

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 22, 2020**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

WEDNESDAY, APRIL 22, 2020

6:30 p.m.

Call In Number: 1-866-906-9330

Access Code: 4863181

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

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

The 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) 873-7300 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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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, April 22, 2020 at 6:30 p.m. via conference call at the information listed below:**

Call In Number: 1-866-906-9330

Access Code: 4863181#

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 4. BUSINESS ITEMS**
 - A. Acceptance of Ratification of Windward Construction Contact
 - B. Discussion on Taylor Morrison Response to District Letter
 - C. Discussion on Construction Update Tab 01
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes February 26, 2020 Tab 02
 - B. Consideration of Operations and Maintenance Expenditures February 2020 Tab 03
 - C. Review of Financial Statements Month Ending February 29, 2020 Tab 04
- 6. MANAGEMENT REPORTS**
 - A. District Manager Tab 05
 - i. Community Inspection Reports
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. CHAIRMAN CLOSING COMMENTS**
- 10. 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) 873-7300.

Sincerely,
Brian Howell
District Manager

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors

From: Brian Howell

Date: 4/14/2020

RE: Memo

Construction:

- The silt fencing and tree barricades are up and it passed inspection. We are now just waiting on the final greenlight to begin clearing which should be granted within the next 7-10 days.
- A sign with the project details has been installed on the parcel as well.
- As construction begins and moves forward, we will have a schedule that will be updated periodically so we can track progress.
- Over the summer months we will select our finishes, pool furniture etc.
- A copy of the executed contract for construction was emailed separately to the board.

Other District Business:

Counsel will send out an update via email in regards to our punch list to Taylor Morrison

Please see staff reports regarding landscape, ponds etc.

Reminder that next month is our budget meeting. We will monitor the virus situation for potentially holding the meeting in person or conducting by phone.

Stay safe out there and I look forward to talking with you at our meeting.

Brian Howell

District Manager

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

February 26, 2020 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, February 26, 2020 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. PLEDGE OF ALLEGIANCE

Brian Howell led the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, February 26, 2020 at 6:33 p.m.**

Board Members Present and Constituting a Quorum:

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

via conference call

Staff Members Present:

Brian Howell	District Manager, Meritus
Brian Lamb	District Manager, Meritus
Scott Steady	District Counsel, Burr & Foreman

There were two representatives from Taylor Morrison present.

There was one resident audience member present.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

Business Item B was moved up in the agenda so the Board could go ahead and discuss it with the representatives from Taylor Morrison who were present.

4. BUSINESS ITEMS

B. Discussion on Taylor Morrison Letter

The representatives from Taylor Morrison provided an update on the project. Development is finished, and construction continues. They stated that they are happy to work with the Board. The concern is timing. They wanted to come back in a few months and touch base again and see how things are progressing. Mr. Steady said that they laid out certain issues in the letter, and the Board would like for a response in writing. Mr. Steady and the representatives talked about the washouts and fish stocking, garbage, tree replacements, hedge, and signs for no trespassing. Supervisor Ward said she will include the dying pine tree on the map. Mr. Howell will contact Ms. Nichols about what was previously there in the area where the landscaping was removed. Mr. Steady asked about the erosion repair; the representatives from Taylor Morrison said they will look into it and come up with a solution. The Board asked for a timeline for a response. The Taylor Morrison representatives said they will provide one in a week and then would like to meet back up with the Board in about two months.

A. Consideration of Resolution 2020-03; Re-Designating Officers

Mr. Howell went over that Resolution 2020-03 will add him back as an Assistant Secretary. The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

C. Discussion on Construction Memo and Budget

Mr. Lamb provided an update on the construction and budget. He went over that they have negotiated the contract down about \$100K without removing items. Supervisor Hollis said that after research, what they are doing is actually a shallow water feature instead of a splash pad; he went over the differences and was concerned that doing the feature after the pool is built might not be a good idea. Supervisor Hollis also asked if the shallow water/splash pad feature is really needed. Mr. Lamb went over that maybe the feature could be downsized. He also went over that there will be one hot tub instead of two and that the security system could be done more cost-effectively. Supervisor Ward asked how many people will be accommodated in one hot tub; she thought maybe the size could be increased for the one if it can be done in a cost effective way. Supervisor Ward asked about the security system. The original quote was for \$60K, but there are other ways to do comparable security for about \$15K-20K.

D. Discussion on Amenity Center Permit Schedule Update

Mr. Steady provided an update on the gopher tortoise.

Mr. Lamb went over that storm water management review, there were some redesign requirements on some of the outflow structures, which will have an impact on the site development timeframe. The overall project, they will look into completing by the end of the year. There could be change orders on some of the contracts.

E. Discussion on Construction Contract

Mr. Steady asked to put the ratification of the agreement on the agenda for the next meeting.

Mr. Steady left the meeting.

F. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting Minutes Jan. 22, 2020

The Board reviewed the minutes and noted a correction in the audience comments that Willow Beech is a street and belongs to the Summerwood HOA.

MOTION TO:	Approve the January 22, 2020 meeting minutes with the revision.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures January 2020

The Board reviewed the O&Ms.

MOTION TO:	Approve the January 2020 O&Ms.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

C. Review of Financial Statements Month Ending January 31, 2020

The financials were reviewed and accepted. Mr. Howell noted that they are 4% under budget for the first few months of the fiscal year, and the District has collected 97% of assessments.

6. VENDOR/STAFF REPORTS

A. District Engineer

B. District Counsel

There were no additional reports from the Engineer or Counsel.

7. MANAGEMENT REPORTS

A. District Manager

i. Community Inspection Reports

ii. Staff Action List

The Board reviewed the management reports. Supervisor Hollis mentioned that the cattails keep being sprayed, but he felt it is not helping the aesthetics of the pond. His concern is that it may not really be necessary. Mr. Lamb went over that in order to promote beneficial plants in the area, the cattails need to be knocked back. Then in the spring and summer, the right plants will grow in. Mr. Howell said he could ask Ms. Stewart about Pond 4. Supervisor Miller asked about cleaning up the dead material around Pond 13. Mr. Lamb said they will continue to work with the aquatics management vendor.

8. SUPERVISOR REQUESTS

Supervisor Miller mentioned that two homeowners in Summerwood talked to him about vegetative material from Ponds 12 and 13 encroaching on their property line and that they left messages about the issue. Mr. Howell will look into it and respond to the homeowners.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments at this time.

10. ADJOURNMENT

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

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

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

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					
LMP	149920	\$ 17,917.15			Ground Maintenance - February
Meritus Districts	9570	7,787.19		\$ 7,947.25	Management Services - February
Monthly Contract Sub-Total		\$ 25,704.34			

Variable Contract					
Burr Forman	1140013	\$ 1,350.00			Professional Services - thru 12/31/19
Cardno	287821	225.00			Professional Services - thru 01/31/20
First Choice Aquatic Weed Management, LLC	44576	430.00			Quarterly Wetland Service - 01/31/20
US Bank	5628094	6,734.38			Series 2018-1 & 2018-2 Trustee Fees - 01/01/20-12/31/20
Variable Contract Sub-Total		\$ 8,739.38			

Utilities					
Tampa Electric	211001800146 020620	\$ 618.50			Electric Service - thru 01/31/20
Tampa Electric	211001800369 020620	488.13			Electric Service - thru 01/31/20
Tampa Electric	211001800609 020620	443.71			Electric Service - thru 01/31/20
Tampa Electric	311000070319 020520	7,189.30	\$ 8,739.64	\$ 3,583.33	Electric Service - thru 01/22/20
Utilities Sub-Total		\$ 8,739.64			

Regular Services					
Bryan Schmick	BS012820	\$ 132.00			Patrol - 01/27/20
Bryan Schmick	BS020320	132.00	\$ 264.00		Patrol - 01/31/20
Daniel Pane	DP013020	99.00			Patrol - 01/29/20
Hillsborough County Sheriff's Office	38641	224.45		\$ 500.00	Mileage & Admin Fees - January
Joe Ramirez-Gonzalez	JRG022720	132.00			Off Duty Patrol - 02/22/20

