

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 27, 2020**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

WEDNESDAY, MAY 27, 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, May 27, 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. Consideration of Resolution 2020-04; Approving Fiscal Year 2021 Proposed Budget
& Setting Public Hearing Tab 01
 - B. Annual Disclosure of Qualified Electors Tab 02
 - C. 2020 Election Process..... Tab 03
 - D. Consideration of 2020-05; General Elections, November 2020..... Tab 04
 - E. Consideration of 2020-06; Adopting Default Statutory Alternative Investment Policies Tab 05
 - F. Discussion on Taylor Morrison Update
 - G. Discussion on Construction Update
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes April 22, 2020 Tab 06
 - B. Consideration of Operations and Maintenance Expenditures March 2020 Tab 07
 - C. Consideration of Operations and Maintenance Expenditures April 2020 Tab 08
 - D. Review of Financial Statements Month Ending April 30, 2020..... Tab 09
- 6. MANAGEMENT REPORTS**
 - A. District Manager Tab 10
 - i. Manager's Report
 - ii. Community Inspection Reports
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,
Brian Howell
District Manager

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTERCOMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Parkway CenterCommunity Development District (“**District**”) prior to June 15, 2020 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKWAY CENTERCOMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 26, 2020
HOUR: 6:30 p.m.
LOCATION*: The Rivercrest CDD Clubhouse
11560 Ramble Creek Drive
Riverview, FL 33569

**Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as it may be extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: <http://myoakcreekcommunity.net/>.*

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 26, 2020.

Attest:

**Parkway CenterCommunity
Development District**

Brian Howell
Assistant Secretary

Daniel Fleary, Jr
Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2020/2021

2021



PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT



FISCAL YEAR 2021
PROPOSED ANNUAL OPERATING BUDGET

MAY 27, 2020

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 PROPOSED ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2020 BUDGET ANALYSIS	2
III.	FISCAL YEAR 2021 PROPOSED OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	7
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	10

MAY 27, 2020

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Parkway Center Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2008 Special Assessment Refunding Bonds
202	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018-1 Special Assessment Refunding Bonds
203	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018-2 Special Assessment Bonds (Amenity Project)

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	708,251.98	689,808.32	18,443.66	708,251.98	0.00
Operations & Maintenance Assmts-Off Roll	34,858.02	0.00	34,858.02	34,858.02	0.00
TOTAL SPECIAL ASSESSMENTS	743,110.00	689,808.32	53,301.68	743,110.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	20.00	20.00	20.00
TOTAL INTEREST EARNINGS	0.00	0.00	20.00	20.00	20.00
TOTAL REVENUES	\$743,110.00	\$689,808.32	\$53,321.68	\$743,130.00	\$20.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	10,000.00	5,000.00	1,000.00	6,000.00	(4,000.00)
TOTAL LEGISLATIVE	10,000.00	5,000.00	1,000.00	6,000.00	(4,000.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	28,840.00	12,016.65	16,823.35	28,840.00	0.00
Recording Secretary	4,000.00	2,309.60	1,690.40	4,000.00	0.00
District Engineer	5,000.00	4,591.00	1,909.00	6,500.00	1,500.00
Disclosure Report	6,000.00	0.00	6,000.00	6,000.00	0.00
Trustees Fees	12,500.00	8,222.01	4,277.99	12,500.00	0.00
Accounting Services	28,677.00	12,032.05	16,644.95	28,677.00	0.00
Auditing Services	8,000.00	615.00	7,385.00	8,000.00	0.00
Arbitrage Rebate Calculation	1,300.00	0.00	1,300.00	1,300.00	0.00
Postage, Phone, Faxes, Copies	1,500.00	178.48	221.52	400.00	(1,100.00)
Public Officials Insurance	2,900.00	2,819.00	0.00	2,819.00	(81.00)
Legal Advertising	1,100.00	334.12	465.88	800.00	(300.00)
Bank Fees	186.00	264.93	85.07	350.00	164.00
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	500.00	54.21	145.79	200.00	(300.00)
Office Supplies	200.00	104.62	95.38	200.00	0.00
Technology Services	2,000.00	1,251.00	749.00	2,000.00	0.00
ADA Website Compliance	2,000.00	0.00	2,000.00	2,000.00	0.00
Interest Payments	0.00	575.50	0.00	575.50	575.50
TOTAL FINANCIAL & ADMINISTRATIVE	104,903.00	45,543.17	59,793.33	105,336.50	433.50
LEGAL COUNSEL					
District Counsel	10,000.00	8,190.00	1,810.00	10,000.00	0.00
TOTAL LEGAL COUNSEL	10,000.00	8,190.00	1,810.00	10,000.00	0.00
ELECTRIC UTILITY SERVICES					
Street Lighting/Amenity/Monuments/Wells/Spa	150,000.00	34,164.95	95,835.05	130,000.00	(20,000.00)
TOTAL ELECTRIC UTILITY SERVICES	150,000.00	34,164.95	95,835.05	130,000.00	(20,000.00)
OTHER PHYSICAL ENVIRONMENT					
Staff Costs	25,000.00	0.00	0.00	0.00	(25,000.00)
Property & Casualty Insurance	30,000.00	7,482.00	2,518.00	10,000.00	(20,000.00)
Entry & Walls Maintenance	2,000.00	6,496.00	0.00	6,496.00	4,496.00
Landscape Maintenance - Contract	240,000.00	89,585.75	110,414.25	200,000.00	(40,000.00)
Landscape Maintenance - Other	7,500.00	1,085.00	3,915.00	5,000.00	(2,500.00)
Pool Service/Janitorial	15,000.00	0.00	0.00	0.00	(15,000.00)
Field Manager	27,707.00	11,544.65	16,162.35	27,707.00	0.00
Irrigation Maintenance	7,500.00	2,263.83	3,736.17	6,000.00	(1,500.00)
Plant Replacement Program	7,500.00	8,860.95	1,139.05	10,000.00	2,500.00
Mitigation & Monitoring	10,000.00	0.00	4,000.00	4,000.00	(6,000.00)
Waterway Management Program - Contract	17,500.00	7,985.00	9,515.00	17,500.00	0.00
Waterway Management Program - Other	5,000.00	7,691.00	309.00	8,000.00	3,000.00
Clubhouse Security Systems	5,000.00	0.00	0.00	0.00	(5,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	399,707.00	142,994.18	151,708.82	294,703.00	(105,004.00)
ROAD & STREET FACILITIES					
Street/Decorative Light Maintenance	1,000.00	0.00	300.00	300.00	(700.00)
Pavement & Signage Repairs	2,500.00	0.00	1,000.00	1,000.00	(1,500.00)
Holiday Lighting	15,000.00	10,000.00	5,000.00	15,000.00	0.00
TOTAL ROAD & STREET FACILITIES	18,500.00	10,000.00	6,300.00	16,300.00	(2,200.00)
PARKS & RECREATION					
Miscellaneous Reserve/Contingency	0.00	516.97	83.03	600.00	600.00
Security Patrol	35,000.00	5,959.24	14,040.76	20,000.00	(15,000.00)
Special Events	5,000.00	0.00	0.00	0.00	(5,000.00)
Playground/Amenity	10,000.00	1,852.78	647.22	2,500.00	(7,500.00)
TOTAL PARKS & RECREATION	50,000.00	8,328.99	14,771.01	23,100.00	(26,900.00)
RESERVES					
Reserves	0.00	0.00	157,690.50	157,690.50	157,690.50
TOTAL RESERVES	0.00	0.00	157,690.50	157,690.50	157,690.50
TOTAL EXPENDITURES	\$743,110.00	\$254,221.29	\$488,908.71	\$743,130.00	\$20.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$435,587.03	(\$435,587.03)	\$0.00	\$0.00

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Proposed Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES							
SPECIAL ASSESSMENTS							
Operations & Maintenance Assmts-Tax Roll	708,251.98	689,808.32	18,443.66	708,251.98	0.00		(708,251.98)
Operations & Maintenance Assmts-Off Roll	34,858.02	0.00	34,858.02	34,858.02	0.00		(34,858.02)
TOTAL SPECIAL ASSESSMENTS	743,110.00	689,808.32	53,301.68	743,110.00	0.00	0.00	(743,110.00)
INTEREST EARNINGS							
Interest Earnings	0.00	0.00	20.00	20.00	20.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	20.00	20.00	20.00	0.00	0.00
TOTAL REVENUES	\$743,110.00	\$689,808.32	\$53,321.68	\$743,130.00	\$20.00	\$0.00	(\$743,110.00)
EXPENDITURES							
LEGISLATIVE							
Supervisor Fees	10,000.00	5,000.00	1,000.00	6,000.00	(4,000.00)	12,000.00	2,000.00
TOTAL LEGISLATIVE	10,000.00	5,000.00	1,000.00	6,000.00	(4,000.00)	12,000.00	2,000.00
FINANCIAL & ADMINISTRATIVE							
District Manager	28,840.00	12,016.65	16,823.35	28,840.00	0.00	28,840.00	0.00
Recording Secretary	4,000.00	2,309.60	1,690.40	4,000.00	0.00	4,000.00	0.00
District Engineer	5,000.00	4,591.00	1,909.00	6,500.00	1,500.00	5,000.00	0.00
Disclosure Report	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00	0.00
Trustees Fees	12,500.00	8,222.01	4,277.99	12,500.00	0.00	12,500.00	0.00
Accounting Services	28,677.00	12,032.05	16,644.95	28,677.00	0.00	28,677.00	0.00
Auditing Services	8,000.00	615.00	7,385.00	8,000.00	0.00	8,000.00	0.00
Arbitrage Rebate Calculation	1,300.00	0.00	1,300.00	1,300.00	0.00	1,300.00	0.00
Postage, Phone, Faxes, Copies	1,500.00	178.48	221.52	400.00	(1,100.00)	750.00	(750.00)
Public Officials Insurance	2,900.00	2,819.00	0.00	2,819.00	(81.00)	2,819.00	(81.00)
Legal Advertising	1,100.00	334.12	465.88	800.00	(300.00)	1,100.00	0.00
Bank Fees	186.00	264.93	85.07	350.00	164.00	350.00	164.00
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)	200.00	0.00
Miscellaneous Fees	500.00	54.21	145.79	200.00	(300.00)	300.00	(200.00)
Office Supplies	200.00	104.62	95.38	200.00	0.00	200.00	0.00
Technology Services	2,000.00	1,251.00	749.00	2,000.00	0.00	2,000.00	0.00
ADA Website Compliance	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00
Interest Payments	0.00	575.50	0.00	575.50	575.50	575.00	575.00
TOTAL FINANCIAL & ADMINISTRATIVE	104,903.00	45,543.17	59,793.33	105,336.50	433.50	104,611.00	(292.00)
LEGAL COUNSEL							
District Counsel	10,000.00	8,190.00	1,810.00	10,000.00	0.00	9,000.00	(1,000.00)
TOTAL LEGAL COUNSEL	10,000.00	8,190.00	1,810.00	10,000.00	0.00	9,000.00	(1,000.00)
ELECTRIC UTILITY SERVICES							
Street Lighting/Amenity/Monuments/Wells/Spa	150,000.00	34,164.95	95,835.05	130,000.00	(20,000.00)	135,000.00	(15,000.00)
TOTAL ELECTRIC UTILITY SERVICES	150,000.00	34,164.95	95,835.05	130,000.00	(20,000.00)	135,000.00	(15,000.00)
OTHER PHYSICAL ENVIRONMENT							
Staff Costs	25,000.00	0.00	0.00	0.00	(25,000.00)	40,000.00	15,000.00
Property & Casualty Insurance	30,000.00	7,482.00	2,518.00	10,000.00	(20,000.00)	31,000.00	1,000.00
Entry & Walls Maintenance	2,000.00	6,496.00	0.00	6,496.00	4,496.00	2,000.00	0.00
Landscape Maintenance - Contract	240,000.00	89,585.75	110,414.25	200,000.00	(40,000.00)	240,000.00	0.00
Landscape Maintenance - Other	7,500.00	1,085.00	3,915.00	5,000.00	(2,500.00)	10,000.00	2,500.00
Pool Service/Janitorial	15,000.00	0.00	0.00	0.00	(15,000.00)	25,000.00	10,000.00
Field Manager	27,707.00	11,544.65	16,162.35	27,707.00	0.00	27,707.00	0.00
Irrigation Maintenance	7,500.00	2,263.83	3,736.17	6,000.00	(1,500.00)	10,000.00	2,500.00
Plant Replacement Program	7,500.00	8,860.95	1,139.05	10,000.00	2,500.00	10,000.00	2,500.00
Mitigation & Monitoring	10,000.00	0.00	4,000.00	4,000.00	(6,000.00)	5,000.00	(5,000.00)
Waterway Management Program - Contract	17,500.00	7,985.00	9,515.00	17,500.00	0.00	17,500.00	0.00
Waterway Management Program - Other	5,000.00	7,691.00	309.00	8,000.00	3,000.00	5,000.00	0.00
Clubhouse Security Systems	5,000.00	0.00	0.00	0.00	(5,000.00)	5,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	399,707.00	142,994.18	151,708.82	294,703.00	(105,004.00)	428,207.00	28,500.00
ROAD & STREET FACILITIES							
Street/Decorative Light Maintenance	1,000.00	0.00	300.00	300.00	(700.00)	1,000.00	0.00
Pavement & Signage Repairs	2,500.00	0.00	1,000.00	1,000.00	(1,500.00)	2,000.00	(500.00)
Holiday Lighting	15,000.00	10,000.00	5,000.00	15,000.00	0.00	15,000.00	0.00
TOTAL ROAD & STREET FACILITIES	18,500.00	10,000.00	6,300.00	16,300.00	(2,200.00)	18,000.00	(500.00)
PARKS & RECREATION							
Miscellaneous Reserve/Contingency	0.00	516.97	83.03	600.00	600.00	150,000.00	150,000.00
Security Patrol	35,000.00	5,959.24	14,040.76	20,000.00	(15,000.00)	30,792.00	(4,208.00)
Special Events	5,000.00	0.00	0.00	0.00	(5,000.00)	7,500.00	2,500.00
Playground/Amenity	10,000.00	1,852.78	647.22	2,500.00	(7,500.00)	10,000.00	0.00
TOTAL PARKS & RECREATION	50,000.00	8,328.99	14,771.01	23,100.00	(26,900.00)	198,292.00	148,292.00
RESERVES							
Reserves	0.00	0.00	157,690.50	157,690.50	157,690.50	0.00	0.00
TOTAL RESERVES	0.00	0.00	157,690.50	157,690.50	157,690.50	0.00	0.00
TOTAL EXPENDITURES	\$743,110.00	\$254,221.29	\$488,908.71	\$743,130.00	\$20.00	\$905,110.00	\$162,000.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$435,587.03	(\$435,587.03)	\$0.00	\$0.00	(\$905,110.00)	(\$905,110.00)

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legislative

Supervisor's Fees

The amount paid to each Supervisor for the time devoted to the District business and monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board.

