>	<u>3,505,275</u>	<u>0 %</u>
Excess of Revenuess Over(Under) Expenditures	<u>0</u>	<u>(1,714,423)</u>	<u>(1,714,423)</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>0</u></u>	<u><u>0</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 9/30/2019

(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	177,001	4,073	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3,459</u>	<u>3,459</u>	<u>0 %</u>
Total Revenues	<u>172,928</u>	<u>180,460</u>	<u>7,532</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	77,928	79,213	(1,285)	(2)%
Principal Payments	<u>95,000</u>	<u>95,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>172,928</u>	<u>174,213</u>	<u>(1,285)</u>	<u>(1)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>6,247</u>	<u>6,247</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>140,204</u></u>	<u><u>140,204</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 9/30/2019

(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	0	9,039	9,039	0 %
Interest Earnings				
Interest Earnings	0	711	711	0 %
Total Revenues	0	9,751	9,751	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	68,445	(68,445)	0 %
Principal Payments	0	185,000	(185,000)	0 %
Total Expenditures	0	253,445	(253,445)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1,032,082	1,032,082	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	649,585	649,585	0 %
Excess of Revenues Over(Under) Expenditures	0	405,890	405,890	0 %
Fund Balance, End of Period	0	405,890	405,890	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

203 - Debt Service Fund - Series 2018-2

From 10/1/2018 Through 9/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	600	600	0 %
Total Revenues	0	600	600	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	80,309	(80,309)	0 %
Total Expenditures	0	80,309	(80,309)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	2,177	2,177	0 %
Debt Proceeds				
Bond Proceeds	0	329,023	329,023	0 %
Total Other Financing Sources	0	331,200	331,200	0 %
Excess of Revenues Over(Under) Expenditures	0	251,490	251,490	0 %
Fund Balance, End of Period	0	251,490	251,490	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2018 Through 9/30/2019

(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	(895)	(895)	0 %
Total Other Financing Sources	0	(895)	(895)	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 9/30/2019

(In Whole Numbers)

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

Parkway Center Community Development District

Statement of Revenues and Expenditures

302 - Capital Projects Fund - Series 2018-1

From 10/1/2018 Through 9/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0 %
Total Revenues	0	4	4	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 %
Interfund Transfer				
Interfund Transfer	0	(2,013)	(2,013)	0 %
Total Other Financing Sources	0	147,417	147,417	0 %
Excess of Revenueess Over(Under) Expenditures	0	0	0	0 %
Fund Balance, End of Period	0	0	0	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects Fund - Series 2018-2

From 10/1/2018 Through 9/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6,961	6,961	0 %
Total Revenues	0	6,961	6,961	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	1,159,368	(1,159,368)	0 %
Total Expenditures	0	1,318,668	(1,318,668)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	4,261,472	4,261,472	0 %
Interfund Transfer				
Interfund Transfer	0	(2,177)	(2,177)	0 %
Total Other Financing Sources	0	4,259,295	4,259,295	0 %
Excess of Revenue Over(Under) Expenditures	0	2,947,589	2,947,589	0 %
Fund Balance, Beginning of Period	0	(102,053)	(102,053)	0 %
Fund Balance, End of Period	0	2,845,536	2,845,536	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2018 Through 9/30/2019

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period				
Investment In General Fixed Assets				
	<u>0</u>	<u>4,962,515</u>	<u>4,962,515</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>4,962,515</u>	<u>4,962,515</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>4,962,515</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: 09/30/19
Reconciliation Date: 9/30/2019
Status: Locked

Bank Balance	23,701.03
Less Outstanding Checks/Vouchers	0.00
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	23,701.03
Balance Per Books	<u>23,701.03</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: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4805	8/27/2019	System Generated Check/Voucher	225.00	Cardno, Inc.
4806	8/27/2019	System Generated Check/Voucher	120.00	Gary Harrison
4807	8/27/2019	System Generated Check/Voucher	360.00	Shawn Wynn
4808	8/27/2019	System Generated Check/Voucher	2,733.60	Times Publishing Company
4809	8/27/2019	System Generated Check/Voucher	120.00	William J. Scobie, III
4810	9/1/2019	System Generated Check/Voucher	150.00	Burr & Forman LLP
4811	9/1/2019	System Generated Check/Voucher	17,974.28	Landscape Maintenance Professionals, Inc
4812	9/1/2019	System Generated Check/Voucher	7,780.54	Meritus Districts
4813	9/1/2019	System Generated Check/Voucher	1,570.00	Remson Aquatics, LLC
4814	9/1/2019	System Generated Check/Voucher	180.00	William J. Scobie, III
4815	9/5/2019	System Generated Check/Voucher	200.00	Daniel Fleary
4816	9/5/2019	System Generated Check/Voucher	120.00	Gary Harrison
4817	9/5/2019	System Generated Check/Voucher	200.00	Koko L. Miller
4818	9/5/2019	System Generated Check/Voucher	200.00	Lawrence Thomas Hollis
4819	9/5/2019	System Generated Check/Voucher	200.00	Suzanne DeCopain
4820	9/5/2019	System Generated Check/Voucher	200.00	Jo Ann Ward
CD090	9/5/2019	Verizon Payment	190.80	Verizon Wireless
CD090-2	9/11/2019	Bank Fee	54.52	
4821	9/12/2019	System Generated Check/Voucher	1,478.00	Aquatic Systems, Inc.
4822	9/12/2019	System Generated Check/Voucher	2,745.50	Landscape Maintenance Professionals, Inc
4823	9/12/2019	System Generated Check/Voucher	1,109.48	TECO
4824	9/19/2019	System Generated Check/Voucher	246.61	Hillsborough County Sheriffs Office
4825	9/19/2019	System Generated Check/Voucher	1,460.00	Stantec Consulting Services Inc. (SCSI)
4826	9/19/2019	System Generated Check/Voucher	444.35	TECO
311000070319 090519	9/23/2019	paid by ACH service 07/23/19 - 08/20/19	7,026.55	TECO
Cleared Checks/Vouchers			47,089.23	