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Supervisor: Daniel Fleary	DF022620	200.00			Supervisor Fee - 02/26/20
Supervisor: Jo Ann Ward	JW022620	200.00			Supervisor Fee - 02/26/20
Supervisor: Koko Miller	KM022620	200.00			Supervisor Fee - 02/26/20
Supervisor: Lawrence Hollis	LH022620	200.00			Supervisor Fee - 02/26/20
Supervisor: Suzanne DeCopain	SD022620	200.00	\$ 1,000.00		Supervisor Fee - 02/26/20
William Scobie	WS022120	99.00			Patrol - 02/21/20
Regular Services Sub-Total		\$ 1,818.45			

Additional Services					
Aquatic Systems, Inc.	48990	\$ 4,100.00			Cut & Removal - 07/30/19
Carson's Lawn & Landscaping Services	5718	1,750.00			Cut Palms - 02/03/20
Dog Waste Depot	321933	100.17			Dog Waste Roll Bag - 02/06/20
Herring Electric	HE020520	2,296.00			Replace Lights - 02/05/20
Kaeser & Blair	00123211	104.62			Laser Checks - 01/31/20
Lawrence Hollis	LH022020	54.21			Transportation to Contract Negotiations - 02/20/20
LMP	149790	225.12			Irrigation Inspection Repairs - 01/24/20
Additional Services Sub-Total		\$ 8,630.12			

TOTAL:		\$ 53,631.93			
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Approved (with any necessary revisions noted):

Signature

Printed Name

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
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Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
2/1/2020	149920

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 February 2020

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 style="text-align: center;">53900 - 4604 CR</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	\$0.00
	Net 30	3/2/2020	Balance Due	\$17,917.15

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9570
Invoice Date: Feb 1, 2020
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		2/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February		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 - December		15.50
134.00		Copies: B/W - December	0.15	20.10
40.00		Copies: Color - December	0.50	20.00

Subtotal	7,787.19
Sales Tax	
Total Invoice Amount	7,787.19
Payment/Credit Applied	
TOTAL	7,787.19



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

Received
FEB 03 2020

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

29 Jan 2020
Invoice # 1140013
Bill Atty: S Steady
As of 12/31/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH DECEMBER 31, 2019

Professional Services	\$1,350.00
TOTAL DUE THIS BILL	\$1,350.00

BY
5140
3107

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

29 Jan 2020
Invoice # 1140013
Page 2

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

29 Jan 2020
Invoice # 1140013
Bill Atty: S Steady
As of 12/31/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
12/02/19	Email to Gene and Taylor Morrison regarding setting up a meeting on site; email the group regarding tomorrow morning's meeting at the site to discuss outstanding issues.	SIS	0.20	300.00	\$60.00
12/03/19	Attend meeting at the site with TM, Tonja, Gene, etc. to discuss trees, ponds, etc. and settlement.	SIS	2.50	300.00	\$750.00
12/05/19	Emails with TM and Gene regarding original fish replacement costs.	SIS	0.20	300.00	\$60.00
12/11/19	Emails with TM regarding information for District; call with Gene to discuss status of rec center contract.	SIS	0.40	300.00	\$120.00
12/12/19	Email Taylor Morrison with a proposal to settle outstanding issues and copy Gene.	SIS	0.40	300.00	\$120.00
12/17/19	Attend conference call with Gene, Tonja and Brian to discuss bid and outstanding costs and strategy.	SIS	0.50	300.00	\$150.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

29 Jan 2020
Invoice # 1140013
Page 3

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
12/19/19	Email follow-up from TM; call to Tonja Stewart.	SIS	0.30	300.00	\$90.00
	Total Services				\$1,350.00

Total Services and Disbursements	<u>\$1,350.00</u>
TOTAL NOW DUE	<u><u>\$1,350.00</u></u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	<u>4.50</u>	<u>\$1,350.00</u>
TOTALS		4.50	\$1,350.00



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

INVOICE

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

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

Parkway Center CDD
Gene Roberts
2005 Pan Am Circle
Suite 120
Tampa FL 33607

Invoice # : 287821
Invoice Date : 02/14/2020
Terms : 30 Days
Project : R19X438000
Project Manager : White, Christopher A.

Project Name : Parkway Center CDD: Falkenburg Road Extension

EMAIL ONLY: districtinvoices@merituscorp.com and
gene.roberts@merituscorp.com

If you have any questions regarding your project, please contact Chris White. Email: Chris.White@cardno.com Phone: 574-249-8504. For any billing inquiries, please contact Angela Rappe' Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 1/31/2020

Phase: 58*19 - Mitigation Maint

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

Outstanding Invoices

Number	Date	Balance
287821	02/14/2020	225.00
Total Now Due		225.00

Aging Balances

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

5410
m 4614

Service Report

Customer: Park way

Date: 1-15-20

Technician: Jason Marks

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1	✓				✓		✓				N/A	dry	N/A	Good

Comments Thank You!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A
Orlando, FL 32809
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5628094
Account Number: 270917000
Invoice Date: 01/24/2020
Direct Inquiries To: VALERIE BARRETO
Phone: 407-835-3804

2/3

PARKWAY CENTER CDD
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

PARKWAY CENTER SERIES 2018-1 & 2018-2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$6,734.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

PARKWAY CENTER SERIES 2018-1 & 2018-2

Invoice Number: 5628094
Account Number: 270917000
Current Due: \$6,734.38

Direct Inquiries To: VALERIE BARRETO
Phone: 407-835-3804

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 270917000
Invoice # 5628094
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5628094
Invoice Date: 01/24/2020
Account Number: 270917000
Direct Inquiries To: VALERIE BARRETO
Phone: 407-835-3804

PARKWAY CENTER SERIES 2018-1 & 2018-2

Accounts Included	252636000	252636001	252636002	252636003	252636004	252636005
In This Relationship:	270917000	270917001	270917002	270917003	270917004	

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
04200 Trustee	1.00	2,500.00	100.00%	\$2,500.00
Subtotal Administration Fees - In Advance 01/01/2020 - 12/31/2020				\$6,250.00
Incidental Expenses	6,250.00	0.0775		\$484.38
Subtotal Incidental Expenses				\$484.38
TOTAL AMOUNT DUE				\$6,734.38



Statement Date: 02/06/2020

Account: 211001800146

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

Current month's charges:	\$618.50
Total amount due:	\$618.50
Payment Due By:	02/27/2020

Your Account Summary

Previous Amount Due	\$581.45
Payment(s) Received Since Last Statement	-\$581.45
Current Month's Charges	\$618.50
Total Amount Due	\$618.50



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

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

Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/vip.

NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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:	\$618.50
Total amount due:	\$618.50
Payment Due By:	02/27/2020

Amount Enclosed

\$

635333915639

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

6353339156392110018001460000000618507



Account: 211001800146
Statement Date: 02/06/2020
Current month's charges due 02/27/2020

Details of Charges – Service from 01/03/2020 to 01/31/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	612 kWh @ \$0.02871/kWh	\$17.57
Fixture & Maintenance Charge	19 Fixtures	\$127.24
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	612 kWh @ \$0.02989/kWh	\$18.29
Florida Gross Receipt Tax		\$0.92
Lighting Charges		

\$618.50

Total Current Month's Charges

\$618.50

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Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.



Statement Date: 02/06/2020

Account: 211001800369

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

Current month's charges:	\$488.13
Total amount due:	\$488.13
Payment Due By:	02/27/2020

Your Account Summary

Previous Amount Due	\$460.34
Payment(s) Received Since Last Statement	-\$460.34
Current Month's Charges	\$488.13
Total Amount Due	\$488.13



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

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

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NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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:	\$488.13
Total amount due:	\$488.13
Payment Due By:	02/27/2020

Amount Enclosed \$

635333915640

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: 02/06/2020
Current month's charges due 02/27/2020

Details of Charges – Service from 01/03/2020 to 01/31/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	548 kWh @ \$0.02871/kWh	\$15.73
Fixture & Maintenance Charge	15 Fixtures	\$96.40
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	548 kWh @ \$0.02989/kWh	\$16.38
Florida Gross Receipt Tax		\$0.82
Lighting Charges		\$488.13

Total Current Month's Charges

\$488.13

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Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.



Statement Date: 02/06/2020

Account: 211001800609

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

Current month's charges:	\$443.71
Total amount due:	\$443.71
Payment Due By:	02/27/2020

Your Account Summary

Previous Amount Due	\$443.26
Payment(s) Received Since Last Statement	-\$443.26
Current Month's Charges	\$443.71
Total Amount Due	\$443.71



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

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

Win the TECO VIP Bolts Experience.