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

Recording Secretary

As part of the consulting managers contract, the District retains a Recording Secretary to prepare and record the minutes of the official district records of proceeding.

District Engineer

Requirements for legal services are estimated annual expenditures on as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Disclosure Report

This is required of the District as part of the bond indentures.

Trustees Fees

This is required of the District as part of the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Financial Services

As part of the consulting managers contract, the District retains Financial Services to process invoices, tax-roll preparation and record the District's transactions in compliance with governmental accounting standards.

Travel Per Diem

This applies at the current rate of mileage reimbursement for official District business.

Postage, Phone, Fax, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Rentals & Leases

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated annual expenditures on an as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Water-Sewer Combination Services

Water Utility Services

This item is for service to satisfy common element water needs.

Other Physical Environment

Field Manager

As an anticipated addendum to the consulting managers contract, the District will retain the services of a Field Manager. The Field Manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs. The fee for this service is reviewed annually.

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance - Contract

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

Landscape fees that do not fall within the scope of services covered under the landscape contract.

Miscellaneous Maintenance

To provide for unbudgeted repairs and maintenance.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Waterway Mgt Program - Contract

This item is for the contract that maintains the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Waterway Mgt Program - Other

This category is for the unforeseen items that are not under contract to maintain the multiple waterways in the District.

Waterway Mgt Program - Erosion Control

This category is for the erosion issues that are not under contract that may occur along the banks of the multiple waterways in the District.

Capital Improvements

This item provides for capital improvements relating to the District's physical environment.

Road & Street Facilities

Decorative Light Maintenance

This item provides for maintenance and repairs of the street lights and decorative lighting throughout the District.

Pavement and Signage Repairs

This item provides for maintenance and repairs of the signage throughout the District.

Street Sweeping

This item provides for cleaning of the District roadways.

Parks & Recreation

Security Patrol

This item is for the contractual service of the Sheriff's office or a private vendor to provide random patrols of the District assets and the community as a whole.

Capital Improvements

This item provides for capital improvements relating to the District's parks and recreational areas.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2008

REVENUES

CDD Debt Service Assessments	\$	167,343
TOTAL REVENUES	\$	167,343

EXPENDITURES

Series 2008 May Bond Principal Payment	\$	100,000
Series 2008 May Bond Interest Payment	\$	34,882
Series 2008 November Bond Interest Payment	\$	32,462
TOTAL EXPENDITURES	\$	167,343
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	1,420,000
Principal Payment Applied Toward Series 2008 Bonds	\$	100,000
Bonds Outstanding - Period Ending 11/1/2021	\$	1,320,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018-1

REVENUES

CDD Debt Service Assessments	\$	379,594
TOTAL REVENUES	\$	379,594

EXPENDITURES

Series 2018-1 May Bond Principal Payment	\$	220,000
Series 2018-1 May Bond Interest Payment	\$	81,722
Series 2018-1 November Bond Interest Payment	\$	77,872
TOTAL EXPENDITURES	\$	379,594
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	4,005,000
Principal Payment Applied Toward Series 2018-1 Bonds	\$	220,000
Bonds Outstanding - Period Ending 11/1/2021	\$	3,785,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018-2

AMENITY PROJECT

REVENUES

CDD Debt Service Assessments	\$	288,708
TOTAL REVENUES	\$	288,708

EXPENDITURES

Series 2018-2 May Bond Principal Payment	\$	85,000
Series 2018-2 May Bond Interest Payment	\$	102,598
Series 2018-2 November Bond Interest Payment	\$	101,110
TOTAL EXPENDITURES	\$	288,708
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	4,605,000
Bonds Outstanding - Period Ending 11/1/2021	\$	85,000
Bonds Outstanding - Period Ending 11/1/2020	\$	4,520,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

		Unit Count		Fiscal Year 2020 ⁽³⁾					Fiscal Year 2021 ⁽³⁾					Inc/(Dec) in Annual CDD	
Lot Size	ERU Value	O&M ⁽²⁾	Senior Bond DS	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	O&M - Amenity Per Unit	Fiscal Year 2020 Total Assessment	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	O&M - Amenity Per Unit	Fiscal Year 2021 Total Assessment	Fees Per Unit ⁽⁴⁾	
														Debt Service	O&M
Phase 1 - Series 2008															
SF 40'	1.00	199	199	\$318.06	\$178.91	\$314.86	\$100.86	\$912.69	\$318.06	\$177.17	\$403.91	\$100.86	\$1,000.00	(\$1.74)	\$89.05
SF 50'	1.25	217	217	\$397.53	\$178.91	\$393.58	\$100.86	\$1,070.88	\$397.53	\$177.17	\$504.88	\$100.86	\$1,180.44	(\$1.74)	\$111.30
SF 65'	1.50	73	72	\$477.09	\$178.91	\$472.29	\$100.86	\$1,229.15	\$477.09	\$177.17	\$605.86	\$100.86	\$1,360.98	(\$1.74)	\$133.57
Phase 2 - Series 2018-1															
Townhome	0.75	604	416	\$272.30	\$178.91	\$236.15	\$100.86	\$788.22	\$267.22	\$177.17	\$302.93	\$100.86	\$848.18	(\$6.82)	\$66.78
SF 50'	1.25	549	547	\$453.83	\$178.91	\$393.58	\$100.86	\$1,127.18	\$445.37	\$177.17	\$504.88	\$100.86	\$1,228.28	(\$10.20)	\$111.30
SF 50' Eagle's Nest	1.25	58	58			\$393.58	\$100.86	\$494.44			\$504.88	\$100.86	\$605.74		\$111.30
SF 60'	1.50	96	96	\$544.59	\$178.91	\$472.29	\$100.86	\$1,296.65	\$534.44	\$177.17	\$605.86	\$100.86	\$1,418.33	(\$11.89)	\$133.57
		1,796	1,605												

Notations:

⁽¹⁾ Annual assessments are adjusted for the 6% County collection costs and statutory early payment discounts.

⁽²⁾ Phase 1: Additional 50' lot platted and merged with HOA tract

⁽³⁾ Debt Service Assessments are subject to change upon the Eagle's Nest lots plat & levy based on receipt of Certificates of Occupancy

Proposed Budget is based on 17 Eagle's Nest lots with Certificates of Occupancy received (included in the SF 50' line for assessment purposes)

O&M Amenity is based on the Amenity related changes in the expenses which are spread evenly across the properties

⁽⁴⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.



April 24, 2020

To **Whom It May Concern:**

As per F.S. 190.006, **you'll find** the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

Community Development District	Number of Registered Electors
Parkway Center	2952

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoc.org.

Respectfully,

Enjoli White
Candidate Services Liaison



**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS**

In accordance with section 190.006(3)(b), Florida Statutes, Parkway Center Community Development District (the “District”) hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of the Parkway Center Community Development District begins at noon on Monday June 8, 2020 and close at noon on Friday June 12, 2020.

The District has three seats up for election, Seats 1, 2 and 3. Elections are non-partisan and will be held at the same time as the general election on November 3, 2020 and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at either the Fred B. Karl County Center, 601 E. Kennedy Blvd., 16th Floor, Tampa, Florida 33602 (telephone 813-272-5850) or Robert L. Gilder Elections Service Center, 2514 N. Falkenburg Rd., Tampa, Florida 33619 (telephone 744-5900). All candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

For additional information please contact the Hillsborough County Supervisor of Elections.

Brian Howell
District Manager

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER, 2020.

WHEREAS, the Parkway Center Community Development District ("**District**") is a local unit of special-purpose government established by Hillsborough County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **three (3)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 1, Currently held by Jo Ann Ward	Length of term: Four-years
Seat No. 2, Currently held by Suzanne DeCopain	Length of term: Four-years
Seat No. 3, Currently held by Daniel Fleary, Jr	Length of term: Four-years

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

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 3, 2020, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **three (3) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from **12:00 p.m. Monday June 8, 2020 through 12:00 p.m. Friday June 12, 2020**, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 27th day of May, 2020.

ATTEST:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Printed Name: _____
Secretary / Assistant Secretary

Daniel Fleary, Jr
Chair of the Board of Supervisors

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTIONS 97-2/2001-2 AND ANY OTHER PRIOR INVESTMENT POLICIES AND ELECTING TO USE THE STATUTORY DEFAULT INVESTMENT POLICIES FOR INVESTING PUBLIC FUNDS IN EXCESS OF THE AMOUNTS NEEDED TO MEET CURRENT EXPENSES IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously adopted Resolutions 97-2/2001-2 to establish a written investment policy in accordance with Section 218.415, Florida Statutes; and

WHEREAS, the Board desires to rescind Resolutions 97-2/2001-2 and any other prior investment policies to adopt a written investment policy, and instead use the statutory default investment policies for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415 (17), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Rescindment of Prior Investment Policies.** The Board hereby rescinds Resolutions 97-2/2001-2 and any other prior investment policies in their entirety.
2. **Use of Statutory Default Investment Policies.** The Board hereby elects to use the statutory default alternative investment policies for the investment of public funds in excess of the amounts needed to meet current expenses, in accordance with Section 218.415(17), Florida Statutes, as amended.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED ON MAY 27, 2020.

Attest:

**Parkway Center
Community Development District**

Debby Nussel
Assistant Secretary

Chair of the Board of Supervisors

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

April 22, 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, April 22, 2020 at 6:30 p.m.** via conference call at 1-866-906-9330 with access code 4863181.

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, April 22, 2020 at 6:30 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

Staff Members Present:

Brian Howell	District Manager, Meritus
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There were two resident audience members present on the conference call.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. VENDOR/STAFF REPORTS

A. District Engineer

B. District Counsel

There were no items from the Engineer or Counsel at this time.

5. BUSINESS ITEMS

A. Acceptance of Ratification of Windward Construction Contract

The Board reviewed the Windward Construction Contract that Counsel put together and the Chair executed.

MOTION TO:	Ratify the Windward Construction Contract as executed.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. Discussion on Taylor Morrison Response to District Letter

Mr. Howell went over response from Taylor Morrison and suggested now that they have responded to the punch list, it would make more sense financially for District management to take the lead on completing the tasks with Taylor Morrison instead of Counsel. The Board agreed. Mr. Howell also stated it also made sense that Taylor Morrison wanted to do the items at the end for the project so there was just one list; however, Mr. Howell thought that Item 1 should be looked at by the District Engineer and the repairs should be completed before the rainy season commences. The Board agreed and discussed other items on the list. The Board directed for Mr. Howell to work on items 1, 3, and 5 for right now.

C. Discussion on Construction Update

Mr. Howell went over the construction project and stated that the final permit would be ready for pickup by Friday and construction would start next week. Mr. Howell also noted that Windward would put together selections for the Board to choose from starting in June. This would range from playground equipment to finishes in the clubhouse. The Board will work with Windward over the summer to make all the choices. Mr. Howell also recommended that during the construction process, the Chair be the liaison with staff and Windward for items that pop up during construction. Mr. Howell noted if that if the Chair was unavailable, then the Vice Chair would substitute. Any major changes with the plan, budget, etc. would be presented to the entire Board for input. The Board agreed to that recommendation.

D. General Matters of the District

6. CONSENT AGENDA

- A. Consideration of Board of Supervisors Regular Meeting Minutes Feb. 26, 2020**
- B. Consideration of Operations and Maintenance Expenditures February 2020**
- C. Review of Financial Statements Month Ending February 29, 2020**

The Board reviewed the Consent Agenda items. Mr. Howell noted that the CDD is tracking 5% under budget at this time.

MOTION TO:	Approve the Consent Agenda items A-C.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

7. MANAGEMENT REPORTS

- A. District Manager**
 - i. Community Inspection Reports**
 - ii. Staff Action List**

The Board reviewed the management reports.

8. SUPERVISOR REQUESTS

Supervisor Fleary said the palm tree that was being monitored near 9117 Pine Breeze is dead and needs to be taken down.

Supervisor Hollis asked what LMP is charging to do the island on Baywood. Mr. Howell will check and advise the Board.

