

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
NOVEMBER 18, 2020**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

Wednesday, NOVEMBER 18, 2020

6:30 p.m.

The Rivercrest Clubhouse,
located at 11560 Ramble Creek Drive, Riverview, FL 33569

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Daniel Fleary, Jr Suzanne DeCopain Vacant 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, November 18, 2020 at 6:30 p.m.** at the Rivercrest Clubhouse, located at 11560 Ramble Creek Drive, Riverview, FL 33569. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.** Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 7979718#

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. OATH OF OFFICE**
- 4. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - i. Taylor Morrison Update
 - B. District Engineer
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2021-01; Designation of Officers Tab 01
 - B. Discussion on Landscape Program
 - C. Discussion on Amenity Center Project
 - D. Discussion on Aquatics Program
- 6. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular Meeting October 28, 2020..... Tab 02
 - B. Consideration of Operations and Maintenance Expenditures October 2020 Tab 03
 - C. Review of Financial Statements Month Ending October 31, 2020 Tab 04
- 7. MANAGEMENT REPORTS**
 - A. District Manager Tab 05
 - i. Manager's Report
 - ii. Community Inspection Reports
- 8. SUPERVISOR REQUESTS**
- 9. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 10. ADJOURNMENT**

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

Sincerely,
Brian Howell
District Manager

RESOLUTION 2021-01

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

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

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

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

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

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Brian Howell</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

PASSED AND ADOPTED THIS 18th DAY OF NOVEMBER, 2020.

ATTEST:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

October 28, 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, October 28, 2020 at 6:30 p.m.** at The Rivercrest Clubhouse located at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, October 28, 2020 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Howell	District Manager, Meritus
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Garth Rinard	LMP
Paul Gomez	LMP

There were a few audience members present in person and on the conference call.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

Garth Rinard and Paul Gomez from LMP discussed the landscape program with the Board. Mr. Rinard went over the current state and how they plan to remedy the issues. Supervisor Ward talked about her conversation with Mr. Gomez about replacing some of the plantings and felt like it was productive. Supervisor Miller went over some of the landscaping items that have contributed to a decline in service. Supervisor Ward also explained some of the issues. Mr. Howell asked the Board how they would like to proceed, and the Board decided to postpone for 90 days to allow LMP to remedy the situation.

MOTION TO:	Revisit the landscape and maintenance contract in 90 days.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mr. Howell said they will have the landscape program on the agenda every month.

3. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Howell went over that Mr. Steady has a phone call scheduled for the next day with Taylor Morrison, and he will ask them for a hard date of when they anticipate they will be finished, a schedule for completing the Board's punch list, and to go over the issues with the ponds and aerators. Supervisor Ward asked about restocking the fish. Mr. Howell also went over that they are waiting on the executed proposal on the Summerwood side.

B. District Engineer

Mr. Howell went over that the Engineer will be working with Taylor Morrison on the sign-off, and he will ask for Taylor Morrison to reimburse the District for her fees or pay Ms. Stewart directly for her time to make sure they are completing their punch list.

4. BUSINESS ITEMS

A. Discussion on Landscape Program

This item was already discussed earlier in the meeting.

B. Discussion on Amenity Center Project

Mr. Howell provided an update on the amenity center project. The water line final tie-in, parking lot, and landscaping will be next. Then, the playground and pool furniture will go in soon after. The exercise equipment company will be onsite on Friday; Mr. Howell will coordinate with Supervisor Miller with the time.

5. CONSENT AGENDA

**A. Consideration of Board of Supervisors Public Hearing and Regular Meeting
Minutes September 23, 2020**

B. Consideration of Operations and Maintenance Expenditures September 2020

C. Review of Financial Statements Month Ending September 30, 2020

The Board reviewed the Consent Agenda items. Mr. Howell noted that the District is \$121K under budget for fiscal year 2020.

MOTION TO:	Approve the Consent Agenda items 5A-C.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

6. MANAGEMENT REPORTS

A. District Manager

i. Manager's Report

ii. Community Inspection Reports

The Board reviewed the management reports. Mr. Howell went over that he spoke to one of the owners of the aquatics company, and they want to do what they can to make the Board happy. The Board asked about the Sheriff patrols. Mr. Howell said they could look at FHP again since they are having difficult having off-duty Sheriffs pick up shifts right now.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident if the speakers at the amenity center will be inside and outside. Mr. Howell said yes. The resident wanted to know if they could do movie night events outside the amenity center. Mr. Howell went over that they budgeted for a part-time person to staff the amenity center who will do events as well. Supervisor Fleary asked about communication with residents once the amenity center is built. Mr. Howell said the staff member will also be in charge of getting emails and sending out email blasts about community events and other things going on in the District.