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NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800609

Current month's charges:	\$443.71
Total amount due:	\$443.71
Payment Due By:	02/27/2020

Amount Enclosed \$ _____
635333915641

00003201 02 AV 0.38 33607 FTECO102062023434410 00000 02 01000000 009 02 10592 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

Received

FEB 10 2020

6353339156412110018006090000000443719

Account: 211001800609
Statement Date: 02/06/2020
Current month's charges due 02/27/2020

Details of Charges – Service from 01/03/2020 to 01/31/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	260 kWh @ \$0.02871/kWh	\$7.46
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.02989/kWh	\$7.77
Florida Gross Receipt Tax		\$0.39

Lighting Charges

\$443.71

Total Current Month's Charges

\$443.71

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Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.





ACCOUNT INVOICE

peoplesgas.com
tampaelectric.com



Statement Date: 02/05/20
Account: 311000070319

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



Current month's charges:	\$7,189.30
Total amount due:	\$7,189.30
Payment Due By:	02/19/20

Your Account Summary

Previous Amount Due	\$6,952.82
Payment(s) Received Since Last Statement	-\$6,952.82
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$7,189.30
Total Amount Due	\$7,189.30

DO NOT PAY. Your account will be drafted on 02/19/20



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

53100/4307



More options for you.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$7,189.30
Total amount due:	\$7,189.30
Payment Due By:	02/19/20

Amount Enclosed

\$

700500001188 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 02/19/20

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

Received

FEB 10 2020



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

For J.D. Power award information, visit jdpower.com/awards

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)

863-299-0800 (Polk County)

888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outages

877-832-6747

Power Outages

877-588-1010

Electric Energy-Saving Programs

813-275-3909

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO

P.O. Box 31318

Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas/Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

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Your payment options are:

- Schedule free one-time or recurring payments at 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 peoplesgas.com or 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 Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Peoples Gas and/or Tampa Electric and do so in a timely fashion. Peoples Gas and Tampa Electric are not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$61.62
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$72.21
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$137.49
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$60.70
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3324.31
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$908.80
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$626.74
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$708.46
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$81.18
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$149.34
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$60.02
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$56.03
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$92.45
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$182.36
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$384.35
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$283.24



ACCOUNT INVOICE

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

Account: 211001738486
Statement Date: 01/31/20

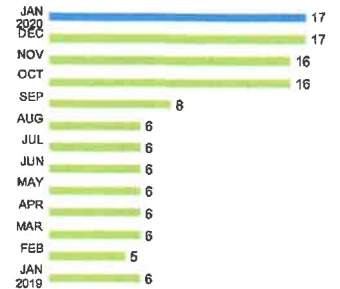
Details of Charges – Service from 12/04/19 to 01/02/20

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
1000323060	01/02/20	841		332		509 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						509 kWh @ \$0.06010/kWh \$30.59		
Fuel Charge						509 kWh @ \$0.03016/kWh \$15.35		
Final Tax Savings Credit						-\$3.92		
Florida Gross Receipt Tax						\$1.54		
Electric Service Cost						\$61.62		
Current Month's Electric Charges						\$61.62		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001738759
Statement Date: 01/31/20

Details of Charges – Service from 12/05/19 to 01/02/20

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
1000326790	01/02/20	1,122		488		634 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						634 kWh @ \$0.06010/kWh \$38.10		
Fuel Charge						634 kWh @ \$0.03016/kWh \$19.12		
Final Tax Savings Credit						-\$4.88		
Florida Gross Receipt Tax						\$1.81		
Electric Service Cost						\$72.21		
Current Month's Electric Charges						\$72.21		



ACCOUNT INVOICE

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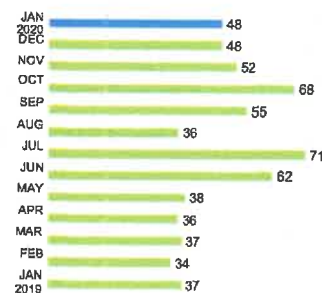
Account: 211001739070
Statement Date: 01/31/20

Details of Charges – Service from 12/05/19 to 01/02/20

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
1000325661	01/02/20	2,125		720		1,405 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,405 kWh @ \$0.06010/kWh \$84.44		
Fuel Charge						1,405 kWh @ \$0.03016/kWh \$42.37		
Final Tax Savings Credit						-\$10.82		
Florida Gross Receipt Tax						\$3.44		
Electric Service Cost						\$137.49		
Current Month's Electric Charges						\$137.49		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739302
Statement Date: 01/31/20

Details of Charges – Service from 12/05/19 to 01/06/20

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

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	01/06/20	16,761		16,263		498 kWh	1	33 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						498 kWh @ \$0.06010/kWh \$29.93		
Fuel Charge						498 kWh @ \$0.03016/kWh \$15.02		
Final Tax Savings Credit						-\$3.83		
Florida Gross Receipt Tax						\$1.52		
Electric Service Cost						\$60.70		
Current Month's Electric Charges						\$60.70		



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567
Statement Date: 01/31/20

Details of Charges – Service from 12/03/19 to 01/02/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	8876 kWh @ \$0.02871/kWh	\$254.83
Fixture & Maintenance Charge	71 Fixtures	\$1107.79
Lighting Pole / Wire	71 Poles	\$1698.32
Final Tax Savings Credit		-\$15.27
Lighting Fuel Charge	8876 kWh @ \$0.02989/kWh	\$265.30
Florida Gross Receipt Tax		\$13.34
Lighting Charges		\$3,324.31
Current Month's Electric Charges		\$3,324.31

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864
Statement Date: 01/31/20

Details of Charges – Service from 12/03/19 to 01/02/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1176 kWh @ \$0.02871/kWh	\$33.76
Fixture & Maintenance Charge	28 Fixtures	\$170.38
Lighting Pole / Wire	28 Poles	\$669.76
Final Tax Savings Credit		-\$2.02
Lighting Fuel Charge	1176 kWh @ \$0.02989/kWh	\$35.15
Florida Gross Receipt Tax		\$1.77
Lighting Charges		\$908.80
Current Month's Electric Charges		\$908.80

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 01/31/20

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

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1224 kWh @ \$0.02871/kWh	\$35.14
Fixture & Maintenance Charge	31 Fixtures	\$193.51
Lighting Pole / Wire	31 Poles	\$361.77
Final Tax Savings Credit		-\$2.11
Lighting Fuel Charge	1224 kWh @ \$0.02989/kWh	\$36.59
Florida Gross Receipt Tax		\$1.84

Lighting Charges **\$626.74**

Current Month's Electric Charges **\$626.74**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604
Statement Date: 01/31/20

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

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1176 kWh @ \$0.02871/kWh	\$33.76
Fixture & Maintenance Charge	35 Fixtures	\$231.35
Lighting Pole / Wire	35 Poles	\$408.45
Final Tax Savings Credit		-\$2.02
Lighting Fuel Charge	1176 kWh @ \$0.02989/kWh	\$35.15
Florida Gross Receipt Tax		\$1.77
Lighting Charges		\$708.46
Current Month's Electric Charges		\$708.46

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103
Statement Date: 01/31/20

Details of Charges – Service from 12/06/19 to 01/07/20

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

Rate Schedule: General Service - Non Demand

Meter Location: # B

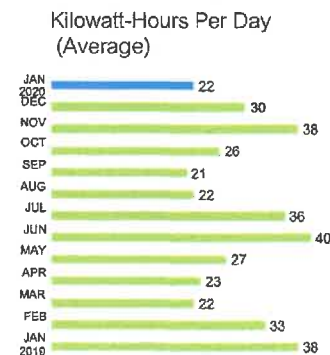
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	01/07/20	69,723		68,983		740 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	740 kWh @ \$0.06010/kWh	\$44.47
Fuel Charge	740 kWh @ \$0.03016/kWh	\$22.32
Final Tax Savings Credit		-\$5.70
Florida Gross Receipt Tax		\$2.03

Electric Service Cost **\$81.18**

Current Month's Electric Charges **\$81.18**

Tampa Electric Usage History



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376
Statement Date: 01/31/20



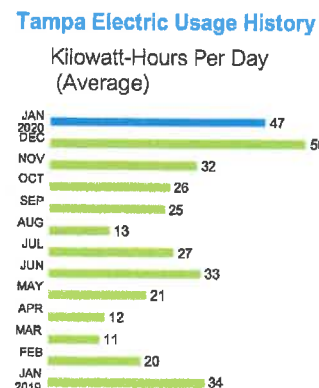
Details of Charges – Service from 12/06/19 to 01/07/20