Supervisor Ward wanted to ensure that Taylor Morrison is doing maintenance to the landscaping as needed for their new section.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

10. ADJOURNMENT

MOTION TO:	Adjourn at 6:57 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

**These minutes were done in summary format.*

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

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

Signature

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					
First Choice Aquatic Weed Management, LLC	45473	\$ 1,425.00			Waterway Service - February
First Choice Aquatic Weed Management, LLC	46419	1,425.00	\$ 2,850.00		Waterway Service - March
LMP	150507	17,917.15			Ground Maintenance - March
Meritus Districts	9653	7,800.14		\$ 7,947.25	Management Services - March
Monthly Contract Sub-Total		\$ 28,567.29			

Variable Contract					
Burr Forman	1145648	\$ 1,920.00			Professional Services - January
Burr Forman	1150331	1,050.00	\$ 2,970.00		Professional Services - February
Cardno	288857	1,385.00			Professional Services - thru 02/28/20
Cardno	288923	225.00	\$ 1,610.00		Professional Services - thru 02/28/20
Grau and Associates	19245	1,500.00			FY19 Audit - 03/03/20
Variable Contract Sub-Total		\$ 6,080.00			

Utilities					
Tampa Electric	211001800146 030620	\$ 618.50			Electric Service - thru 03/02/20
Tampa Electric	211001800369 030620	488.13			Electric Service - thru 03/02/20
Tampa Electric	211001800609 030620	443.71			Electric Service - thru 03/02/20
Tampa Electric	311000070319 030520	7,191.75	\$ 8,742.09	\$ 3,583.33	Electric Service - thru 02/20/20
Utilities Sub-Total		\$ 8,742.09			

Regular Services					
Bryan Schmick	BS031120	\$ 132.00			Off Duty Patrol - 03/10/20
Bryan Schmick	BS031720	132.00	\$ 264.00		Off Duty Patrol - 03/13/20

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Daniel Pane	DP033120	132.00			Off Duty Patrol - 03/30/20
George Rasmussen	GR032620	132.00			Off Duty Patrol - 03/20/20
Hillsborough County Sheriff's Office	38812	56.43		\$ 500.00	Mileage & Admin Fees - February
Jeffrey Stout	JS033020	132.00			Off Duty Patrol - 03/28/20
Joel Ramirez Gonzalez	JRG032620	132.00			Off Duty Patrol - 03/25/20
Joey Allan Devore	JAD030620	132.00			Off Duty Patrol - 03/03/20
Julian Guri	JG022820	132.00			Off Duty Patrol - 02/27/20
William Scobie	WS030720	132.00			Off Duty Patrol - 03/06/20
Regular Services Sub-Total		\$ 1,244.43			

Additional Services					
Fields	2199	\$ 600.00			"No Trespassing Sign" - 03/29/20
Florida Department of Environmental Protection	FDEP031220	250.00			Amenity Center - 03/12/20
LMP	150839	1,566.25			Spring Annuals - 03/03/20
LMP	150873	34.90			Irrigation Inspection Repairs - 03/04/20
LMP	151104	907.50			Replace Dead Wax Myrtles - 03/17/20
LMP	151236	169.60	\$ 2,678.25		Irrigation Repair - 03/19/20
Meritus Districts	9722	41.85			Express Shipping - 02/19/20
Meritus Districts	9723	670.01	\$ 711.86		Purchase from Ceremonial Supplies - 03/10/20
Spearem Enterprises, LLC	4143	180.00			Strained All Signs - 03/17/20
Additional Services Sub-Total		\$ 4,420.11			

TOTAL:		\$ 49,053.92			
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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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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

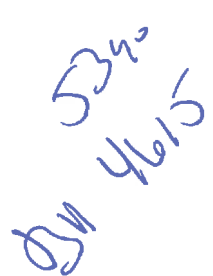
Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
2/27/2020	45473

Bill To

Parkway Center CDD
c/o Meritus Corp.
2005 Pan Am Circle Dr., Ste. 300
Tampa, FL 33067

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/28/2020

Description	Amount
Monthly waterway service for the month this invoice is dated - 17 waterways	1,425.00
	

Thank you for your business.

Total	\$1,425.00
Payments/Credits	\$0.00
Balance Due	\$1,425.00

Service Report

Customer: Parkway Center

Date: 2-27-20

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, 2, 3							✓	✓	✓		N/A	Normal	N/A	Good
15, 16								✓	✓	✓				
4, 11					✓			✓						
5, 12					✓			✓						
7, 13					✓			✓						
8, 14					✓			✓						
9, 17					✓			✓						
10, 16					✓			✓						

Comments: Please allow 14 days for best results.

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



Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859


Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
3/30/2020	46419

Bill To

Parkway Center CDD
c/o Meritus Corp.
2005 Pan Am Circle Dr., Ste. 300
Tampa, FL 33067

Customer P.O. No.	Payment Terms	Due Date
	Net 30	4/29/2020

Description	Amount
Monthly waterway service for the month this invoice is dated - 17 waterways	1,425.00
	

Thank you for your business.

Total	\$1,425.00
Payments/Credits	\$0.00
Balance Due	\$1,425.00

Service Report

Customer: Parkway CTR

Date: 3/27/2020

Technician: Todd

- ☐ 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	Low	N/A	Good
2		✓	✓				✓	✓	✓		↓	↓	↓	↓
16		✓				✓	✓	✓			↓	↓	↓	↓
10		✓				✓	✓	✓			↓	↓	↓	↓
All other Ponds	✓													

Comments

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



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
3/1/2020	150507

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

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Services for the month March 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
<div style="text-align: right; font-family: cursive; font-size: 2em; color: blue;"> 53900 4604 </div>			

			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	3/31/2020	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: 9653
Invoice Date: Mar 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		3/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - March		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 - January		17.00
297.00		Copies: B/W - January	0.15	44.55
14.00		Copies: Color - January	0.50	7.00

Subtotal	7,800.14
Sales Tax	
Total Invoice Amount	7,800.14
Payment/Credit Applied	
TOTAL	7,800.14



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

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

26 Feb 2020
Invoice # 1145648
Bill Atty: S Steady
As of 01/31/20

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH JANUARY 31, 2020

Professional Services \$1,920.00

TOTAL DUE THIS BILL \$1,920.00

Received
MAR 2 2020

51400 By
3100

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

26 Feb 2020
Invoice # 1145648
Page 2

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

26 Feb 2020
Invoice # 1145648
Bill Atty: S Steady
As of 01/31/20

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
01/06/20	Review emails from Danny and others regarding rec center.	SIS	0.30	300.00	\$90.00
01/09/20	Call with Danny to go over his concerns in how to proceed; outline issues discussed with Brian and Danny.	SIS	0.50	300.00	\$150.00
01/10/20	Call with Brian Lamb to go over his spreadsheet.	SIS	0.40	300.00	\$120.00
01/13/20	Call with Lee and Tonja at Stantec to discuss status of permits and bidding of site work; email Board regarding discussions with Taylor Morrison.	SIS	1.00	300.00	\$300.00
01/14/20	Call with Brian to discuss Danny's request; email Brian and Tonja regarding bidding site work.	SIS	0.30	300.00	\$90.00
01/15/20	Emails to Danny and Brian Lamb.	SIS	0.20	300.00	\$60.00
01/21/20	Call to Gene to discuss board meeting, status of discussions with TM and rec center; call with Joanne to	SIS	1.00	300.00	\$300.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

26 Feb 2020
Invoice # 1145648
Page 3

Date	Description	Tkpr	Hours	Rate	Value
	discuss status of TM issues; call with Brian Lamb to discuss discussions with contractor of costs and difference between estimate and bid.				
01/22/20	Attend Board meeting.	SIS	2.50	300.00	\$750.00
01/24/20	Emails with Gene regarding a meeting with contractor; emails with Board member.	SIS	0.20	300.00	\$60.00
Total Services					\$1,920.00

Total Services and Disbursements	\$1,920.00
TOTAL NOW DUE	\$1,920.00

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	\$300.00	6.40	\$1,920.00
TOTALS		6.40	\$1,920.00



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

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

17 Mar 2020
Invoice # 1150331
Bill Atty: S Steady
As of 02/29/20

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH FEBRUARY 29, 2020

Professional Services	<u>\$1,050.00</u>
TOTAL DUE THIS BILL	\$1,050.00

Received
MAR 20 2020

BI 51402 3102

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

17 Mar 2020
Invoice # 1150331
Page 2

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

17 Mar 2020
Invoice # 1150331
Bill Atty: S Steady
As of 02/29/20

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
02/03/20	Emails with Joann regarding issues with TM; pull emails from Larry.	SIS	0.30	300.00	\$90.00
02/04/20	Update letter to TM to include additional comments; email draft to Board.	SIS	0.50	300.00	\$150.00
02/05/20	Call from Tonja to discuss pond bank erosion and letter to TM.	SIS	0.20	300.00	\$60.00
02/11/20	Review all emails from Tonja, board members and finalize letter and exhibits to Taylor Morrison; attach exhibits and transmit to Taylor Morrison and Board	SIS	0.80	300.00	\$240.00
02/26/20	Email to TM addressing response to letter; attend hearing.	SIS	1.50	300.00	\$450.00
02/27/20	Call from Brian Howell to discuss maintenance of ponds outside district.	SIS	0.20	300.00	\$60.00
Total Services					\$1,050.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

17 Mar 2020
Invoice # 1150331
Page 3

Total Services and Disbursements	<u>\$1,050.00</u>
TOTAL NOW DUE	<u>\$1,050.00</u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	<u>3.50</u>	<u>\$1,050.00</u>
TOTALS		3.50	\$1,050.00



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

INVOICE

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

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com

Please include an invoice copy with payment or reference the invoice number on your remittance.

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

Invoice # : 288857
Invoice Date : 03/11/2020
Terms : 30 Days
Project : R189399700
Project Manager : Boser, Patrick G.

Project Name : Parkway Center Oak CreekCDD Preservation Areas

Email invoices to: monica.dambrosio@merituscorp.com

If you have any questions regarding your project, please contact
Patrick Boser. Email: Patrick.boser@cardno.com Phone:
813-927-1201. For any billing inquiries, please contact Angela Rappe'
Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 2/28/2020

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
58A*19 - Quarterly Vegetation Control 11/19	5,540.00	50.00	2,770.00	1,385.00	1,385.00
Total Fee Type LS:	5,540.00		2,770.00	1,385.00	1,385.00

Handwritten signatures and initials in blue ink.

Amount Due this Invoice

\$1,385.00

Outstanding Invoices

Number	Date	Balance
288857	03/11/2020	1,385.00
Total Now Due		1,385.00

Aging Balances

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

Project #:	R189399700	Lake Management	
Project Name:	Parkway Center CDD: Parkway Cener Oak Street	Mitigation Maintenance	✓
Phase:	58A*19	Technician:	PB
		Other	

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
03/05/20	All Area/ Herb Applic
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:					
algae	-	paragrass	-	Additional Services:	
alligator weed	-	pennywort	-	dead fish clean up	-
azola	-	primrose willow	X	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	-
bahiagrass	-	ragweed	-		
barnyard grass	-	salt bush	-		
Bermuda grass	-	sedges	-		
Brazilian pepper	X	sesbania	X		
caeserweed	X	soda apple	-		
Carolina willow	-	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	X	spike rush	-		
Chinese tallow	-	thistle	-		
climbing hempvine	X	torpedograss	X		
cogongrass	X	vetch	-		
dayflower	-	vines	X		
dog fennel	-	water fern	-		
dollarweed	-	water hyacinth	-		
duckweed	-	water-lettuce	-		
elderberry	-	water-lily	-		
grasses	X	watermeal	-		
hairy-pod cowpea	-	widget grass	-		
hydrilla	-	wild taro	-		
hydrocotyle	-				
indigo	-				

Comments:



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 # : 288923
Invoice Date : 03/11/2020
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: 2/28/2020

Phase: 58*19 - Mitigation Maint

Monthly Fee
-February Event

Amount
225.00

Subtotal

225.00

Total This Phase

\$225.00

Total Fee Type CPM:

225.00

Amount Due this Invoice

\$225.00

Outstanding Invoices

Number	Date	Balance
288923	03/11/2020	225.00
287821	02/14/2020	225.00
Total Now Due		450.00

Aging Balances

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

Project #:	R19X438000	Lake Management	✓
Project Name:	Falkenburg Parkway Center	Mitigation Maintenance	✓
Phase:	58*19	Technician:	0
		Other	✓

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
02/26/20	treated mitigation
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:				
algae	-	paragrass	-	Additional Services:
alligator weed	X	pennywort	-	dead fish clean up
azola	-	primrose willow	-	midge treatments
bacopa	-	punk tree	-	trash pick-up
bahiagrass	-	ragweed	-	
barnyard grass	X	salt bush	-	
Bermuda grass	-	sedges	-	
Brazilian pepper	-	sesbania	-	
caeserweed	-	soda apple	-	
Carolina willow	-	southern niaid	-	
castorbean	-	Spanish needles	-	
cattail	X	spike rush	-	
Chinese tallow	-	thistle	-	
climbing hempvine	-	torpedograss	X	
cogongrass	X	vetch	-	
dayflower	-	vines	X	
dog fennel	-	water fern	-	
dollarweed	X	water hyacinth	-	
duckweed	-	water-lettuce	-	
elderberry	-	water-lily	-	
grasses	X	watermeal	-	
hairy-pod cowpea	-	widgit grass	-	
hydrilla	-	wild taro	-	
hydrocotyle	-			
indigo	-			

Comments:

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 19245
Date 03/03/2020

SERVICE

AMOUNT

Audit FYE 09/30/2019

\$ 1,500.00

Current Amount Due

\$ 1,500.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Statement Date: 03/06/2020

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:	03/27/2020

Your Account Summary

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

Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit tampaelectric.com/zapcap or call 877-Surge22 to learn more and sign up.



A TAMPA ELECTRIC PROGRAM

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

Share

I helped a neighbor in need!

HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit tampaelectric.com/share or peoplesgas.com/share to learn more.



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

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

Account: 211001800146
Statement Date: 03/06/2020
Current month's charges due 03/27/2020

Details of Charges – Service from 02/01/2020 to 03/02/2020

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

Rate Schedule: Lighting Service

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

00004879-0010256-Page 11 of 12





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/06/2020
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:	03/27/2020

Your Account Summary

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

Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit tampaelectric.com/zapcap or call 877-Surge22 to learn more and sign up.



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



HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit tampaelectric.com/share or peoplesgas.com/share to learn more.



See reverse side for more information

charges:	\$488.13
e:	\$488.13
y:	03/27/2020
\$	



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

6921239587392110018003690000000488132

Account: 211001800369
Statement Date: 03/06/2020
Current month's charges due 03/27/2020

Details of Charges – Service from 02/01/2020 to 03/02/2020

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

Rate Schedule: Lighting Service

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

00004873-0010254-Page 7 of 12





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/06/2020

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:	03/27/2020

Your Account Summary

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

Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit tampaelectric.com/zapcap or call 877-Surge22 to learn more and sign up.



A TAMPA ELECTRIC PROGRAM

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



HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit tampaelectric.com/share or peoplesgas.com/share to learn more.