Another resident commented about the ponds and the mowing around the ponds being impacted by the erosion. The resident also mentioned his concern about FHP mostly writing tickets vs. patrolling like the Sheriffs do.

There was a resident comment about the landscaping going downhill and feeling like the landscapers have not been doing a good job this year.

8. SUPERVISOR REQUESTS

Supervisor DeCopain asked about the new Board members being seated at the next meeting. She asked to incorporate Sunshine Laws training. Mr. Howell said Counsel sends out a packet and goes over the Sunshine Laws with new Board members.

Supervisor Miller asked about monuments, TVs, and the equipment at the new amenity center. He also mentioned that there are some larger alligators in some of the ponds. Mr. Howell explained that FWC can be called if the alligators are large and being aggressive. Supervisor Miller also mentioned that drag racing is going on and that an RV is parking on the road. Mr. Howell said they could call the Sheriffs.

The Board and Mr. Howell thanked and recognized Supervisor Fleary for his service on the CDD Board. Supervisor Fleary said he enjoyed his time on the Board and thanked everyone who worked hard to help improve the community.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Title:

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

Recorded by Records Administrator

Signature

Date

Official District Seal

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
LMP	155245	\$ 17,917.15			Ground Maintenance - October
Meritus Districts	10082	7,846.79		\$ 7,947.25	Management Services - October
Monthly Contract Sub-Total		\$ 25,763.94			

Variable Contract					
Burr Forman	1188937	\$ 660.00			Professional Services - August
Cardno	299839	225.00			Professional Services - thru 09/25/20
Stantec	1709682	1,428.75			Professional Services - FY21 General Consulting - thru 09/18/20
Variable Contract Sub-Total		\$ 2,313.75			

Utilities					
BOCC	5589652368 102020	\$ 0.00			Impact Fees - 10/20/20
Tampa Electric	211001800146 100620	668.83			Electric Service - thru 09/30/20
Tampa Electric	211001800369 100620	527.62			Electric Service - thru 09/30/20
Tampa Electric	211001800609 100620	480.48			Electric Service - thru 09/30/20
Tampa Electric	221007991963 100620	0.00			Electric Service - thru 09/30/20
Tampa Electric	311000070319 100520	7,161.91	\$ 8,838.84	\$ 3,583.33	Electric Service - thru 09/21/20
Utilities Sub-Total		\$ 8,838.84			

Regular Services					
ADA Site Compliance	1295	\$ 1,700.00			Technological Auditing - 09/19/20
DEO	82611	175.00			FY21 Special District Fee - 10/01/20
Egis	12172	11,193.00			Renew Policy - 10/01/20/-10/01/21
Tampa Bay Times	109888 101420	413.54			Meeting Schedule - 10/14/20
Regular Services Sub-Total		\$ 13,481.54			

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Additional Services					
Don Harrison Enterprises	2683	\$ 497.00			Routine Inspection - 10/07/20
Hillsborough County Dept. of Health	HCDH101920	670.00			Permit Application - 10/19/20
LMP	155627	1,196.25			Provide Landscaping - 10/13/20
LMP	155674	434.41			Irrigation Inspection Repairs - 10/13/20
LMP	155682	144.48			Irrigation Inspection Repairs - 10/15/20
LMP	155729	948.75			Plant Material - 10/20/20
LMP	155735	97.87			Irrigation Inspection Repairs - 10/21/20
LMP	155736	333.12	\$ 3,154.88		Irrigation Modifications - 10/20/20
Nichols Landscape	MPC15 2 57	1,844.50			Miscellaneous Tasks & Meetings - 10/09/20
Additional Services Sub-Total		\$ 6,166.38			
TOTAL:		\$ 56,564.45			

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 #
10/1/2020	155245

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 October 2020

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	16,560.00	16,560.00
Addendum #1 Falkenburg/Still River Drive	1	580.00	580.00
Addendum #2 Falkenburg/Willbeach Park	1	1,050.00	1,050.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)	1	-272.85	-272.85
<p><i>Handwritten: 134 4604 5354</i></p>			

			Total	\$17,917.15
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/31/2020	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: 10082
Invoice Date: Oct 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		10/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - October		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 - August		10.00
658.00		Copies: B/W - August	0.15	98.70
13.00		Copies: Color - August	0.50	6.50

Subtotal	7,846.79
Sales Tax	
Total Invoice Amount	7,846.79
Payment/Credit Applied	
TOTAL	7,846.79