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

Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	01/07/20	64,101		62,556		1,545 kWh	1	33 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,545 kWh @ \$0.06010/kWh \$92.85		
Fuel Charge						1,545 kWh @ \$0.03016/kWh \$46.60		
Final Tax Savings Credit						-\$11.90		
Florida Gross Receipt Tax						\$3.73		
Electric Service Cost						\$149.34		
Current Month's Electric Charges						\$149.34		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640

Statement Date: 01/31/20

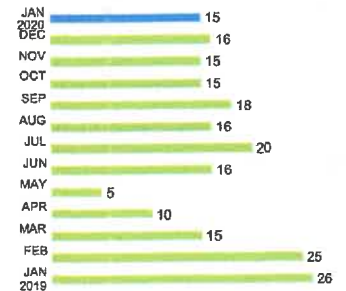
Details of Charges – Service from 12/06/19 to 01/07/20

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

Rate Schedule: General Service - Non Demand

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	01/07/20	65,653		65,163		490 kWh	1	33 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						490 kWh @ \$0.06010/kWh \$29.45		
Fuel Charge						490 kWh @ \$0.03016/kWh \$14.78		
Final Tax Savings Credit						-\$3.77		
Florida Gross Receipt Tax						\$1.50		
Electric Service Cost						\$60.02		
Current Month's Electric Charges						\$60.02		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450897
Statement Date: 01/31/20

Details of Charges – Service from 12/05/19 to 01/06/20

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

Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	01/06/20	34,730		34,287		443 kWh	1	33 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						443 kWh @ \$0.06010/kWh \$26.62		
Fuel Charge						443 kWh @ \$0.03016/kWh \$13.36		
Final Tax Savings Credit						-\$3.41		
Florida Gross Receipt Tax						\$1.40		
Electric Service Cost						\$56.03		
Current Month's Electric Charges						\$56.03		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451127

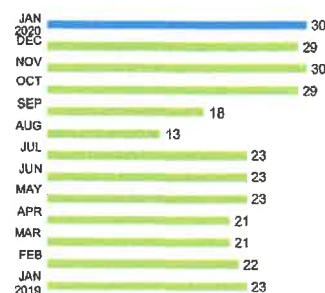
Statement Date: 01/31/20

Details of Charges – Service from 12/05/19 to 01/02/20

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
1000323057	01/02/20	1,471		598		873 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						873 kWh @ \$0.06010/kWh \$52.47		
Fuel Charge						873 kWh @ \$0.03016/kWh \$26.33		
Final Tax Savings Credit						-\$6.72		
Florida Gross Receipt Tax						\$2.31		
Electric Service Cost						\$92.45		
Current Month's Electric Charges						\$92.45		



00000037-0000403 Page 18 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317
Statement Date: 01/31/20

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

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	256 kWh @ \$0.02871/kWh	\$7.35
Fixture & Maintenance Charge	9 Fixtures	\$62.39
Lighting Pole / Wire	9 Poles	\$105.03
Final Tax Savings Credit		-\$0.44
Lighting Fuel Charge	256 kWh @ \$0.02989/kWh	\$7.65
Florida Gross Receipt Tax		\$0.38

Lighting Charges

\$182.36

Current Month's Electric Charges

\$182.36

00000037-0000404-Page 19 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 01/31/20

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

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	696 kWh @ \$0.02871/kWh	\$19.98
Fixture & Maintenance Charge	19 Fixtures	\$121.99
Lighting Pole / Wire	19 Poles	\$221.73
Final Tax Savings Credit		-\$1.20
Lighting Fuel Charge	696 kWh @ \$0.02989/kWh	\$20.80
Florida Gross Receipt Tax		\$1.05

Lighting Charges **\$384.35**

Current Month's Electric Charges **\$384.35**

00000037-0000404-Page 20 of 24



Account: 211014451713
Statement Date: 01/31/20

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

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	504 kWh @ \$0.02871/kWh	\$14.47
Fixture & Maintenance Charge	14 Fixtures	\$90.44
Lighting Pole / Wire	14 Poles	\$163.38
Final Tax Savings Credit		-\$0.87
Lighting Fuel Charge	504 kWh @ \$0.02989/kWh	\$15.06
Florida Gross Receipt Tax		\$0.76

Lighting Charges **\$283.24**

Current Month's Electric Charges **\$283.24**

Total Current Month's Charges **\$7,189.30**

00000037-0000405-Page 21 of 24

Understanding Your Charges

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

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

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

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

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

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

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

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

Energy Charge – The cost (except fuel) of producing 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 for the purpose of providing natural gas and electric service. The fee is collected by Peoples Gas and 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.

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

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

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

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

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

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

Share – A program co-sponsored by Peoples Gas and 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 Peoples Gas and 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.

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

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

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It'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 peoplesgas.com or tampaelectric.com.