See reverse side for more information

charges:	\$443.71
e:	\$443.71
y:	03/27/2020

\$

Received

MAR 11 2020

00004879 02 AV 0.38 33607 FTECO103062023312810 00000 02 01000000 005 02 12037 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

6921239587402110018006090000000443712

Account: 211001800609
Statement Date: 03/06/2020
Current month's charges due 03/27/2020

Details of Charges – Service from 02/01/2020 to 03/02/2020

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

Rate Schedule: Lighting Service

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

00004879-0010252-Page 3 of 12





ACCOUNT INVOICE

peoplesgas.com
tampaelectric.com



Statement Date: 03/05/20
Account: 311000070319

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



Current month's charges:	\$7,191.75
Total amount due:	\$7,191.75
Payment Due By:	03/19/20

Your Account Summary

Previous Amount Due	\$7,189.30
Payment(s) Received Since Last Statement	-\$7,189.30
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$7,191.75
Total Amount Due	\$7,191.75

DO NOT PAY. Your account will be drafted on 03/19/20

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at tecoaccount.com

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.



See reverse side for more information

charges:	\$7,191.75
e:	\$7,191.75
	03/19/20

\$

PAY, YOUR ACCOUNT WILL BE DRAFTED

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



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

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Power Outages

877-588-1010

Electric Energy-Saving Programs

813-275-3909

Natural Gas Energy Conservation Rebates

877-832-6747

P.O. Box 31318

Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas/Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

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



00000037-0000397-Page 5 of 24

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$64.44
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$73.61
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$168.22
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$47.87
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3339.58
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$910.82
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$628.92
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$710.48
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$74.07
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$124.61
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$56.21
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$45.84
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$94.62
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$182.80
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$385.55
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$284.11



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486
Statement Date: 03/02/20

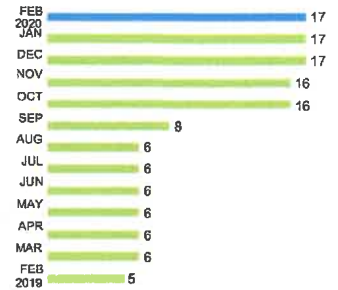
Details of Charges – Service from 01/03/20 to 01/31/20

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	01/31/20	1,337		841		496 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						496 kWh @ \$0.06010/kWh \$29.81		
Fuel Charge						496 kWh @ \$0.03016/kWh \$14.96		
Florida Gross Receipt Tax						\$1.61		
Electric Service Cost						\$64.44		
Current Month's Electric Charges						\$64.44		



00000037-0000397-Page 6 of 24



Account: 211001738759
Statement Date: 03/02/20

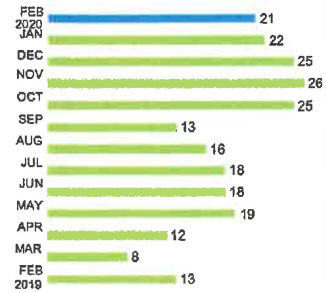
Details of Charges – Service from 01/03/20 to 01/31/20

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

Rate Schedule: General Service - Non Demand

00000037-0000398-Page 7 of 24

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	01/31/20	1,717		1,122		595 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						595 kWh @ \$0.06010/kWh \$35.76		
Fuel Charge						595 kWh @ \$0.03016/kWh \$17.95		
Florida Gross Receipt Tax						\$1.84		
Electric Service Cost						\$73.61		
Current Month's Electric Charges						\$73.61		





ACCOUNT INVOICE

tampaelectric.com



Account: 211001739070
Statement Date: 03/02/20

Details of Charges – Service from 01/03/20 to 01/31/20

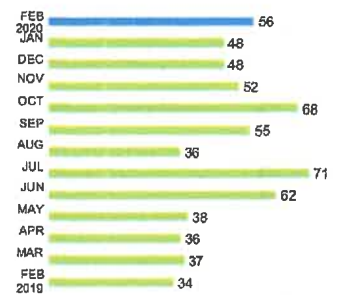
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	01/31/20	3,742		2,125		1,617 kWh	1	29 Days
Basic Service Charge						\$18.06		
Energy Charge						1,617 kWh @ \$0.06010/kWh		
Fuel Charge						1,617 kWh @ \$0.03016/kWh		
Florida Gross Receipt Tax						\$4.21		
Electric Service Cost							\$168.22	
Current Month's Electric Charges							\$168.22	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



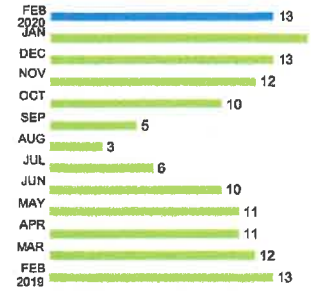
00000037-0000338-Page 8 of 24

Account: 211001739302
Statement Date: 03/02/20

Details of Charges – Service from 01/07/20 to 01/31/20

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	01/13/20	16,851		16,761		90 kWh	1	6 Days
1000705281	01/31/20	227		0		227 kWh	1	19 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						317 kWh @ \$0.06010/kWh \$19.05		
Fuel Charge						317 kWh @ \$0.03016/kWh \$9.56		
Florida Gross Receipt Tax						\$1.20		
Electric Service Cost						\$47.87		
Current Month's Electric Charges						\$47.87		



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567
Statement Date: 03/02/20

Details of Charges – Service from 01/03/20 to 01/31/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 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
Lighting Fuel Charge	8876 kWh @ \$0.02989/kWh	\$265.30
Florida Gross Receipt Tax		\$13.34

Lighting Charges **\$3,339.58**

Current Month's Electric Charges **\$3,339.58**

00000037-0000389-Page 10 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864
Statement Date: 03/02/20

Details of Charges – Service from 01/03/20 to 01/31/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 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
Lighting Fuel Charge	1176 kWh @ \$0.02989/kWh	\$35.15
Florida Gross Receipt Tax		\$1.77

Lighting Charges

\$910.82

Current Month's Electric Charges

\$910.82

00000037-0000400-Page 11 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 03/02/20

Details of Charges – Service from 01/23/20 to 02/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1196 kWh @ \$0.02871/kWh	\$34.34
Fixture & Maintenance Charge	31 Fixtures	\$195.26
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1196 kWh @ \$0.02989/kWh	\$35.75
Florida Gross Receipt Tax		\$1.80

Lighting Charges

\$628.92

Current Month's Electric Charges

\$628.92

00000037-0000400-Pag 12 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604
Statement Date: 03/02/20



Details of Charges – Service from 01/23/20 to 02/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1176 kWh @ \$0.02871/kWh	\$33.76
Fixture & Maintenance Charge	35 Fixtures	\$231.35
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1176 kWh @ \$0.02989/kWh	\$35.15
Florida Gross Receipt Tax		\$1.77

Lighting Charges **\$710.48**

Current Month's Electric Charges **\$710.48**

received
MAR 09 2020

00000037-0000401-Page 13 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103
Statement Date: 03/02/20

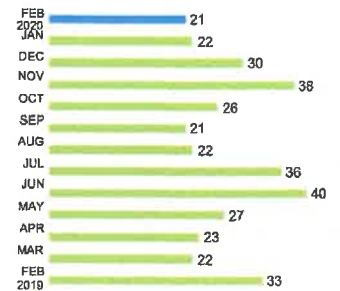
Details of Charges – Service from 01/08/20 to 02/04/20

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	02/04/20	70,323		69,723		600 kWh	1	28 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						600 kWh @ \$0.06010/kWh \$36.06		
Fuel Charge						600 kWh @ \$0.03016/kWh \$18.10		
Florida Gross Receipt Tax						\$1.85		
Electric Service Cost						\$74.07		
Current Month's Electric Charges						\$74.07		



0000037-0000401-Page 14 of 24



Account: 211014450376
Statement Date: 03/02/20

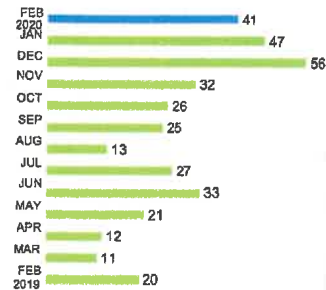
Details of Charges – Service from 01/08/20 to 02/04/20

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	02/04/20	65,247		64,101		1,146 kWh	1	28 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,146 kWh @ \$0.06010/kWh \$68.87		
Fuel Charge						1,146 kWh @ \$0.03016/kWh \$34.56		
Florida Gross Receipt Tax						\$3.12		
Electric Service Cost						\$124.61		
Current Month's Electric Charges						\$124.61		



00000037-0000402-Page 15 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640
Statement Date: 03/02/20

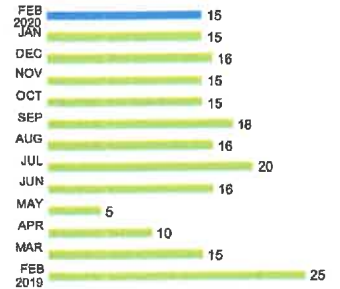
Details of Charges – Service from 01/08/20 to 02/04/20

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	02/04/20	66,060		65,653		407 kWh	1	28 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						407 kWh @ \$0.06010/kWh \$24.46		
Fuel Charge						407 kWh @ \$0.03016/kWh \$12.28		
Florida Gross Receipt Tax						\$1.41		
Electric Service Cost						\$56.21		
Current Month's Electric Charges						\$56.21		



00000037-0000402-Page 18 of 24

Account: 211014450897
Statement Date: 03/02/20

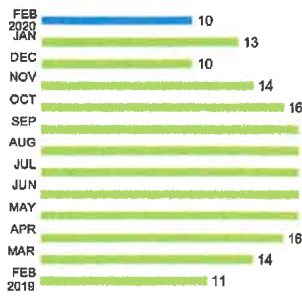


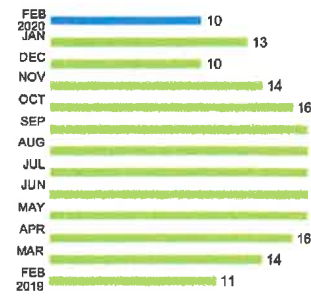
Details of Charges – Service from 01/07/20 to 02/04/20

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	02/04/20	35,025		34,730		295 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						295 kWh @ \$0.06010/kWh \$17.73		
Fuel Charge						295 kWh @ \$0.03016/kWh \$8.90		
Florida Gross Receipt Tax						\$1.15		
Electric Service Cost						\$45.84		
Current Month's Electric Charges						\$45.84		





ACCOUNT INVOICE

tampaelectric.com



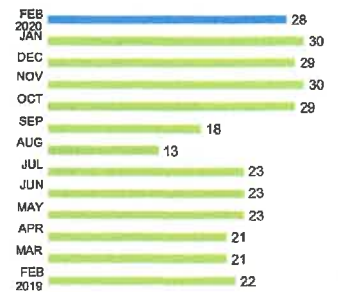
Account: 211014451127
Statement Date: 03/02/20

Details of Charges – Service from 01/03/20 to 01/31/20

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	01/31/20	2,293		1,471		822 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						822 kWh @ \$0.06010/kWh \$49.40		
Fuel Charge						822 kWh @ \$0.03016/kWh \$24.79		
Florida Gross Receipt Tax						\$2.37		
Electric Service Cost						\$94.62		
Current Month's Electric Charges						\$94.62		



00000037-0000403-Page 18 of 24



Account: 211014451317
Statement Date: 03/02/20

Details of Charges – Service from 01/23/20 to 02/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	256 kWh @ \$0.02871/kWh	\$7.35
Fixture & Maintenance Charge	9 Fixtures	\$62.39
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	256 kWh @ \$0.02989/kWh	\$7.65
Florida Gross Receipt Tax		\$0.38
Lighting Charges		\$182.80

Current Month's Electric Charges **\$182.80**

00000037-0000404-Page 19 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 03/02/20

Details of Charges – Service from 01/23/20 to 02/20/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 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
Lighting Fuel Charge	696 kWh @ \$0.02989/kWh	\$20.80
Florida Gross Receipt Tax		\$1.05

Lighting Charges **\$385.55**

Current Month's Electric Charges **\$385.55**

00000037-0000404-Page 20 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 03/02/20

Details of Charges – Service from 01/23/20 to 02/20/20

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

Rate Schedule: Lighting Service

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

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

Lighting Charges

\$284.11

Current Month's Electric Charges

\$284.11

Total Current Month's Charges

\$7,191.75

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 3/11/20

District Name Parkway CDD

Check Amount \$132

Payable: **Bryan Schmick** shift worked 3/10/20

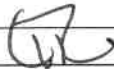
Mailing Address

Check Description **Off Duty Patrol**

Special Instructions

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

Approved Signature

DM	
Fund	—
G/L	
Object Cd	
CK #	_____ Date <u>3/10/20</u>

DISTRICT CHECK REQUEST FORM

Today's Date 3/17/20

District Name Parkway CDD

Check Amount \$132

Payable: **Bryan Schmick** shift worked 3/13/20


Mailing Address

Check Description **Off Duty Patrol**

Special Instructions

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

Approved Signature

DM	
Fund	—
G/L	
Object Cd	
CK #	_____ Date <u>3/17/20</u>

DISTRICT CHECK REQUEST FORM

Today's Date 3/31/20

District Name Parkway CDD

Check Amount \$132

Payable: **Daniel Pane** shift worked 3/30/20

Mailing Address

Check Description **Off Duty Patrol**

Special Instructions

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

Approved Signature

DM _____
Fund _____
G/L _____
Object Cd _____
CK # _____ Date 3/31/20

DISTRICT CHECK REQUEST FORM

Today's Date 3/26/20

District Name Parkway CDD

Check Amount \$132

Payable: George Rasmussen shift worked 3/20/20

Mailing Address


10810 Brickside Court
Riverview, Fl 33579

Check Description Off Duty Patrol

Special Instructions

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

Approved Signature

DM	
Fund	—
G/L	
Object Cd	
CK #	Date <u>3/26/20</u>
<hr/>	



Hillsborough County Sheriff's Office

Invoice/Statement of Account

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

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

Page: 1 OF 1
Statement Number: 38812
Account Number: 248562
Date: 02/29/2020

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

Received
MAR 09 2020

Deputy Name	Service Number	Pay Itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance
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-		
Scobie William J, III	314442	001	02/20/2020	MileageFees 12.00 @0.25/hr		3.00			3.00
Scobie William J, III	314442	002	02/20/2020	AdminFees 3.00 @4.00/hr		12.00			12.00
Ramirez Gonzalez Joel	314822	001	02/22/2020	MileageFees 19.20 @0.25/hr		4.80			4.80
Ramirez Gonzalez Joel	314822	002	02/22/2020	AdminFees 3.25 @4.00/hr		13.00			13.00
Guri Julian	315482	001	02/27/2020	MileageFees 30.50 @0.25/hr		7.63			7.63
Guri Julian	315482	002	02/27/2020	AdminFees 4.00 @4.00/hr		16.00			16.00