Action Item Template

Date	October 1, 2019
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Amenity Center	GR	5/1/18	Nov		open	Waiting on permit. Construction bid packages are ready
2	Security Patrols	GR	4/1/19	Oct		done	On going
4	Pond Work	TS	3/1/19	Dec		open	Proposal from Aquatic vendor for bank stabilization/fish supplementation.
5	Landscape	GR	8/1/19	Sept		open	LMP has completed the landscape enhancement project
6	Aquatics	GR	8/1/19	Dec		done	TS is working with vendor for ponds 1and 2 plantings.
7	Remove dead trees along Still River and Still Creek	GR	August	Nov		Open	
8	ADA ramps on sidewalks	TS	Sept			Open	TS will contact the county
9	Willow Beach monument	GR	Sept			Open	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 10/15/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	22	-3	Debris in a few ponds
INVASIVE MATERIAL (FLOATING)	20	15	-5	Alligator weed/torpedo grass
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	Observed algae in 4 ponds
FOUNTAINS/AERATORS	20	20	0	working
DESIRABLE PLANTS	15	15	0	Good

AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	N/A
CLUBHOUSE EXTERIOR	3	3	0	N/A
POOL WATER	10	10	0	N/A
POOL TILES	10	10	0	N/A
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	N/A
FIRST AID/SAFETY ITEMS	10	10	0	N/A
SIGNAGE (rules, pool, playground)	5	5	0	N/A
PLAYGROUND EQUIPMENT	5	5	0	N/A
RECREATIONAL FACILITIES	7	7	0	N/A
RESTROOMS	6	6	0	N/A
HARDSCAPE	10	10	0	N/A
ACCESS & MONITORING SYSTEM	3	3	0	N/A
IT/PHONE SYSTEM	3	3	0	N/A
TRASH RECEPTACLES	3	3	0	N/A
FOUNTAINS	8	8	0	N/A

MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	OK
PAINTING	25	20	-5	Will be painted before Halloween
CLEANLINESS	25	25	0	Signs were recently pressure washed.
GENERAL CONDITION	25	25	0	Look Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 10/15/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Landscape enhancements have been completed.
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	30	0	Good
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	30	0	County
SPECIALTY MONUMENTS	15	15	0	OK
STREETS	25	20	-5	still some pot holes.
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	20	-10	Waiting on warranty light fixtures from distributor.
AMENITY CENTER LIGHTING	15	15	0	N/A
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	669	-31	96%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 10/15/19

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Some Dollar weed
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	4	-1	A few beds need detailing
PLANT INSECT/DISEASE CONTROL	5	3	-2	Mites on Fakahatchee
PRUNING	10	9	-1	LMP has started trimming the Fakahatch
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	4	-1	Bed detailing

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Fair
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	92	-8	92%
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Contractor Signature: _____

Manager's Signature: Gene Roberts 10/15/2019

Parkway Center October



The landscape at the entrance monuments is looking good. The Muhly grass is beginning to bloom adding additional color.



The entrance to the Sanctuary looks good.



The annual's bed at the Hamlet needs to be weeded and juniper treated for mites.



The turf along Still Creek is in good condition.



The landscape enhancements at the Amberly entrance looks good.



There are nine dead pine/palm trees that are scheduled to be removed.



The recently planted Blue plumbago planted at Harvest Glen entrance continues to struggle. If no improvement in thirty days LNP will replace.



Some of the Fakahatchee plants along Falkenburg has some mite damage.



The landscape at the Belmont entrance looks decent, the Agapanthus are still struggling.



LMP has started trimming the Fakahatchee grass.



The landscape enhancement project at Summerwood is almost complete, some walk through items need to be completed.



The landscape in the round-a-bout on Blue Beech is looking good.

Parkway Center Ponds October



Pond 13 looks good.



Pond 12 has no issues.



Pond 14 looks better; very little water lettuce was observed.



Pond 11 is in good condition.



Pond 9 needs to be treated for Alligator weed and algae.



Pond 8 has a little algae.



Pond 6 has torpedo grass and algae around the perimeter.



Pond 1 has algae and debris from the construction contractor discharging the storm drains into it.



Pond 2 also had water from the storm drains discharged into it.



Pond 3 is in good condition.



The cattails in pond 4 are dying.



The water level is low in pond 5.