DISTRICT CHECK REQUEST FORM

Today's Date 1/28/2020

District Name Parkway CDD

Check Amount \$132 Worked 1/27/2020

Payable: Bryan Schmick


Mailing Address

Check Description patrol

Special Instructions

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

Approved Signature

DM	GR 
Fund	—
G/L	
Object Cd	
CK #	Date <u>1/28/2020</u>

DISTRICT CHECK REQUEST FORM

Today's Date 2/3/2020

District Name Parkway CDD

Check Amount \$132 Date worked 1/31/20

Payable: Bryan Schmick

Mailing Address

Check Description Patrol

Special Instructions

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

Approved Signature

DM	GR	<u>612</u>
Fund	—	
G/L		
Object Cd		
CK #	_____	Date <u>2/3/2020</u>

DISTRICT CHECK REQUEST FORM

Today's Date 1/30/2020

District Name Parkway CDD

Check Amount \$99 Worked 1/29/2020

Payable: Daniel Pane
Mailing Address

Check Description patrol

Special Instructions

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

Approved Signature

DM	GR	<u>GR</u>
Fund		—
G/L		
Object Cd		
CK #		Date <u>1/29/2020</u>
<hr/>		



Hillsborough County Sheriff's Office

Invoice/Statement of Account

Off Duty Events (813) 247-8632 Email: OffDutyAcct@hcsso.tampa.fl.us

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

Page: 1 OF 2
Statement Number: 38641
Account Number: 248562
Date: 01/31/2020

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

Deputy Name	Service Number	Pay Itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance
Scobie William J, III	303208	001	11/02/2019	MileageFees 14.00 @0.25/hr	3.50		3.50-		
Scobie William J, III	303208	002	11/02/2019	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Castillo Anastacia M	303429	001	11/05/2019	MileageFees 11.00 @0.25/hr	2.75		2.75-		
Castillo Anastacia M	303429	002	11/05/2019	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Davis Kelsie A	303830	001	11/08/2019	MileageFees 3.00 @0.25/hr	.75		.75-		
Davis Kelsie A	303830	002	11/08/2019	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Stout Jeffrey L, JR	303831	001	11/09/2019	MileageFees 10.00 @0.25/hr	2.50		2.50-		
Stout Jeffrey L, JR	303831	002	11/09/2019	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Scobie William J, III	304400	001	11/15/2019	MileageFees 13.00 @0.25/hr	3.25		3.25-		
Scobie William J, III	304400	002	11/15/2019	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Stout Jeffrey L, JR	304401	001	11/17/2019	MileageFees 8.00 @0.25/hr	2.00		2.00-		
Stout Jeffrey L, JR	304401	002	11/17/2019	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Stout Jeffrey L, JR	305190	001	11/20/2019	MileageFees 10.10 @0.25/hr	2.53		2.53-		
Stout Jeffrey L, JR	305190	002	11/20/2019	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Hannigan Emily S	305191	001	11/22/2019	MileageFees 8.00 @0.25/hr	2.00		2.00-		
Hannigan Emily S	305191	002	11/22/2019	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Stout Jeffrey L, JR	305192	001	11/23/2019	MileageFees 9.00 @0.25/hr	2.25		2.25-		
Stout Jeffrey L, JR	305192	002	11/23/2019	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Scobie William J, III	305193	001	11/25/2019	MileageFees 11.00 @0.25/hr	2.75		2.75-		
Scobie William J, III	305193	002	11/25/2019	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Scobie William J, III	305741	001	11/30/2019	MileageFees 12.00 @0.25/hr	3.00		3.00-		
Scobie William J, III	305741	002	11/30/2019	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Gutierrez Vidamor	307647	001	12/17/2019	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Romano Jimmie F, JR	308238	001	12/20/2019	MileageFees 12.00 @0.25/hr	3.00		3.00-		
Romano Jimmie F, JR	308238	002	12/20/2019	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Stout Jeffrey L, JR	308239	001	12/21/2019	MileageFees 5.00 @0.25/hr	1.25		1.25-		
Stout Jeffrey L, JR	308239	002	12/21/2019	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Stout Jeffrey L, JR	308731	001	12/28/2019	MileageFees 4.00 @0.25/hr	1.00		1.00-		
Stout Jeffrey L, JR	308731	002	12/28/2019	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Seale Julie L	308732	001	12/30/2019	MileageFees 10.00 @0.25/hr	2.50		2.50-		
Seale Julie L	308732	002	12/30/2019	AdminFees 4.00 @4.00/hr	16.00		16.00-		
Wynn Shawn J	309204	001	01/03/2020	MileageFees 43.00 @0.25/hr		10.75			10.75
Wynn Shawn J	309204	002	01/03/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Wynn Shawn J	309205	001	01/04/2020	MileageFees 37.00 @0.25/hr		9.25			9.25
Wynn Shawn J	309205	002	01/04/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Romano Jimmie F, JR	309419	001	01/08/2020	MileageFees 12.00 @0.25/hr		3.00			3.00
Romano Jimmie F, JR	309419	002	01/08/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Scobie William J, III	309748	001	01/10/2020	MileageFees 11.20 @0.25/hr		2.80			2.80
Scobie William J, III	309748	002	01/10/2020	AdminFees 3.00 @4.00/hr		12.00			12.00
Stout Jeffrey L, JR	309749	001	01/14/2020	MileageFees 2.00 @0.25/hr		.50			.50
Stout Jeffrey L, JR	309749	002	01/14/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Stout Jeffrey L, JR	310327	001	01/18/2020	MileageFees 3.00 @0.25/hr		.75			.75
Stout Jeffrey L, JR	310327	002	01/18/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Wynn Shawn J	310601	001	01/17/2020	MileageFees 35.00 @0.25/hr		8.75			8.75
Wynn Shawn J	310601	002	01/17/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Scobie William J, III	310602	001	01/22/2020	MileageFees 12.00 @0.25/hr		3.00			3.00
Scobie William J, III	310602	002	01/22/2020	AdminFees 3.00 @4.00/hr		12.00			12.00
Schmick Bryan A	310995	001	01/27/2020	MileageFees 34.60 @0.25/hr		8.65			8.65
Schmick Bryan A	310995	002	01/27/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Pane Daniel J	311324	001	01/29/2020	MileageFees 20.00 @0.25/hr		5.00			5.00
Pane Daniel J	311324	002	01/29/2020	AdminFees 3.00 @4.00/hr		12.00			12.00
Schmick Bryan A	311325	001	01/31/2020	MileageFees 32.00 @0.25/hr		8.00			8.00
Schmick Bryan A	311325	002	01/31/2020	AdminFees 4.00 @4.00/hr		16.00			16.00

B3 4904 5724

DISTRICT CHECK REQUEST FORM

Today's Date 2/27/20

District Name Parkway CDD

Check Amount \$132

Payable: Joel Ramirez-Gonzalez shift worked 2/22/20


Mailing Address 2008 E. 8th Ave
Tampa, Fl 33605

Check Description Off Duty Patrol

Special Instructions

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

Approved Signature

DM	GR	
Fund	—	
G/L		
Object Cd		
CK #		Date 2/27/20
<hr/>		

PARKWAY CENTER CDD

MEETING DATE: February 26, 2020

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

DMS Staff Signature B. Doe

DF 022620

PARKWAY CENTER CDD

MEETING DATE: February 26, 2020

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

DMS Staff Signature B. Doe

JW 022620

PARKWAY CENTER CDD

MEETING DATE: February 26, 2020

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

DMS Staff Signature

B. Doe

KM 022620

PARKWAY CENTER CDD

MEETING DATE: February 26, 2020

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

DMS Staff Signature B. Doe

LH 022620

PARKWAY CENTER CDD

MEETING DATE: February 26, 2020

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

DMS Staff Signature B. Doe

SP 022620

DISTRICT CHECK REQUEST FORM

Today's Date 2/21/20

District Name Parkway CDD

Check Amount \$99 Shift worked 2/20/20

Payable: William Scobie


Mailing Address

Check Description Off Duty Patrol

Special Instructions

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

Approved Signature

DM	GR	
Fund	—	
G/L		
Object Cd		
CK #	_____	Date <u>2/21/20</u>

**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: 7/30/2019
INVOICE NUMBER: 0000451210
CUSTOMER NUMBER: 0048990
PO NUMBER:
PAYMENT TERMS: Net 30

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

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Cut and Removal		4,100.00	4,100.00

BSN 5390
4614

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$4,100.00

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: 7/30/2019
INVOICE NUMBER: 0000451210
CUSTOMER NUMBER: 0048990
TOTAL AMOUNT DUE: \$4,100.00

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

INVOICE

DATE: February 3, 2020
Invoice # 5718

[illegible]

TOTAL	\$	1,750.00
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E-mail
carsonwd@yahoo.com

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

INVOICE

Date	Invoice #
2/6/2020	321933

Bill To
Parkway Center CDD Accts Payable 2005 Pan Am Circle #300 Tampa, FL 33607

Ship To
Parkway Center CDD Gene Roberts 2005 Pan Am Circle #300 Tampa, FL 33607

PLEASE MAKE ALL CHECKS PAYABLE TO "Dog Waste Depot"

P.O. Number	Terms	Rep	Ship Date	Via	Notes
BDEPOT-137768	Net 30	DWD	2/6/2020	UPS	
Quantity	Item Code	Description	Price Each	Amount	
2	DEPOT-001-10	Dog Waste Roll Bag 10 roll case (2000 bags)	45.99	91.98T	
	Tariff Mitigation ...	Tariff Mitigation Allowance Fee 8.9%	8.90%	8.19	
	Shipping	Ship Date 02/06/2020 Shipping 1ZV4W9480359390150	0.00	0.00	
		Out of State No Sales Tax	0.00%	0.00	
<p>57200-4618 GR</p> <p>Due to the 25% Import Tariff, a temporary Tariff Mitigation Allowance Fee of 8.9% has been applied to your invoice. We and our suppliers have absorbed all the rest of the tariff to avoid the need for a price increase. When the Tariff is removed, the Fee will be discontinued. We are evaluating our supply chain to continue to provide the best value for our customers. Thank you for your business and support.</p>					
FED ID# 27-4523962			Total		
			\$100.17		
			Balance Due		
			\$100.17		



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

Service Invoice

Customer: Parkway CDD
Address: Meritus 2005 Pan Am Circle, Suite 120
City/Zip: Tampa, Fl 33607
Instructions/Comments: _____

Date Promised: _____
Time Promised: _____
Primary PH: _____
Second PH: _____
Mechanic: Brian
Helper: Josh

Description of Work to be Performed:

Replace lights and repair other electrical items at entrances

Description of Work Completed:

10/24/19	8:00-1:45	Brian and Josh	
10/29/19	8:00-1:00	Brian and Josh	
12/10/19	9:00-10:45	Brian and Josh	Had to order additional lights then manufacture
12/19/19	9:45-12:00	Brian and Josh	sent out incorrect fixtures

Still Creek Entrance: Replaced 2 column lights

Moccasin Trail: Replaced 2 column lights on exist side and 1 light on entrance side. Replaced 1 bad ballast

Still River Hamlet Entrance: Replaced 2 spots and 1 ballast

Still River Sanctuary: Fixed bad wire feeding sign lights. Install junction box and new lights

Bending Elm: Replaced 2 column lights in center isle and 1 ballast

Pine Ridge: Replaced 1 column spot light

Pine Ridge East: Replaced 2 column lights

Sanctuary at Castle Creek: Replaced 2 spot lights and 1 ballast. Replaced j-box destroyed by landscapers. Palm tree was removed. Deleted lights laying on ground. Replaced bad gfci on back side of wall.

Summerwood Entrance: Repaired ballast in large light. Replaced spot on entrance side of column

Belmot: Replaced column light on right side of entrance and left side of exit.