5720
Box
4904

TOTAL CURRENT BALANCE DUE 56.43

ACCOUNT SUMMARY

Previous Balance	224.45
New Service	56.43
Payments Received - Thank You	224.45-
Adjustments	
Current Balance Due	56.43

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

56.43

DISTRICT CHECK REQUEST FORM

Today's Date 3/30/20

District Name Parkway CDD

Check Amount \$132

Payable: **Jeffrey Stout** shift worked 3/28/20

Mailing Address

Check Description **Off Duty Patrol**

Special Instructions

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

Approved Signature

DM	_____
Fund	—
G/L	
Object Cd	
CK #	_____ Date <u>3/30/20</u>

DISTRICT CHECK REQUEST FORM

Today's Date 3/26/20

District Name Parkway CDD

Check Amount \$132

Payable: Joel Ramirez Gonzalez shift worked 3/25/20

Mailing Address

Check Description Off Duty Patrol

Special Instructions

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

Approved Signature

DM	_____
Fund	_____
G/L	_____
Object Cd	_____
CK #	_____ Date <u>3/26/20</u>

DISTRICT CHECK REQUEST FORM

Today's Date 3/6/20

District Name Parkway CDD

Check Amount \$132

Payable: **Joey Allan Devore** shift worked 3/3/20


Mailing Address 19134 Suncoast Bay Drive
Land O Lakes , Fl. 34638

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>3/6/20</u>

DISTRICT CHECK REQUEST FORM

Today's Date 2/28/20

District Name Parkway CDD

Check Amount \$132

Payable: Julian Guri shift worked 2/27/20

Mailing Address 13506 Blue Sunfish Ct.
Riverview, Fl 33569

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>2/28/20</u>

DISTRICT CHECK REQUEST FORM

Today's Date 3/7/20

District Name Parkway CDD

Check Amount \$132

Payable: William Scobie shift worked 3/6/20

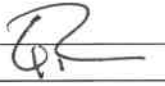
Mailing Address

Check Description Off Duty Patrol

Special Instructions

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

Approved Signature

DM	
Fund	—
G/L	
Object Cd	
CK #	_____ Date <u>3/7/20</u>



**MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...**

11749 Crestridge Loop
Trinity, FL 34655

Invoice

Date	Invoice #
3/29/2020	2199

Bill To
Meritus Parkway Center CDD Attn: Gene Roberts 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	Oak Creek "No Trespassing Sign" 24x18 (3mm) maxmetal panel with full color outdoor print and gloss laminate and black back. 7-ft decorative fluted black post and acorn finial. (2) black post clamps. No decorative base.	2	200.00	400.00
Install (Signage)	Install and assemble the above signs with short decorative fluted black post and acorn finial top using cement 2-ft in ground. Includes Fuel / Drive Time (To Riverview)	2	100.00	200.00

5410
Upson

Subtotal	\$600.00
Sales Tax (7.0%)	\$0.00
Total	\$600.00
Payments/Credits	\$0.00
Balance Due	\$600.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

DISTRICT CHECK REQUEST FORM

Today's Date 03/12/2020

District Name Parkway Center CDD

Check Amount \$250.00

Payable: The Florida Department of Environmental Protection

Mailing Address

Check Description Amenity Center

Special Instructions

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

Approved Signature



DM	_____
Fund	_____
G/L	57200/4912
Object Cd	
CK #	_____
Date	_____

Teresa Farlow

From: Brian Howell
Sent: Thursday, March 12, 2020 11:08 AM
To: Teresa Farlow
Subject: FW: Parkway Center Amenity Facility
Attachments: 215614804_SWPPP_20200309.pdf; frm_NOI_215614804_print_for_sign.pdf

Please see highlighted in red below-we need to send a check to Lee by tomorrow if possible.

Thanks Brian

From: Harwell, Lee <Lee.Harwell@stantec.com>
Sent: Thursday, March 12, 2020 10:05 AM
To: Trevor Sas LEED AP BD+C (tsas@windwardbuilding.com) <tsas@windwardbuilding.com>
Cc: Brian Howell <brian.howell@merituscorp.com>; Brian K. Lamb <brian.lamb@merituscorp.com>; Stewart, Tonja <Tonja.Stewart@stantec.com>
Subject: Parkway Center Amenity Facility

Trevor,

Attached is the NPDES Stormwater Pollution Prevention Plan (SWPPP) prepared for the Project construction activities. We understand that Windward will be the operator (as defined) as you have control of the Construction Operations.

This document is as though prepared by Windward for yourselves. We have prepared it for you as a "DRAFT" as it is part of our scope of services to do this.

You can add, change, delete as you see fit for your operations, however, we have not included anything that is not required by the Generic Permit you are seeking coverage under EXCEPT that the Spill Prevention Plan (Appendix A) is not, "by rule", required to be a part of the plan. HOWEVER, it is a useful tool and has listed certain requirements that ARE a part of the Generic Permit (Part 9).

A copy of the generic permit is included as an appendix of the plan. PLEASE read this entire permit, and make sure you are complying with its requirements.

The only things you need to attach to this plan is your construction schedule (Appendix D) and the plan set. You really don't need the entire plan set. We would suggest the following sheets at a minimum:

Cover, C-101 thru C-105, C-107, C-109 and 110, C-113 and 114, C-118 and 119.

ALSO you'll see on page 6 that the dewatering plan is not addressed. We do not dictate how the Site Contractor will approach dewatering and control of that water. You can attach their dewatering plan to this document.

Also attached is NOI for execution by you. Please print and sign, and send back to me for filing the NOI with the State.

This SWPPP needs to be kept onsite.

Any subcontractors working under Windward, whose operations have the potential to be introduce sediment / chemicals, etc. into stormwater runoff from the site, also need to read the SWPPP and execute as a subcontractor on the appropriate Certification Page.

Call anytime with questions. If you want to make any changes to the SWPPP, I can send the Word File which you can edit as desired.

Brian, we need a check in the amount of \$250 made payable to "The Florida Department of Environmental Protection". Please get this over to me so we can file this NOI.

Lee Harwell

Senior Project Manager

Direct: 813 223-9500

Mobile: 813 340-4843

Fax: 813 223-0009

Lee.Harwell@stantec.com

Stantec

777 S Harbour Island Boulevard Suite 600

Tampa FL 33602-5729



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IMP Landscape
Maintenance
Professionals, Inc.SM
Corporate Office
PO Box 267
813-757-6500
813-757-6501

Invoice

Date	Invoice #
3/3/2020	150839

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 #
86121

Description	Qty	Rate	Amount
Spring annuals change out. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials' Annuals - Spring Mix 4" Pot	895	1.75	1,566.25
5350 4/6/13 BI			
		Total	\$1,566.25
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	4/2/2020	Balance Due
			\$0.00
			\$1,566.25



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
3/5/2020	150873

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 3-4-2020 Controller B Irrigation parts Labor: 1 man @ \$ 40.00 per hour <i>53 sw</i> <i>by 4/6/2</i>			
	1	14.90	14.90
	0.5	40.00	20.00
Total			\$34.90
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	4/4/2020	Balance Due



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CDD

Date: 3/4/2020
Technician: [Signature]
Arrive/Depart: 7:40 / 8:40

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

Clock Type/ #	Battery Date	Rain Sensor	Confirm Time/ Date	Battery Replaced	Time/Date Adjust	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
						Pgm A 1				6:00pm			6:00pm
						Pgm B 1							
						Pgm C 1		8:00am		8:00am			8:00am
						Pgm D 1		9:00am		9:00am			9:00am

Notes:

Replaced batteries in controller

Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D					Labor	Amount
1	S	1:30				OK		Supervisor:			
2	S	1:10				OK		Technician:			
3	S	1:10				OK					
4	M			110		4 broken manifold nozzles					
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Season Adjust %				100%							
Run Time				1:00							
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information											Bill To:

Total Materials \$ 14.90
Total Labor \$ 20.00
Grand Total \$ 34.90



Corporate Office

PO Box 267

813-757-6500

813-757-6501

Invoice

Date	Invoice #
3/17/2020	151104


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 #
64673

Work Order #

PO / PA #
86214

Description	Qty	Rate	Amount
Proposal provides for the removal and replacement of dead wax myrtles along pond located at Pinebreeze Dr. Work also includes removal of Brazillian Pepper in this area. Gator Bag watering system is for establishment of new plantings and provides for monitoring and refill of water as needed in the first two weeks of planting. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Wax Myrtle 15g	2	49.50	99.00
Tree removal (to grade)	1	302.50	302.50
Gator Bag Water System	2	46.75	93.50
Gator Bag Water System - Refill/ Monitor (2 weeks)	10	41.25	412.50
			
Total			\$907.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	4/16/2020	Balance Due
			\$907.50



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
3/19/2020	151236

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 parts	1	9.60	9.60
Labor: 1 man @ \$ 40.00 per hour	4	40.00	160.00
Tracked 2-wire path to locate fault, found that leg of 2-wire going into Baywood Apartments is where the 2-wire path is faulted. Disconnected 2-wire into Baywood and CDD irrigation is working.			
NOTE: Proposal will be sent to track irrigation wire in Baywood.			
<div style="text-align: center; color: blue; font-family: cursive;"> 53702 4612 HS </div>			
Baywood / Summerwood entrance.		Total	\$169.60
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	4/18/2020	Balance Due

Irrigation Service/Proposal Request

Property: Parkway CDD	DATE 3/17/2020
Location	
Baywood/Summerwood entrance	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____

FSR/PROPOSAL # _____

Description of Work to be performed:

Nothing worked from controller, fault on 2-wire path. Tracked to find problem splice path & temporarily cut out path to get zones running. Problem path runs through Baywood apartments.

Materials needed :

4- DBR-Y @ \$2.40- \$9.60

1 Man @ \$40

Foreman:	Pricing
Manager David	\$ 9.60 Parts
Date Completed 3/17/20	\$ 160.00 Labor
Total Man Hours 4 Hrs	
Inspected by	\$ 169.60 Total
Date	

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9722
Invoice Date: Feb 26, 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		2/26/20

Quantity	Item	Description	Unit Price	Amount
		Express shipping 2-19-20		41.85

Subtotal	41.85
Sales Tax	
Total Invoice Amount	41.85
Payment/Credit Applied	
TOTAL	41.85

ANNA LYALINA 8133975120 MERITUS CORPORATION 2005 PAN AM CIRCLE TAMPA FL 33607	0.5 LBS LTR	1 OF 1
SHIP TO: LEE HARWELL 813 2239500 STANTEC SUITE 600 777 S HARBOUR ISLAND BOULEVARD TAMPA FL 33602		
	FL 336 9-03 	
UPS NEXT DAY AIR TRACKING #: 1Z A7E 454 01 9908 6953 1		
		
BILLING: P/P		
Reference No. 1: Parkway Center CDD XOL 20.01.33 NV45 83.0A 12/2019		
		

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9723
Invoice Date: Mar 10, 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			3/10/20

Quantity	Item	Description	Unit Price	Amount
		Purchase from Ceremonial Supplies		670.01

Subtotal	670.01
Sales Tax	
Total Invoice Amount	670.01
Payment/Credit Applied	
TOTAL	670.01

SN

Order# 5874
<https://www.ceremonialsupplies.com>
Date: Tuesday, March 10, 2020

Ceremonial
Supplies.com

Billing Information:

Company: Parkway Center
Name: eric davidson
Phone: 813-873-7300 ext 355
Address: 2005 Pan Am Circle Ste 300
Tampa, Florida 33607
United States

Payment method: Credit Card

Shipping Information:

Company: Parkway Center
Name: eric davidson
Phone: 813-873-7300 ext 355
Address: 2005 Pan Am Circle Ste 300
Tampa, Florida 33607
United States

Shipping method: FedEx Ground Home Delivery

Product(s)

Name	SKU	Price	Qty	Total
Groundbreaking Essentials Ceremonial Kit <i>Color: White</i> <i>Customize Hard Hat: Yes (Additional Cost)</i> <i>Custom Hard Hat Type: Vinyl Decal [+\$10.00]</i> <i>Submit Artwork/Logo: *I will send artwork (preferably a vector file) & order ID to: sales@ceremonialsupplies.com</i> <i>Customize: Yes (Additional Cost)</i> <i>Customization Type on Head: No, Thanks</i> <i>Customization Type on Stem: Vinyl Decal [+\$15.00]</i> <i>Customization Type on Grip: No, Thanks</i> <i>Submit Artwork/Logo 2: *I will send artwork (preferably a vector file) & order ID to: sales@ceremonialsupplies.com</i> <i>Need-by Date: Tuesday, March 17, 2020</i>	GK0003	\$110.00	5	\$550.00

Sub-total: \$550.00

Shipping: \$81.51

Tax: \$38.50

Order total: \$670.01

Pxwy Center CPO

Spearem Enterprises, LLC

18865 state rd 54 ste 122
land o lakes, FL 33558
(727) 237-2316
spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 4143**DATE** 03/17/2020**DUE DATE** 03/17/2020**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Labor Strained all signs throughout neighborhood,	1	180.00	180.00

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

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

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

BALANCE DUE**\$180.00**

5460
4904
BS

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	151241	\$ 17,917.15			Ground Maintenance - April
Meritus Districts	9694	7,786.69		\$ 7,947.25	Management Services - April
Monthly Contract Sub-Total		\$ 25,703.84			

Variable Contract					
Cardno	290362	\$ 225.00			Professional Services - thru 03/27/20
Grau and Associates	19411	2,500.00			FY19 Audit - 04/02/20
Solitude Lake Management	PI A00386916	456.00			Semi-Annual Aerator Maintenance Services - 04/01/20-09/30/20
Stantec	1640687	381.00			Professional Services - General Consulting - thru 03/20/20
Variable Contract Sub-Total		\$ 3,562.00			

Utilities					
Tampa Electric	211001800146 040620	\$ 618.50			Electric Service - thru 03/31/20
Tampa Electric	211001800369 040620	488.13			Electric Service - thru 03/31/20
Tampa Electric	211001800609 040620	443.71	\$ 1,550.34	\$ 3,583.33	Electric Service - thru 03/31/20
Utilities Sub-Total		\$ 1,550.34			