3513 *BY* *4603*

Total Amount Due: \$2,296.00

Customer Signature: _____ Date Completed: _____

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



Kaeser & Blair Authorized Dealer

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

INVOICE

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

INVOICE NO. 00123211

DATE: 1/31/20

CUSTOMER NUMBER 003046619

DEALER NUMBER 88178

BILL TO:

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

SHIP TO:

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

YOUR PO NUMBER

PARKWAY CHECKS

DATE SHIPPED

1/28/20

SHIP VIA

OTHER

TERMS

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	89.0000	89.00
1		PROOF	.0000	.00

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

51300-5101
CR

You can now pay your invoice online at
paykaeser.com

SUBTOTAL 89.00
** SALES TAX .00
LESS: PAYMENT/DEPOSIT .00
SHIPPING & HANDLING 15.62
TOTAL DUE 104.62

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

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



003046619

88178

3771 Solutions Center
Chicago, IL 60677-3007

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

REMITTANCE

INVOICE NO. 00123211

DATE: 1/31/20

TOTAL DUE: 104.62
Amount Paid

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

DISTRICT CHECK REQUEST FORM

Today's Date 2/20/20

District Name Parkway CDD

Check Amount \$54.21

Payable: Lawrence Hollis


Mailing Address

Check Description Transportation to contract negotiations
w/general contractor

Special Instructions

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

Approved Signature

DM	GR	
Fund	-	
G/L		
Object Cd		
CK #		Date <u>2/20/20</u>
<hr/>		

51300/4903

Your ride with Jose on February 6

1 message

Lyft Ride Receipt <no-reply@lyftmail.com>
To: 6parrin9.lh@gmail.com

Thu, Feb 6, 2020 at 8:48 AM



FEBRUARY 6, 2020 AT 7:57 AM

Thanks for riding with Jose!100% of tips go to drivers. [Add a tip](#)

Lyft fare (17.37mi, 43m 26s)

\$28.42

 Lyft Credits

-\$1.00



MasterCard *7375

\$27.42

Your ride with Alexander on February 6

1 message

Lyft Ride Receipt <no-reply@lyftmail.com>

To: 6parrin9.lh@gmail.com

Thu, Feb 6, 2020 at 10:29 AM



FEBRUARY 6, 2020 AT 9:50 AM

**Thanks for riding with
Alexander!**100% of tips go to drivers. [Add a tip](#)

Lyft fare (19.40mi, 33m 21s)

\$26.79

 Lyft Credits

-\$1.00



MasterCard *7375

\$25.79



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
1/25/2020	149790

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

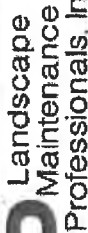
Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 1-24-2020			
Controller C	1	18.05	18.05
Irrigation parts	0.25	80.00	20.00
Labor: 2 men @ \$ 80.00 per hour			
Controller D	1	46.77	46.77
Irrigation parts	1.5	80.00	120.00
Labor: 2 men @ \$ 80.00 per hour			
Controller K	1	10.30	10.30
Irrigation parts	0.25	40.00	10.00
Labor: 2 men @ \$ 80.00 per hour			
52900 - ALI2 QR			
Total			\$225.12
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	2/24/2020	Balance Due

Property: F

Parkway center

Date

Technician

Arrive / Departure

0307-77-1	Keith	13:00	00:1
	Tam		

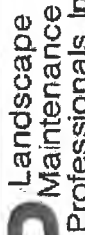
P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.impropro.com

Clock Type/#	Confirm Time/ Date	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date			Y	N	Pgm A 1				✓			✓
Rain Sensor	OK	bad	Y	N	Pgm B 2							
Notes: NO power on timer, reset breaker												
					Pgm B 1				✓			✓
					Pgm C 2							
					Pgm C 1				✓			✓
					Pgm C 2							

Zone #		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	20							0.25	40	10.00
2	R/D	20							0.25	40	10.00
3	R/D	20									
4	R/D	20									
5	R	20									
6	R/D	20									
7	R	20									
8	S	15									
9	S	15									
10	S	15									
11	S	15									
12	S	20									
13	S	15									
14	S	15									
15	S	10									
16	S	15									
17	S	10									
18	S	10									
19	S	15									
20	S	5									
21											
22											
23											
24											
Season Adjust %											
Total Materials								\$	18.05		
Total Labor								\$	20.00		
Grand Total								\$	38.05		

Run Time	4	15	20
----------	---	----	----

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



Property: PARK WAY center

Date	1 st 24-2000
Technician	Keith / Tom
Arrive/ Depart	7:20 11:00

8:45
9:30

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

Clock Type/#	RAIN BIRD ESP-ME-D					Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date			Confirm Time/Date	(Y)	Time/Date Adjust	(N)				12:00 AM			12 PM
Rain Sensor	(OK)	bad	Battery Replaced	(Y)	(N)					7:00 AM			4 PM
Notes:						pm B	1				PM		

Notes:

Zone #		Type	Programs				Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)				
		A	B	C	D			Labor	Hrs	Rate	Amount		
1		R	30	0	0		Leaking 4" changed to 12" 4 ext drip lines	Supervisor:	40	1.5	60		
2		S	15	0	0			Technician:	40	4.5	60		
3		R/D	45	0	0			Total Labor Charges \$ 170					
4		S	20	0	0								
5		S	20	0	0		Materials	QTY	Unit	Extended			
6		S	15	0	0			3' Drip Tubing	3'	.62	1.86		
7		S	20	0	0			3 Drip Fitting 1/2" x 3/4"	5	.53	1.65		
8		M/R	20	0	0			12" pop up vent	1	14.70	14.70		
9		M/R	20	0	0		staples	5	.18	.90			
10		S	20	0	0		nozzle	1	1.82	1.82			
11		S	10	0	0		M/R	2	11.03	22.06			
12		S	5	0	0		Flex	2	.72	1.44			
13			0	0	0		1/2 fitting 1/2" x 3/4"	2	.84	1.68			
14			0	0	0		12 poly nipple	1	.66	.66			
15			0	0	0								
16			0	0	0								
17													
18													
19													
20													
21													
22													
23							Total Materials	\$		46.77			
24							Total Labor	\$		120.00			
Season Adjust %							Grand Total	\$		166.77			

Run Time	14:00:50	14:01:19
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information		

Bill To:



Property:

PARKWAY CENTER

Date

1-23-2020

Technician

KELLY TUM

Arrive/ Depart

10:00 11:35

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

Clock Type/ # ACC - J

Battery Date

Rain Sensor

Confirm Time/ Date

Battery Replaced

Y

Time/Date Adjust

Y

Start

Pgm A 1

Pgm B 1

Pgm C 1

Pgm D 1

Pgm E 2

7 AM

6:30 AM

7 AM

6:30 AM

7 AM

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Notes:

Zone #

Type

1

2

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

1:20

1:30

1:40

1:50

2:00

2:10

2:20

2:30

2:40

Zone Information

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

Labor

Supervisor:

Technician:

Hrs

Rate

Amount

Materials

QTY

Unit

Extended

Total Labor Charges \$

Total Materials

Total Labor

Grand Total

Bill To:

\$

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Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2020



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

Parkway Center Community Development District

Combining Balance Sheet

As of 2/29/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2018-1	Debt Service Fund - Series 2018-2	Capital Projects Fund - Series 2018-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets								
Cash- Operating Acct	438,128	0	0	0	0	0	0	438,128
Investment - Revenue 2008 (9000)	0	251,392	0	0	0	0	0	251,392
Investment - Sinking 2008 (9003)	0	0	0	0	0	0	0	0
Investment - Interest 2008 (9004)	0	0	0	0	0	0	0	0
Investment - Reserve 2008 (9005)	0	17,293	0	0	0	0	0	17,293
Investment - Redemption 2008 (9006)	0	0	0	0	0	0	0	0
Investment - Revenue 2018-2 (6000)	0	0	0	282,666	0	0	0	282,666
Investment - Interest 2018-2 (6001)	0	0	0	2,177	0	0	0	2,177
Investment - Reserve 2018-2 (6003)	0	0	0	144,716	0	0	0	144,716
Investment - Construction 2018-2 (6005)	0	0	0	0	2,748,260	0	0	2,748,260
Investment - Revenue 2018-1 (7000)	0	0	505,999	0	0	0	0	505,999
Investment - Interest 2018-1 (7001)	0	0	0	0	0	0	0	0
Investment - Principal 2018-1 (7002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018-1 (7003)	0	0	190,859	0	0	0	0	190,859
Prepayment Receivable	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Prepaid Expense	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,693	0	0	0	0	0	0	1,693
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Deposits	9,000	0	0	0	0	0	0	9,000
Buildings	0	0	0	0	0	30,000	0	30,000
Improvements Other Than Buildings	0	0	0	0	0	2,653,526	0	2,653,526
Ancillary Costs	0	0	0	0	0	937,602	0	937,602
Construction Work In Progress	0	0	0	0	0	1,440,519	0	1,440,519
Amount Available-Debt Service	0	0	0	0	0	0	797,585	797,585
Amount To Be Provided-Debt Service	0	0	0	0	0	0	9,617,415	9,617,415
Other	0	0	0	0	0	0	0	0
Total Assets	448,820	268,685	696,859	429,559	2,748,260	5,061,647	10,415,000	20,068,830
Liabilities								
Accounts Payable	3,067	0	0	0	0	0	0	3,067
Accounts Payable Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0