Regular Services					
Hillsborough County Sheriff's Office	39054	\$ 176.46		\$ 500.00	Mileage & Admin Fees - March
Jared Lee	JL041320	132.00			Off Duty Patrol - 04/11/20
Matthew Patellis	MP042320	198.00			Off Duty Patrol - 04/17/20
Supervisor: Daniel Fleary, Jr.	DF042220	200.00			Supervisor Fee - 04/22/20
Supervisor: Jo Ann Ward	JM042220	200.00			Supervisor Fee - 04/22/20
Supervisor: Koko Miller	KM042220	200.00			Supervisor Fee - 04/22/20

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Supervisor: Lawrence Hollis	LH042220	200.00			Supervisor Fee - 04/22/20
Supervisor: Suzanne DeCopain	SD042220	200.00	\$ 1,000.00		Supervisor Fee - 04/22/20
Tampa Bay Times	76509 041220	675.92			Teleconference Meeting - 04/12/20
Travis Robbins	TR041320	99.00			Off Duty Patrol - 04/15/20
Travis Robbins	TR041320 2	99.00	\$ 198.00		Off Duty Patrol - 04/09/20
Regular Services Sub-Total		\$ 2,380.38			
Additional Services					
Laurel Oaks Nursery and Tree Farm	LO042320	\$ 950.00			Crape Myrtle - 04/23/20
LMP	151783	613.17			Irrigation Inspection Repairs - 04/10/20
LMP	151784	422.20	\$ 1,035.37		Irrigation Repairs - 04/10/20
Meritus Districts	9773	439.43			Fastsigns Purchase - 03/31/20
Spearem Enterprises, LLC	4191	130.00			Install Sign for Amenity Center - 04/04/20
Additional Services Sub-Total		\$ 2,554.80			
TOTAL:		\$ 35,751.36			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
4/1/2020	151241

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 April 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
<div style="text-align: right; color: blue;"> 5390 4604 854 </div>			

			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	5/1/2020	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: 9694
Invoice Date: Apr 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		4/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		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 - February		18.05
107.00		Copies: B/W - February	0.15	16.05
42.00		Copies: Color - February	0.50	21.00

Subtotal	7,786.69
Sales Tax	
Total Invoice Amount	7,786.69
Payment/Credit Applied	
TOTAL	7,786.69



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 # : 290362
Invoice Date : 04/08/2020
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: 3/27/2020

Phase: 58*19 - Mitigation Maint

	Amount
Monthly Fee	225.00
-March 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
290362	04/08/2020	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

Project #:	R19X438000	Lake Management	✓
Project Name:	Falkenburg Rd Extension	Mitigation Maintenance	✓
Phase:	58*19	Technician:	ME
		Other	✓

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
03/19/20	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:				
algae	-	paragrass	X	Additional Services:
alligator weed	X	pennywort	-	dead fish clean up
azola	-	primrose willow	X	midge treatments
bacopa	-	punk tree	-	trash pick-up
bahiagrass	-	ragweed	-	
barnyard grass	X	salt bush	-	
Bermuda grass	-	sedges	-	
Brazilian pepper	X	sesbania	-	
caeserweed	-	soda apple	-	
Carolina willow	-	southern niaid	-	
castorbean	-	Spanish needles	-	
cattail	X	spike rush	-	
Chinese tallow	-	thistle	-	
climbing hempvine	-	torpedograss	X	
cogongrass	X	vetch	-	
dayflower	-	vines	X	
dog fennel	-	water fern	-	
dollarweed	-	water hyacinth	-	
duckweed	-	water-lettuce	-	
elderberry	-	water-lily	-	
grasses	X	watermeal	-	
hairy-pod cowpea	-	widgit grass	-	
hydrilla	-	wild taro	-	
hydrocotyle	-			
indigo	-			

Comments:

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 19411
Date 04/02/2020

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ 2,500.00
Current Amount Due	\$ 2,500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

Payment due upon receipt.



INVOICE

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00386916
Invoice Date: 04/01/20
PROPERTY: Parkway Center
CDD

SOLD TO: Parkway Center CDD
Meritus Corp.
2005 Pan Am Circle Dr., Suite #120
Tampa, FL 33607

CUSTOMER ID	CUSTOMER PO	Payment Terms	
5644		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Chris Byrne			05/01/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR46536 04/01/20 - 09/30/20 Aerator Maintenance Services		456.00	456.00

53900 B1
4675

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	456.00
Sales Tax	0.00
Total Invoice	456.00
Payment Received	0.00
TOTAL	456.00

**INVOICE**

Page 1 of 1

Invoice Number	1640687
Invoice Date	April 1, 2020
Purchase Order	215600346
Customer Number	83368
Project Number	215600346

Bill To

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

Please Remit To

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

Project Parkway Center Community Dev District

Project Manager

Stewart, Tonja L

For Period Ending

March 20, 2020

Current Invoice Total (USD)

381.00

Process requisitions

Top Task**2020****2020 FY General Consulting****Professional Services****Category/Employee**

Nurse, Vanessa M

**Current
Hours**

3.00

Rate

127.00

**Current
Amount**

381.00

Subtotal Professional Services

3.00

381.00

Top Task Subtotal

2020 FY General Consulting

381.00

Total Fees & Disbursements

381.00

INVOICE TOTAL (USD)**381.00****Due upon receipt or in accordance with terms of the contract**

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

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

573w

3103

Bx



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2020

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:	04/27/2020

Your Account Summary

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

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business days



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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:	04/27/2020
Amount Enclosed	\$

688420263155



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

6884202631552110018001460000000618503

Account: 211001800146
Statement Date: 04/06/2020
Current month's charges due 04/27/2020

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

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

00000988-0003077-Page 11 of 12



Statement Date: 04/06/2020

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:	04/27/2020

Your Account Summary

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

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See reverse side for more information

Account: 211001800369

Current month's charges:	\$488.13
Total amount due:	\$488.13
Payment Due By:	04/27/2020

Amount Enclosed \$

688420263156

00000998 02 AV 0.38 33607 FTECO104062023425810 00000 03 01000000 018 02 10720 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

68842026315621100180036900000000488135



Account: 211001800369
Statement Date: 04/06/2020
Current month's charges due 04/27/2020

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

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

00000998-0003073-Page 3 of 12





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2020
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:	04/27/2020

Your Account Summary

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

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

Yard project?

Avoid damage and fines

Learn more at tampaelectric.com/811



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:	04/27/2020
Amount Enclosed	\$

688420263157



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

6884202631572110018006090000000443715

Account: 211001800609
Statement Date: 04/06/2020
Current month's charges due 04/27/2020

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

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

00000988-0003075-Page 7 of 12





Hillsborough County Sheriff's Office Invoice/Statement of Account

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

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

Page: 1 OF 1
Statement Number: 39054
Account Number: 248562
Date: 03/31/2020

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

Received

APR 06 2020

Deputy Name	Service Number	Pay Itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance
Scobie William J, III	314442	001	02/20/2020	MileageFees 12.00 @0.25/hr	3.00		3.00-		
Scobie William J, III	314442	002	02/20/2020	AdminFees 3.00 @4.00/hr	12.00		12.00-		
Ramirez Gonzalez Joel	314822	001	02/22/2020	MileageFees 19.20 @0.25/hr	4.80		4.80-		
Ramirez Gonzalez Joel	314822	002	02/22/2020	AdminFees 3.25 @4.00/hr	13.00		13.00-		
Guri Julian	315482	001	02/27/2020	MileageFees 30.50 @0.25/hr	7.63		7.63-		
Guri Julian	315482	002	02/27/2020	AdminFees 4.00 @4.00/hr	16.00		16.00-		
DeVore Joey A	315908	001	03/03/2020	MileageFees 40.30 @0.25/hr		10.08			10.08
DeVore Joey A	315908	002	03/03/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Scobie William J, III	315909	001	03/06/2020	MileageFees 8.00 @0.25/hr		2.00			2.00
Scobie William J, III	315909	002	03/06/2020	AdminFees 3.00 @4.00/hr		12.00			12.00
Schmick Bryan A	317200	001	03/10/2020	MileageFees 27.60 @0.25/hr		6.90			6.90
Schmick Bryan A	317200	002	03/10/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Schmick Bryan A	317338	001	03/13/2020	MileageFees 35.90 @0.25/hr		8.98			8.98
Schmick Bryan A	317338	002	03/13/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Rasmussen George H, Jr	317729	001	03/19/2020	MileageFees 35.00 @0.25/hr		8.75			8.75
Rasmussen George H, Jr	317729	002	03/19/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Ramirez Gonzalez Joel	318016	001	03/25/2020	MileageFees 18.00 @0.25/hr		4.50			4.50
Ramirez Gonzalez Joel	318016	002	03/25/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Stout Jeffrey L, JR	318017	001	03/27/2020	MileageFees 14.00 @0.25/hr		3.50			3.50
Stout Jeffrey L, JR	318017	002	03/27/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Pane Daniel J	318126	001	03/30/2020	MileageFees 31.00 @0.25/hr		7.75			7.75
Pane Daniel J	318126	002	03/30/2020	AdminFees 4.00 @4.00/hr		16.00			16.00

5720
4904

TOTAL CURRENT BALANCE DUE 176.46

ACCOUNT SUMMARY

Previous Balance	56.43
New Service	176.46
Payments Received - Thank You	56.43-
Adjustments	
Current Balance Due	176.46

Current	31 - 60	61 - 90	91 - 120	121 - 150	151 - 180	Over 180
176.46						

DISTRICT CHECK REQUEST FORM

Today's Date 4/13/20

District Name Parkway CDD

Check Amount \$132

Payable: Jared Lee shift worked 4/11//20

Mailing Address 18311 Highwoods Preserve Apt 1404
Tampa Fl. 33647

Check Description Off Duty Patrol

Special Instructions

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

Approved Signature

DM	_____
Fund	_____
G/L	_____
Object Cd	_____
CK #	_____
	Date <u>4/13/20</u>

DISTRICT CHECK REQUEST FORM

Today's Date 4/23/20

District Name Parkway CDD

Check Amount \$198

Payable: Matthew Patellis shift worked 4/17/20
4/21/20


Mailing Address 4833 Sir Frederick St.
Tampa Florida 33637

Check Description Off Duty Patrol

Special Instructions

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

Approved Signature

DM	
Fund	—
G/L	
Object Cd	
CK #	_____ Date <u>4/23/20</u>

PARKWAY CENTER CDD

MEETING DATE: April 22, 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. Howell

DF 042220

PARKWAY CENTER CDD

MEETING DATE: April 22, 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. Howell

JW042220

PARKWAY CENTER CDD

MEETING DATE: April 22, 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. Howell

Km042220

PARKWAY CENTER CDD

MEETING DATE: April 22, 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. Howell

LH042220

PARKWAY CENTER CDD

MEETING DATE: April 22, 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. Howell

SD 042220

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
04/12/20	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
04/12/2020	Deirdre Almeida	117541
Total Amount Due		Ad Number
\$675.92		0000076509

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/12/20	04/12/20	0000076509	Times	Legals CLS	Teleconference Meeting	1	2x73 L	\$673.92
04/12/20	04/12/20	0000076509	Tampabay.com	Legals CLS	Teleconference Meeting	1	2x73 L	\$0.00
					AffidavitMaterial			\$2.00

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Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
04/12/20	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
04/12/2020	Deirdre Almeida	117541
Total Amount Due		Ad Number
\$675.92		0000076509

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

PARKWAY CENTER COMMUNITY DEV DISTRICT
ATTN: MERITUS DISTRICTS
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} ss

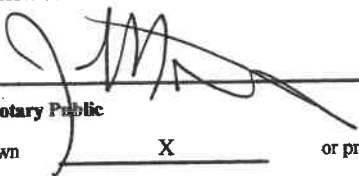
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Teleconference Meeting** was published in **Tampa Bay Times: 4/12/20** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **04/12/2020**



Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced

**PUBLIC MEETING HELD DURING PUBLIC HEALTH
 EMERGENCY DUE TO COVID-19**

Notice is hereby given that the Board of Supervisors ("Board") of the Parkway Center Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, April 22, 2020 at 6:30 P.M. to be conducted by telephonic at 1-866-906-9330 entering access code 4863181# communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Anyone wishing to access and participate in the meeting should refer to the District's website <http://myoakcreekcommunity.net/> or contact Brian Howell beginning seven (7) days in advance of the meeting to obtain access information. The meeting is being held for the necessary public purpose of considering Business Items Approval. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at brian.howell@merituscorp.com by April 13, 2020 at 5:00 P.M. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-873-7300 by the same time noted above. [Questions and comments may be submitted by email after the date and time indicated above or submitted during the meeting for potential consideration by the Board.]

A copy of the agenda may be obtained at the offices of the District Manager, c/o Brain Howell 2005 Pan Am Circle Suite 300, Tampa, FL 3307 ("District Manager's Office") during normal business hours or on the District's website <http://myoakcreekcommunity.net/>. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

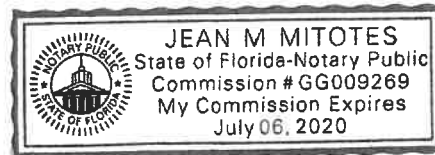
As indicated above, this meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of 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 such appeal is to be based.

District Manager,
 Brian Howell

Run Date 4/12/2020

0000076509



DISTRICT CHECK REQUEST FORM

Today's Date 4/13/20

District Name Parkway CDD

Check Amount \$99

Payable: **Travis Robbins** shift worked 4/15/20

Mailing Address **3644 Lake Joyce Drive**
Land O Lakes Fl. 34639

Check Description **Off Duty Patrol**

Special Instructions

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

Approved Signature

DM	_____
Fund	—
G/L	
Object Cd	
CK #	_____ Date <u>4/16/20</u>

DISTRICT CHECK REQUEST FORM

Today's Date 4/13/20

District Name Parkway CDD

Check Amount \$99

Payable: Travis Robbins shift worked 4/9//20

Mailing Address 3644 Lake Joyce Drive
Land O Lakes Fl. 34639

Check Description Off Duty Patrol

Special Instructions

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

Approved Signature

DM _____
Fund —
G/L
Object Cd
CK # _____ Date 4/13/20

DISTRICT CHECK REQUEST FORM

Today's Date 4/23/20

District Name Parkway CDD

Check Amount \$950

Payable: Laurel Oaks Nursery and Tree Farm


Mailing Address 15010 Race Track Road
Tampa, 33626

Check Description Crape Myrtle

Special Instructions

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

Approved Signature

DM	
Fund	—
G/L	
Object Cd	
CK #	Date <u>4/23/20</u>

EST. 1991



- Full Landscape Services
- Installation
- Design Services

813-920-6993

15010 Race Track Road • Odessa, FL 33556
laurel_oaks_nursery@verizon.net

CUSTOMER: PARKWAY CDD

LOCATION ADDRESS:

CITY:

ZIP:

SUBDIVISION:

NEAREST CROSS STREETS:

GATE CODE:

PHONE (HOME):

PHONE (BUSINESS):

PHONE (CELL): 813 440 7096

EMAIL:

DATE: 4-23-2020

1- Cape Myrtle Installed

950-

Tax Exempt

Sub Total \$ 950-

IMP Landscape
Maintenance
Professionals, Inc.SM
Corporate Office
PO Box 267
813-757-6500
813-757-6501

Invoice

Date	Invoice #
4/10/2020	151783

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 #
65338

Work Order #

PO / PA #

Description	Qty	Rate	Amount
PROS06 Hunter 6 inch spray head	7	13.25	92.75
spray nozzles	23	1.90	43.70
drip irrigation coupling	4	0.55	2.20
3/4 inch FIPT x barb x bard drip adapter	1	1.57	1.57
MaxiJet stake assembly	16	3.25	52.00
MaxiJet mister nozzles	16	0.50	8.00
10 inch round valve box	1	22.70	22.70
Rainbird wireless rain sensor	1	110.25	110.25
Labor: 1 man @ \$ 40.00 per hour	7	40.00	280.00
Irrigation inspection repairs needed: Replace broken or leaking spray heads. Replace clogged or damaged spray nozzles. Repair drip irrigation leaks. Replace broken or missing misters. Replace damaged valve box. Replace faulty rain sensor. <i>By 5350 467</i>			

Controller at Summerwood and Baywood.		Total	\$613.17
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	5/10/2020	Balance Due



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

Estimate

Submitted To:

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

Controller at Summerwood and Baywood.

Date	4/4/2020
Estimate #	65338
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	PROS06 Hunter 6 inch spray head	7	13.25	92.75
Irrigation Relat...	spray nozzles	23	1.90	43.70
Irrigation Relat...	drip irrigation coupling	4	0.55	2.20
Irrigation Relat...	3/4 inch FIPT x barb x bard drip adapter	1	1.57	1.57
Irrigation Relat...	MaxiJet stake assembly	16	3.25	52.00
Irrigation Relat...	MaxiJet mister nozzles	16	0.50	8.00
Irrigation Relat...	10 inch round valve box	1	22.70	22.70
Irrigation Relat...	Rainbird wireless rain sensor	1	110.25	110.25
Irrigation Labor	Labor: 1 man @ \$ 40.00 per hour	7	40.00	280.00
	Irrigation inspection repairs needed: Replace broken or leaking spray heads. Replace clogged or damaged spray nozzles. Repair drip irrigation leaks. Replace broken or missing misters. Replace damaged valve box. Replace faulty rain sensor.			

TERMS AND CONDITIONS:

TOTAL \$613.17

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

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

OWNER / AGENT

DATE



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center

Proposal

Date: 4/2/2020
Technician: Tran
Arrive/ Depart: 1:15

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

Clock Type/ #	Hunter ACC / Controller	Confirm Time/ Date	Battery Replaced	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date						Pgm A 1							
Rain Sensor	ok					Pgm B 1							

Notes: * Rain sensor

- Rain sensor needs replaced

- Missing valve cover for zone 1

Programs			Zone Information			Technician Use Only (Use Standard Invoice forms for additional charges)						
Zone #	Type	A	B	C	E	Labor	Hrs	Rate	Amount	Total Labor Charges \$		
1	S	120				3 nozzles, raise/straighten S, add 3				QTY	Unit	Extended
2	SM					Broken gaskets, 8 broken manifold (replace all 16) cut & replace	6	40	240	7	1325	92.75
3	S	120				3 sprayheads, raise/straighten S, add 1 zone along (12 heads)				23	1.90	43.70
4										4	0.55	2.20
5	S					TL COMP				1	1.57	1.57
6												
7												
8												
9	S					TL COMP						
10												
11	S					Stake Assembly				16	3.25	52.00
12						change 10-6" to 12" in islands				16	0.50	8.00
13										1	22.70	22.70
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
Total Materials										\$	222.92	
Total Labor										\$	240.00	
Grand Total										\$	462.92	

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

41
42
44

completed 4/9/2020 65332

Irrigation Service/Proposal Request

Property: <u>Parkway</u>	DATE <u>4/2/2020</u>
Location <u>Summerwood @ Baywood</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:
<u>Replace defective rain sensor</u>
Materials needed :
<u>1 - WRZRC 110.25</u>

Foreman: <u>Tom</u>	Special Tools Needed:
Manager	<u>materials 110.25</u>
Date Completed <u>4/9/2020</u>	<u>Labor 40.00</u>
Total Man Hours <u>1 hr</u>	<u>Total 150.25</u>
Inspected by	
Date	



Corporate Office

PO Box 267

813-757-6500

813-757-6501

Invoice

Date	Invoice #
4/10/2020	151784

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 #
65339

Work Order #

PO / PA #

Description	Qty	Rate	Amount
PROS12 Hunter 12 inch spray heads	10	16.90	169.00
spray nozzle	10	1.90	19.00
1/2 inch flex pipe	15	0.72	10.80
1/2 inch ell S x FIPT	20	0.84	16.80
1/2 inch x close poly nipple	10	0.66	6.60
Labor: 1 man @ \$ 40.00 per hour	5	40.00	200.00
Change 6 inch spray heads to 12 inch to provide coverage due to plant material growth. <i>14 535w</i> <i>4612</i>			

Summerwood at Baywood.		Total	\$422.20
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	5/10/2020	Balance Due



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

Estimate

Submitted To:

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

Summerwood at Baywood.

Date	4/4/2020
Estimate #	65339
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	PROS12 Hunter 12 inch spray heads	10	16.90	169.00
Irrigation Relat...	spray nozzle	10	1.90	19.00
Irrigation Relat...	1/2 inch flex pipe	15	0.72	10.80
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Irrigation Relat...	1/2 inch x close poly nipple	10	0.66	6.60
Irrigation Labor	Labor: 1 man @ \$ 40.00 per hour	5	40.00	200.00
	Change 6 inch spray heads to 12 inch to provide coverage due to plant material growth.			

TERMS AND CONDITIONS:

TOTAL \$422.20

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OWNER / AGENT

DATE

Irrigation Service/Proposal Request

Property: <u>Parkway</u>	DATE <u>4/2/2020</u>
Location <u>Summerview @ Baywood</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # 65339

Description of Work to be performed:		
<u>Change 6" sprayheads to 12" sprayheads in shrubs</u>		
Materials needed :		
10 - PROS12	(6.90)	169.00
10 - 10HHUN	(1.90)	19.00
15 - PRFB005	(0.72)	10.80
20 - 407005	(0.84)	16.80
10 - 05010CP	(0.66)	6.60

Foreman: <u>Tom</u>	Special Tools Needed:
Manager	<u>materials 222.20</u>
Date Completed <u>4/9/2020</u>	<u>Labor 200.00</u>
Total Man Hours <u>5 hrs</u>	<u>Total 422.20</u>
Inspected by	
Date	

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9773
Invoice Date: Mar 31, 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		3/31/20

Quantity	Item	Description	Unit Price	Amount
		Fastsigns purchase		439.43

Subtotal	439.43
Sales Tax	
Total Invoice Amount	439.43
Payment/Credit Applied	
TOTAL	439.43



3901 W Kennedy Blvd
Tampa, FL 33609
(813) 287-0110

More than fast. More than signs. ®
fastsigns.com

**PAID
IN
FULL**

**INVOICE
265-107910**

Completed Date: 3/11/2020
Payment Terms: Cash Customer
Payment Due Date: 3/11/2020

Created Date: 3/9/2020

DESCRIPTION: 96 x 48 Dibond

Bill To: Meritus
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
US

Pickup At: FASTSIGNS
3901 W Kennedy Blvd
Tampa, FL 33609
US

Ordered By: Eric Davidson
Email: ejddjr86@gmail.com

Salesperson: Sarah Curry
Email: Sarah.c@fastsigns.com

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Dibond	1	\$405.00	\$405.00	\$405.00
1.1	Dibond/Max Metal 6mm - Dibond Part Qty: 1 Width: 96.00" Height: 48.00" Sides: 1				

Thank you for your business. All orders (except approved account customers) require 100% payment for production.

Subtotal:	\$405.00
Taxable Amount:	\$405.00
Taxes:	\$34.43
Grand Total:	\$439.43
Amount Paid:	\$439.43
BALANCE DUE:	\$0.00

TRANSACTIONS		
Date	Type	Amount
3/11/2020	AMEX (Online) - 2121	\$439.43

Approved account customers require no down payment for production. All balances are due net 10 business days.

Signature: _____

PWC
Amurthy

Date: _____

Designs are for the sole use of FASTSIGNS
Thank you very much for your business! Thank you very much for your business!

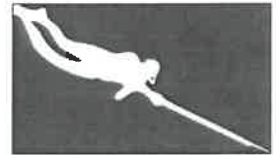
Spearem Enterprises, LLC

18865 state rd 54 ste 122

land o lakes, FL 33558

(727) 237-2316

spearem.jmb@gmail.com



INVOICE

BILL TO

Parkway CDD

Meritus

2005 Pan Am Circle, Suite 120

Tampa , FL 33607

INVOICE # 4191**DATE** 04/04/2020**DUE DATE** 04/19/2020**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor	1	130.00	130.00
Pickup, Install Sign for Amenity Center.			

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

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

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

BALANCE DUE**\$130.00**

539w
H03

BY

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 4/30/2020
(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	357,912	0	0	0	0	0	0	357,912
Investment - Revenue 2008 (9000)	0	254,333	0	0	0	0	0	254,333
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	287,009	0	0	0	287,009
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	2,724,828	0	0	2,724,828
Investment - Revenue 2018-1 (7000)	0	0	511,754	0	0	0	0	511,754
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	4,912	0	0	0	0	0	0	4,912
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	1,464,373	0	1,464,373
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	<u>371,824</u>	<u>271,626</u>	<u>702,613</u>	<u>433,902</u>	<u>2,724,828</u>	<u>5,085,501</u>	<u>10,415,000</u>	<u>20,005,293</u>
Liabilities								
Accounts Payable	3,705	0	0	0	0	0	0	3,705
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 4/30/2020
(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>3,705</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,415,000</u>	<u>10,418,705</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	5,085,501	0	5,085,501
Other	<u>359,972</u>	<u>129,958</u>	<u>292,936</u>	<u>182,412</u>	<u>(120,709)</u>	<u>0</u>	<u>0</u>	<u>844,568</u>
Total Fund Equity & Other Credits	<u>368,119</u>	<u>271,626</u>	<u>702,613</u>	<u>433,902</u>	<u>2,724,828</u>	<u>5,085,501</u>	<u>0</u>	<u>9,586,588</u>
Total Liabilities & Fund Equity	<u>371,824</u>	<u>271,626</u>	<u>702,613</u>	<u>433,902</u>	<u>2,724,828</u>	<u>5,085,501</u>	<u>10,415,000</u>	<u>20,005,293</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 4/30/2020
(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	700,275	(7,977)	(1)%
O&M Assmts - Lot Closings	34,858	0	(34,858)	(100)%
Interest Earnings				
Interest Earnings	0	20	20	0 %
Total Revenues	743,110	700,294	(42,816)	(6)%
Expenditures				
Legislative				
Supervisor Fees	10,000	6,000	4,000	40 %
Financial & Administrative				
District Manager	28,840	16,823	12,017	42 %
Recording Secretary	4,000	3,233	767	19 %
District Engineer	5,000	4,972	28	1 %
Disclosure Report	6,000	0	6,000	100 %
Trustees Fees	12,500	5,003	7,497	60 %
Accounting Services	28,677	16,845	11,832	41 %
Auditing Services	8,000	4,615	3,385	42 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	1,500	302	1,198	80 %
Public Officials Insurance	2,900	2,819	81	3 %
Legal Advertising	1,100	1,010	90	8 %
Bank Fees	186	322	(136)	(73)%
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	500	54	446	89 %
Office Supplies	200	1,214	(1,014)	(507)%
Technology Services	2,000	1,898	102	5 %
Website Administration	2,000	0	2,000	100 %
Interest Payments	0	576	(576)	0 %
Legal Counsel				
District Counsel	10,000	9,240	760	8 %
Electric Utility Services				
Street Lighting	150,000	51,645	98,355	66 %
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	6,626	(4,626)	(231)%
Landscape Maintenance - Contract	240,000	125,420	114,580	48 %
Landscape Maintenance - Other	7,500	1,993	5,508	73 %
Pool Service	15,000	0	15,000	100 %
Field Manager	27,707	16,163	11,544	42 %
Irrigation Maintenance	7,500	2,448	5,052	67 %
Plant Replacement Program	7,500	11,377	(3,877)	(52)%
Mitigation & Monitoring	10,000	1,835	8,165	82 %
Waterway Management Program - Contract	17,500	11,291	6,209	35 %
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	180	820	82 %
Pavement & Signage Repairs	2,500	600	1,900	76 %
Holiday Lighting	15,000	10,000	5,000	33 %
Parks & Recreation				
Miscellaneous Maintenance	0	517	(517)	0 %
Security Patrol	35,000	7,852	27,148	78 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 4/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Special Events	5,000	0	5,000	100 %
Playground/Amenity	10,000	2,103	7,897	79 %
Total Expenditures	<u>743,110</u>	<u>340,323</u>	<u>402,787</u>	<u>54 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>359,972</u>	<u>359,972</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	8,148	8,148	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>368,119</u></u>	<u><u>368,119</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2019 Through 4/30/2020