Parkway Center Community Development District

Combining Balance Sheet

As of 2/29/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2018-1	Debt Service Fund - Series 2018-2	Capital Projects Fund - Series 2018-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Deferred Revenue	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Short Term Loan Payable	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0
Refunding Bonds - 2008	0	0	0	0	0	0	1,515,000	1,515,000
Refunding Bonds 2018-1	0	0	0	0	0	0	4,215,000	4,215,000
Refunding Bonds 2018-2	0	0	0	0	0	0	4,685,000	4,685,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>3,067</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,415,000</u>	<u>10,418,067</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	141,668	409,677	251,490	2,845,536	0	0	3,648,371
Fund Balance-Unreserved	8,148	0	0	0	0	0	0	8,148
Investment In General Fixed Assets	0	0	0	0	0	5,061,647	0	5,061,647
Other	<u>437,605</u>	<u>127,017</u>	<u>287,182</u>	<u>178,069</u>	<u>(97,276)</u>	<u>0</u>	<u>0</u>	<u>932,596</u>
Total Fund Equity & Other Credits	<u>445,753</u>	<u>268,685</u>	<u>696,859</u>	<u>429,559</u>	<u>2,748,260</u>	<u>5,061,647</u>	<u>0</u>	<u>9,650,763</u>
Total Liabilities & Fund Equity	<u>448,820</u>	<u>268,685</u>	<u>696,859</u>	<u>429,559</u>	<u>2,748,260</u>	<u>5,061,647</u>	<u>10,415,000</u>	<u>20,068,830</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 2/29/2020
(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	708,252	689,808	(18,444)	(3)%
O&M Assmts - Lot Closings	34,858	0	(34,858)	(100)%
Total Revenues	743,110	689,808	(53,302)	(7)%
Expenditures				
Legislative				
Supervisor Fees	10,000	5,000	5,000	50 %
Financial & Administrative				
District Manager	28,840	12,017	16,823	58 %
Recording Secretary	4,000	2,310	1,690	42 %
District Engineer	5,000	4,591	409	8 %
Disclosure Report	6,000	0	6,000	100 %
Trustees Fees	12,500	8,222	4,278	34 %
Accounting Services	28,677	12,032	16,645	58 %
Auditing Services	8,000	615	7,385	92 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	1,500	137	1,363	91 %
Public Officials Insurance	2,900	2,819	81	3 %
Legal Advertising	1,100	334	766	70 %
Bank Fees	186	265	(79)	(42)%
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	500	54	446	89 %
Office Supplies	200	105	95	48 %
Technology Services	2,000	1,251	749	37 %
Website Administration	2,000	0	2,000	100 %
Interest Payments	0	576	(576)	0 %
Legal Counsel				
District Counsel	10,000	6,270	3,730	37 %
Electric Utility Services				
Street Lighting	150,000	34,165	115,835	77 %
Other Physical Environment				
Staff Costs	25,000	0	25,000	100 %
Property & Casualty Insurance	30,000	7,482	22,518	75 %
Entry & Walls Maintenance	2,000	6,496	(4,496)	(225)%
Landscape Maintenance - Contract	240,000	89,586	150,414	63 %
Landscape Maintenance - Other	7,500	1,085	6,415	86 %
Pool Service	15,000	0	15,000	100 %
Field Manager	27,707	11,545	16,162	58 %
Irrigation Maintenance	7,500	2,264	5,236	70 %
Plant Replacement Program	7,500	8,861	(1,361)	(18)%
Mitigation & Monitoring	10,000	0	10,000	100 %
Waterway Management Program - Contract	17,500	7,985	9,515	54 %
Waterway Management Program - Other	5,000	7,691	(2,691)	(54)%
Clubhouse Security Systems	5,000	0	5,000	100 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	0	1,000	100 %
Pavement & Signage Repairs	2,500	0	2,500	100 %
Holiday Lighting	15,000	10,000	5,000	33 %
Parks & Recreation				
Miscellaneous Maintenance	0	517	(517)	0 %
Security Patrol	35,000	5,903	29,097	83 %
Special Events	5,000	0	5,000	100 %
Playground/Amenity	10,000	1,853	8,147	81 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 2/29/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Total Expenditures	<u>743,110</u>	<u>252,203</u>	<u>490,907</u>	<u>66 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>437,605</u>	<u>437,605</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	8,148	8,148	0 %
Fund Balance, End of Period	<u>0</u>	<u>445,753</u>	<u>445,753</u>	<u>0 %</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2019 Through 2/29/2020

(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	167,316	168,368	1,052	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>956</u>	<u>956</u>	<u>0 %</u>
Total Revenues	<u>167,316</u>	<u>169,324</u>	<u>2,008</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	72,316	37,307	35,009	48 %
Principal Payments	<u>95,000</u>	<u>5,000</u>	<u>90,000</u>	<u>95 %</u>
Total Expenditures	<u>167,316</u>	<u>42,307</u>	<u>125,009</u>	<u>75 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>127,017</u>	<u>127,017</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	141,668	141,668	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>268,685</u></u>	<u><u>268,685</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 10/1/2019 Through 2/29/2020

(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	377,119	372,269	(4,850)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>310</u>	<u>310</u>	<u>0 %</u>
Total Revenues	<u>377,119</u>	<u>372,579</u>	<u>(4,540)</u>	<u>(1)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	167,119	85,397	81,722	49 %
Principal Payments	<u>210,000</u>	<u>0</u>	<u>210,000</u>	<u>100 %</u>
Total Expenditures	<u>377,119</u>	<u>85,397</u>	<u>291,722</u>	<u>77 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>287,182</u>	<u>287,182</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	409,677	409,677	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>696,859</u></u>	<u><u>696,859</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

203 - Debt Service Fund - Series 2018-2

From 10/1/2019 Through 2/29/2020

(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	286,595	281,885	(4,710)	(2)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>182</u>	<u>182</u>	<u>0 %</u>
Total Revenues	<u>286,595</u>	<u>282,067</u>	<u>(4,528)</u>	<u>(2)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	206,595	103,998	102,598	50 %
Principal Payments	<u>80,000</u>	<u>0</u>	<u>80,000</u>	<u>100 %</u>
Total Expenditures	<u>286,595</u>	<u>103,998</u>	<u>182,598</u>	<u>64 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>178,069</u>	<u>178,069</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	251,490	251,490	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>429,559</u></u>	<u><u>429,559</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects Fund - Series 2018-2

From 10/1/2019 Through 2/29/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,855	1,855	0 %
Total Revenues	0	1,855	1,855	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	99,132	(99,132)	0 %
Total Expenditures	0	99,132	(99,132)	0 %
Excess of Revenues Over(Under) Expenditures	0	(97,276)	(97,276)	0 %
Fund Balance, Beginning of Period	0	2,845,536	2,845,536	0 %
Fund Balance, End of Period	0	2,748,260	2,748,260	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2019 Through 2/29/2020

(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>5,061,647</u>	<u>5,061,647</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>5,061,647</u>	<u>5,061,647</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>5,061,647</u></u>	<u><u>4,962,515</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 02/29/20
Reconciliation Date: 2/29/2020
Status: Locked

Bank Balance	438,346.54
Less Outstanding Checks/Vouchers	219.00
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	438,127.54
Balance Per Books	<u>438,127.54</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: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4931	1/9/2020	System Generated Check/Voucher	120.00	Jeffrey Stout
4972	2/6/2020	System Generated Check/Voucher	99.00	Daniel J. Pane
Outstanding Checks/Vouchers			219.00	