(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	170,922	3,606	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,343</u>	<u>1,343</u>	<u>0 %</u>
Total Revenues	<u>167,316</u>	<u>172,265</u>	<u>4,949</u>	<u>3 %</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>129,958</u>	<u>129,958</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>271,626</u></u>	<u><u>271,626</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 4/30/2020

(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	377,917	798	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>416</u>	<u>416</u>	<u>0 %</u>
Total Revenues	<u>377,119</u>	<u>378,333</u>	<u>1,214</u>	<u>0 %</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>292,936</u>	<u>292,936</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>702,613</u></u>	<u><u>702,613</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 4/30/2020

(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	286,162	(433)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>247</u>	<u>247</u>	<u>0 %</u>
Total Revenues	<u>286,595</u>	<u>286,409</u>	<u>(186)</u>	<u>(0)%</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>182,412</u>	<u>182,412</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>433,902</u></u>	<u><u>433,902</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 4/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,277	2,277	0 %
Total Revenues	0	2,277	2,277	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	122,986	(122,986)	0 %
Total Expenditures	0	122,986	(122,986)	0 %
Excess of Revenues Over(Under) Expenditures	0	(120,709)	(120,709)	0 %
Fund Balance, Beginning of Period	0	2,845,536	2,845,536	0 %
Fund Balance, End of Period	0	2,724,828	2,724,828	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2019 Through 4/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
Investment In General Fixed Assets				
	0	5,085,501	5,085,501	0 %
Total Fund Balance, Beginning of Period	0	5,085,501	5,085,501	0 %
Fund Balance, End of Period	0	5,085,501	4,962,515	0 %

Parkway Center Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 04/30/20
Reconciliation Date: 4/30/2020
Status: Locked

Bank Balance	358,296.26
Less Outstanding Checks/Vouchers	384.00
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	357,912.26
Balance Per Books	<u>357,912.26</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: 04/30/20

Reconciliation Date: 4/30/2020

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
5025	4/7/2020	System Generated Check/Voucher	132.00	Jeffrey Stout
5034	4/20/2020	System Generated Check/Voucher	132.00	Jared Lee
Outstanding Checks/Vouchers			384.00	

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

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 04/30/20

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4998	3/5/2020	System Generated Check/Voucher	132.00	Julian Guri
5016	3/23/2020	Parkway Site Plan Permitting	16,745.54	Hillsborough County BOCC
5017	4/1/2020	System Generated Check/Voucher	1,050.00	Burr & Forman LLP
5018	4/1/2020	System Generated Check/Voucher	132.00	George Rasmussen
5019	4/1/2020	System Generated Check/Voucher	132.00	Joel Ramirez-Gonzalez
5020	4/1/2020	System Generated Check/Voucher	18,994.25	Landscape Maintenance Professionals, Inc
5021	4/1/2020	System Generated Check/Voucher	7,786.69	Meritus Districts
CD111-2	4/2/2020	Verizon Payment	154.56	Verizon Wireless
5022	4/7/2020	System Generated Check/Voucher	132.00	Daniel J. Pane
5023	4/7/2020	System Generated Check/Voucher	600.00	Fields Consulting Group, LLC
5024	4/7/2020	System Generated Check/Voucher	1,425.00	First Choice Aquatic Weed Management, LLC.
5026	4/7/2020	Series 2018-2 Amenity FY20 Tax Dist ID 465	2,748.25	Parkway Center CDD
5027	4/7/2020	Series 2018-1 FY20 Tax Dist ID 465	3,629.46	Parkway Center CDD
5028	4/7/2020	Series 2008 FY20 Tax Dist ID 465	1,641.51	Parkway Center CDD
CD111	4/11/2020	Bank Fee	28.58	
5029	4/13/2020	System Generated Check/Voucher	2,500.00	Grau & Associates
5030	4/13/2020	System Generated Check/Voucher	130.00	Spearem Enterprises LLC
5031	4/13/2020	System Generated Check/Voucher	381.00	Stantec Consulting Services Inc. (SCSI)
5032	4/20/2020	System Generated Check/Voucher	225.00	Cardno, Inc.
5033	4/20/2020	System Generated Check/Voucher	176.46	Hillsborough County Sheriff's Office
5035	4/20/2020	System Generated Check/Voucher	1,035.37	Landscape Maintenance Professionals, Inc
5036	4/20/2020	System Generated Check/Voucher	439.43	Meritus Districts
5037	4/20/2020	System Generated Check/Voucher	456.00	Solitude Lake Management, LLC
5038	4/20/2020	System Generated Check/Voucher	675.92	Times Publishing Company
5039	4/20/2020	System Generated Check/Voucher	1,550.34	TECO
5040	4/20/2020	System Generated Check/Voucher	99.00	Travis A. Robbins
311000070319 040320	4/22/2020	paid by ACH service 02/01/20 - 03/02/20	7,187.27	TECO

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 04/30/20

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5041	4/23/2020	System Generated Check/Voucher	99.00	Travis A. Robbins
Cleared Checks/Vouchers			70,286.63	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 04/30/20

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	109319009	3/31/2020	Reimbursement for Parkway Site Plan Permitting - 03.31.20	16,745.54
	CR470	4/6/2020	Tax Distribution - 04.06.20	14,744.55
	CR472	4/16/2020	Interest Distribution - 04.16.20	19.79
				<hr/>
Cleared Deposits				31,509.88
				<hr/> <hr/>

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: 5/19/2020

RE: Memo

Construction:

- The project is moving very quickly and kudos to Windward. The parcel has been cleared, the pond dug and currently they are working on the building pad and storm water. The next step is to begin going vertical.
- Next month we will begin the process of picking out items for the clubhouse/pool. Trevor will put together an initial package for us to review. Over the summer we will continue this process and it should be fun for you all.
- Our schedule is still on track to be open in February
- Thank you to Koko for all the great drone footage.

Other District Business:

I have been working with Tonja and she has reviewed the ponds and is ok with any final work being done when TM nears completion. At this time, she says everything looks fairly normal for this time of year and stable. Tonja is working on the other items we requested and will have an update by the board meeting.

I have reached out to TM regarding replacing the oak trees with palms and am waiting to hear back. I will update you as soon as I get a response.

Please see staff reports regarding landscape, ponds etc.

Budget-you will note that I have proposed an increase to our operating budget for 2021. I realize with COVID-19 and its impact this is not something that is easy to contemplate. With that being said I am trying to be proactive and make sure the district has additional funds for a reserve fund since we still have aging assets and additional funds in case we are still dealing with the virus when we open the pool. There are protocols we must follow that were set down by the insurance provider so we want to be covered.

With that being said this is just the first step, so my recommendation is we approve the budget with the max increase and then over the summer we can do more work and see how we are tracking this year

and make a final decision at the August meeting. To be clear while we set our max cap this month down the road in August you could reduce the increase based upon information, we gather over the summer months. The max cap just stipulates we cannot come back in August and look to increase more which is a protection for residents. One of the questions I typically receive is can we do the increase over a couple of years. The answer is yes but each time you do an increase there is a cost of about 5k (administrative, mailings etc.) to the cdd and you end up putting yourselves through two meetings rather than just doing the increase in one stroke and saving admin costs.

Lighting-there have been some issues with the new lighting that we have installed over the last few years. Currently Harvest Glenn has some lights out and the contractor is out this week working on them. Some of the work falls under warranty and some will be on us due to vandalism.

I had a reputable electrician come out recently to do routine adjustments property wide and he found that a lot of the lights were not working and some were damaged. Since we have a warranty in place, I thought it best to ask Celia to do a quick inspection with the vendor who installed them so we can get as much as possible covered by the warranty. While we will have to pay Celia for a little bit of her time, I think the upside will be getting fixtures replaced under warranty and that savings will cover Celia's time. She is working on setting up a meeting with the vendor.

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

Brian Howell

District Manager



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 5/19/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	15	-10	Debris in several ponds
INVASIVE MATERIAL (FLOATING)	20	15	-5	Pennywort/Torpedo grass
INVASIVE MATERIAL (SUBMERSED)	20	20	0	
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: 5/19/20

	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	The annuals look rough
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	20	-10	Harvest Glenn and other areas need to be repaired.
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	668	-32	95%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 5/19/20

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	10	0	OK
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Better
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	3	-2	Several areas are chlorotic
WEED CONTROL - BED AREAS	5	4	-1	Ok
PLANT INSECT/DISEASE CONTROL	5	4	-1	Mites on Junipers
PRUNING	10	8	-2	Hedges/trees
CLEANLINESS	5	5	0	OK
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	The non-irrigated areas are dry
CARRYOVERS	5	4	-1	Trimming/mites

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	4	-3	Poor
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	2	-1	The Marigolds need to be deadheaded

SCORE

100	86	-14	86%
-----	----	-----	-----

Contractor Signature: _____

Manager's Signature: Gene Roberts



The Loropetalum at Castle Creek entrance needs fertility.



The Marigolds throughout the community look dry and need deadheading.



The Juniper plants at the Riverview entrance need to be treated for mites.



There's some fungal damage in the turf along Still River.



The Agapanthus at Summerwood entrance needs a fungicide treatment.



The Liriope in several locations should be trimmed back and treated with fungicide/fertilizer.



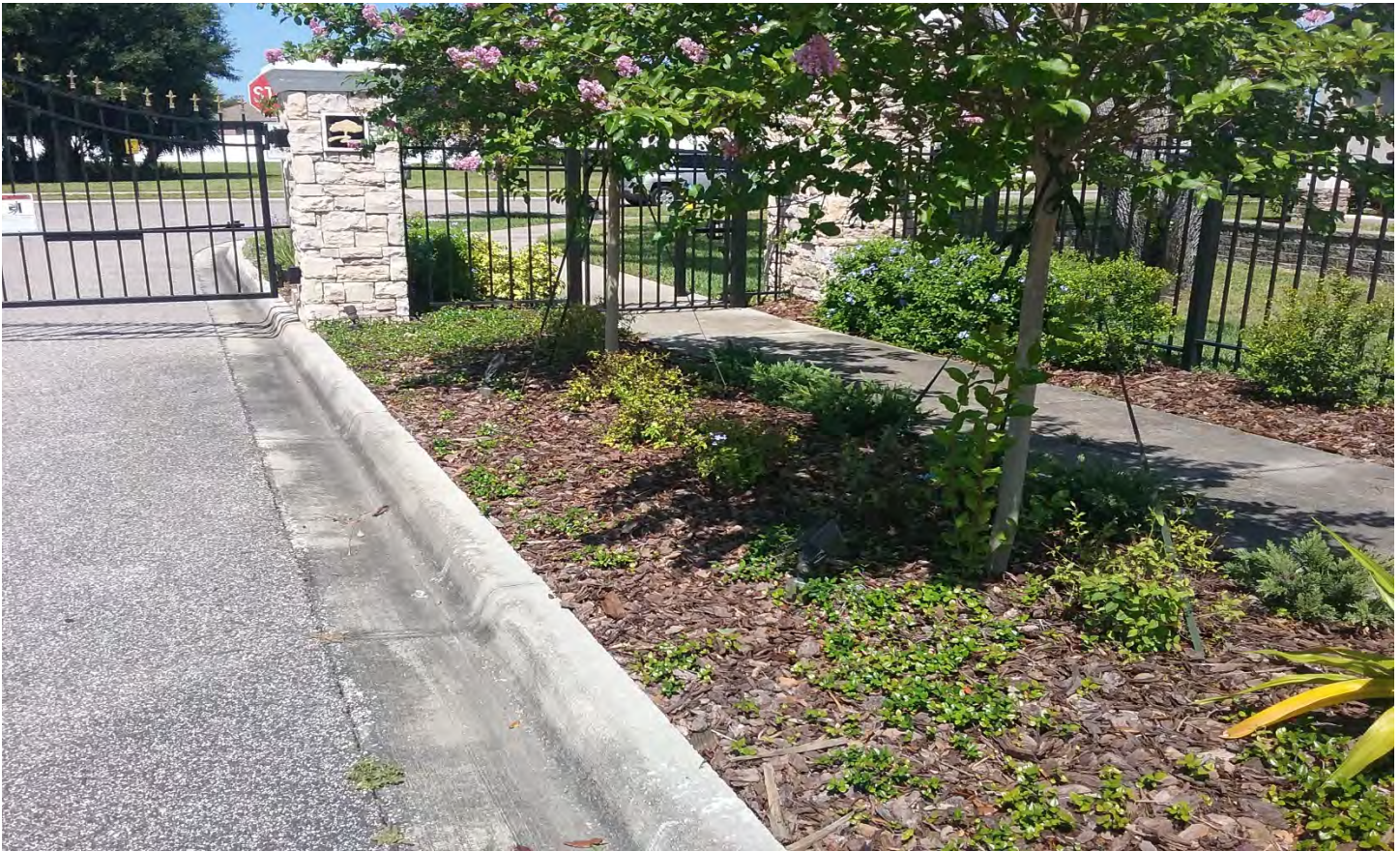
Some trimming is needed along Falkenburg on the Ligustrum trees and Viburnum shrubs.



Construction is underway at the new amenity center.



The landscape at the Belmont entrance looks good.



The Blue Plumbago at Harvest Glenn entrance is struggling.



The landscape at the Hamlet entrance looks better.



Taylor Morrison has started to maintain the landscape along the road to the Eagles Nest. The turf is very chlorotic.

Parkway Center Ponds – May



Pond 6 looks much better.



Pond 15 is still free of Water Lettuce.



Pond 13 looks good.



There are no issue's with pond 12.



Pond 11 looks good and the beneficial Pickerel weed is doing well.



Pond 10 is improving but still has some vegetation that needs to be sprayed and some debris.



Pond 2 has some Torpedo grass on the East shore and some debris.



The vegetation on the west shore of pond 1 is decaying but several plastic bottles are in the pond. Aquatic Weed Control did an extra treatment this month trying to get the ponds in better conditions.



Pond 3 has some trash along the shore line.



Pond 16 looks good.



Pond 17 has some Pennywort around the perimeter.



Pond 4 has a little algae.



Pond 5 has some Pennywort and trash in it.