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

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4939	1/8/2020	Series 2008 FY20 Tax Dist ID 454	5,265.11	Parkway Center CDD
4940	1/8/2020	Series 2018-1 FY20 Tax Dist ID 454	11,641.42	Parkway Center CDD
4941	1/8/2020	Series 2018-2 Amenity -FY20 Tax Dist ID 454	8,814.96	Parkway Center CDD
4932	1/9/2020	System Generated Check/Voucher	120.00	Julie L. Seale
4942	1/9/2020	resubmission fee	(860.00)	Hillsborough County Department of Health
4942	1/9/2020	resubmission fee	860.00	Hillsborough County Department of Health
4943	1/9/2020	resubmission fee	640.00	Hillsborough County Environmental Protection Commission
4948	1/21/2020	Series 2018-1 FY20 Tax Dist ID Int	73.92	Parkway Center CDD
4949	1/21/2020	Series 2008 FY20 Tax Dist ID Int	33.43	Parkway Center CDD
4950	1/21/2020	Series 2018-2 Amenity FY20 Tax Dist ID Int	55.97	Parkway Center CDD
4960	2/3/2020	System Generated Check/Voucher	200.00	Daniel Fleary
4961	2/3/2020	System Generated Check/Voucher	132.00	Jeffrey Stout
4962	2/3/2020	System Generated Check/Voucher	200.00	Koko L. Miller
4963	2/3/2020	System Generated Check/Voucher	175.41	Landscape Maintenance Professionals, Inc
4964	2/3/2020	System Generated Check/Voucher	200.00	Lawrence Thomas Hollis
4965	2/3/2020	System Generated Check/Voucher	7,787.19	Meritus Districts
4966	2/3/2020	System Generated Check/Voucher	200.00	Suzanne DeCopain
4967	2/3/2020	System Generated Check/Voucher	200.00	Jo Ann Ward
4968	2/3/2020	System Generated Check/Voucher	99.00	William J. Scobie, III
4978	2/5/2020	Series 2008 FY20 Tax Dist ID 457	1,486.91	Parkway Center CDD
4979	2/5/2020	Series 2018-2 Amenity FY20 Tax Dist ID 457	2,489.42	Parkway Center CDD
4980	2/5/2020	Series 2018-1 FY20 Tax Dist ID 457	3,287.64	Parkway Center CDD
4969	2/6/2020	System Generated Check/Voucher	264.00	Bryan Schmick
4970	2/6/2020	System Generated Check/Voucher	1,350.00	Burr & Forman LLP
4971	2/6/2020	System Generated Check/Voucher	1,750.00	Otha Carson Wood, III

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4973	2/6/2020	System Generated Check/Voucher	430.00	First Choice Aquatic Weed Management, LLC.
4974	2/6/2020	System Generated Check/Voucher	2,296.00	Herring Electric
4975	2/6/2020	System Generated Check/Voucher	104.62	Kaeser & Blair Inc.
4976	2/6/2020	System Generated Check/Voucher	225.12	Landscape Maintenance Professionals, Inc
4977	2/6/2020	System Generated Check/Voucher	6,734.38	US Bank
CD104	2/11/2020	Bank Fee	17.58	
4981	2/13/2020	System Generated Check/Voucher	100.17	Dog Waste Depot
4982	2/13/2020	System Generated Check/Voucher	1,550.34	TECO
4983	2/18/2020	Resubmission fee	670.00	Hillsborough County Department of Health
4984	2/20/2020	System Generated Check/Voucher	4,100.00	Aquatic Systems, Inc.
4985	2/20/2020	System Generated Check/Voucher	224.45	Hillsborough County Sheriff's Office
4986	2/20/2020	System Generated Check/Voucher	17,917.15	Landscape Maintenance Professionals, Inc
311000070319 020520	2/24/2020	paid by ACH 12/20/19 - 01/22/20	7,189.30	TECO
Cleared Checks/Vouchers			88,025.49	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR464	2/4/2020	Tax Distribution - 02.04.20	<u>13,355.92</u>
Cleared Deposits				<u>13,355.92</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 3/17/20

	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 and Pennywort in a few ponds
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Spike rush in pond 1
FOUNTAINS/AERATORS	20	20	0	All functioning
DESIRABLE PLANTS	15	15	0	Good

AMENITIES

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

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 3/17/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	27	-3	Better
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	23	-2	Only a few pot holes observed
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	20	-2	Hamlet lights were on during the day.
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	683	-17	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 3/17/20

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	8	-2	Off color
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Dollar weed/Clover
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	4	-1	Better
PLANT INSECT/DISEASE CONTROL	5	4	-1	Mites on Fakahatchee grass
PRUNING	10	7	-3	Hedges/trees
CLEANLINESS	5	5	0	OK
MULCHING	5	5	0	Fresh mulch almost complete
WATER/IRRIGATION MGMT	8	6	-2	Dry, timers will be turned up.
CARRYOVERS	5	4	-1	Turf weeds

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	87	-13	87%
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Contractor Signature: _____

Manager's Signature: Gene Roberts

Parkway Center March



The bollards at the Sanctuary gate have been hit and damaged by construction vehicles.



Fresh mulch at the Sanctuary sign still needs to be completed.



As requested by the board LMP has started maintaining the entrance to Baywood. The median is going to need some enhancements.



The landscape beds at the Hamlet entrance have been cleaned up and look better.



The recently planted annuals at Still River entrance are struggling. Soil should be replaced for the next rotation.



Harvest Glen entrance has been cleaned up and looks good.



Belmont entrance landscaping needs some weed detailing.



Summerwood entrance landscape is looking better.



Fakahatchee grass on Blue Beach is dry and needs to be treated for mites.



Some hedge/tree trimming is needed.



Common area on Round Leaf still has heavy broadleaf weed pressure.

Parkway Center Ponds March



Pond 13 looks good, no sign of Water lettuce visible.



Pond 9 has been treated for Alligator weed and Pennywort. Additional applications will be needed.



Pond 2 has some algae on the East perimeter that needs to be treated.



Pond 1 still has some Spike rush but is looking better.



Pond 4 has a small amount of algae.



Pond 6 has a lot of trash in it.



The remaining ponds look good.











Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 4/13/20

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	3	-2	Fair
TURF FERTILITY	10	10	0	OK
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Dollar weed/Clover
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	4	-1	Better
PLANT INSECT/DISEASE CONTROL	5	4	-1	Mites on Fakahatchee gr grass/Junipers
PRUNING	10	7	-3	Hedges/trees
CLEANLINESS	5	5	0	OK
MULCHING	5	5	0	Completed
WATER/IRRIGATION MGMT	8	6	-2	Areas are dry
CARRYOVERS	5	4	-1	Mites/Water MGMT

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	OK
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	2	-1	Some beds need deadheading

SCORE

100	87	-13	87%
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Contractor Signature: _____

Manager's Signature: Gene Roberts



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 4/13/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	<u>Debris in a few ponds</u>
INVASIVE MATERIAL (FLOATING)	20	15	-5	<u>Alligator weed/Water Lettuce</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u></u>
FOUNTAINS/AERATORS	20	20	0	<u>All functioning</u>
DESIRABLE PLANTS	15	15	0	<u>Good</u>

AMENITIES

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

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>Good</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 4/13/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	25	-5	Harvest Glen entrance needs attention
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	23	-2	Some pot holes
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	683	-17	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



The sign has been installed at the Amenity Site.



The tree barricades are in place.



The landscape beds in the common area on Round Leaf need weed detailing.



Fakahatchee grass along Blue Beech and Falkenburg is dry and needs to be treated for mites.



The Marigolds at Summerwood entrance look good.



Belmont entrance landscape looks good.



The median at the Harvest Glenn entrance needs weed detailing.



Junipers at the Still River entrance need to be treated for mites.



Lack of rain is drying the turf out in areas.



Taylor Morrison is not maintaining the landscape they installed going to the new section in the Sanctuary.





A dead palm tree just outside the Sanctuary needs to be removed.



Some of the Marigolds at the Sanctuary need deadheading.

Parkway Center Ponds April



The water level in pond 6 is low.



Pond 4 has a small amount of algae.



The Alligator weed and Penny wort in pond 9 has been sprayed but will need follow up treatment.



A small amount of Water Lettuce is in pond 13.



The other ponds look good.