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

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

Received
OCT 01 2020

29 Sep 2020
Invoice # 1188937
Bill Atty: S. Steady
As of 08/31/20

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH AUGUST 31, 2020

Professional Services	\$660.00
TOTAL DUE THIS BILL	\$660.00

5140
B# 3107

WIRING/ACH INSTRUCTIONS:

Account Name:	Burr & Forman LLP 420 North 20 th Street, Suite 3400 Birmingham, Alabama 35203
Bank Name:	Wells Fargo Bank 420 Montgomery Street San Francisco, CA 94104
Wire Routing Transit Number:	121000248
ACH Routing Transit Number:	062000080
Account Number:	2000686788359
SWIFT Code:	WFBIUS6S

PLEASE EMAIL REMITTANCE ADVICE TO:
AccountsReceivable@burr.com

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Guzman at eguzman@burr.com or BFRreceivables@burr.com

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

29 Sep 2020
Invoice # 1188937
Page 2

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

29 Sep 2020
Invoice # 1188937
Bill Atty: S. Steady
As of 08/31/20

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
08/04/20	Emails with Brian regarding HOA agreement, entrance shrubs and status of rec center.	SIS	0.30	300.00	\$90.00
08/06/20	Respond to Brian's question on Board appointment.	SIS	0.30	300.00	\$90.00
08/13/20	Finalize resolutions for O&M budget and levy, and email to Monica.	SIS	1.00	300.00	\$300.00
08/21/20	Review proposed agreement with HOA; email proposed changes.	SIS	0.60	300.00	\$180.00
Total Services					\$660.00
Total Services and Disbursements					\$660.00
TOTAL NOW DUE					\$660.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

29 Sep 2020
Invoice # 1188937
Page 3

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	2.20	\$660.00
TOTALS		2.20	\$660.00



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

INVOICE

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

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

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

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

Invoice # : 299839
Invoice Date : 10/01/2020
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: 9/25/2020

Phase: 58*19 - Mitigation Maint

Monthly Fee
-September 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
299839	10/01/2020	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
09/28/20	Mit Site/ 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

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	X	sedges	-		
Brazilian pepper	X	sesbania	-		
caeserweed	X	soda apple	-		
Carolina willow	X	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	X	spike rush	-		
Chinese tallow	-	thistle	-		
climbing hempvine	-	torpedograss	X		
cogongrass	X	vetch	-		
dayflower	-	vines	X		
dog fennel	X	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:

**INVOICE**

Page 1 of 1

Invoice Number	1709682
Invoice Date	October 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

September 18, 2020

Current Invoice Total (USD)

1,428.75

Process requisitions

Top Task**2021****2021 FY General Consulting****Professional Services****Category/Employee**

Nurse, Vanessa M

**Current
Hours**

11.25

Rate

127.00

**Current
Amount**

1,428.75

Subtotal Professional Services

11.25

1,428.75

Top Task Subtotal

2021 FY General Consulting

1,428.75

Total Fees & Disbursements

1,428.75

INVOICE TOTAL (USD)**1,428.75****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.



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	10/20/2020	11/10/2020

Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

Service Address Charges

Deposit Amount	\$370.00
Water Line Ext - Wet Tap Fee	\$250.00
Water Meter Install Fee	\$250.00
Wastewater Impact Fee	\$4,500.00
Service Setup Fee	\$25.00
Impact Water Connection Fee	\$2,922.50
Total Service Address Charges	\$8317.50

Summary of Account Charges

Previous Balance	\$0.00
Net Payments - Thank You	(\$8,317.50)
Credit Amount	(\$8,317.50)
Total Account Charges	\$8,317.50

AMOUNT DUE	\$0.00
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Important Message

Worried about wasting water from an inefficient irrigation system?
If you would like your system evaluated, call UF/IFAS Extension
Hillsborough County, at 813-744-5519, EXT. 54142, 54144 or 54137
to see if a free evaluation can help conserve water.

Notice

CREDIT BALANCE - DO NOT PAY.



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 5589652368

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



PARKWAY CENTER CDD
C/O MERITUS CORP
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

Received
748
OCT 26 2020

DUE DATE 11/10/2020

**Credit Balance
DO NOT PAY**

0055896523689

00000000001

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/06/2020
Account: 211001800146

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

Current month's charges:	\$668.83
Total amount due:	\$668.83
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$616.12
Payment(s) Received Since Last Statement	-\$616.12
Current Month's Charges	\$668.83
Total Amount Due	\$668.83



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

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

One call can help lower your energy costs.

Our energy experts help pinpoint where you're using the most energy - like your air conditioner, water heater, refrigerator and more. Complete a phone audit in 30 minutes by calling (813) 275-3909 weekdays from 8 a.m. to 5 p.m. We offer an online energy audit too.

Visit tampaelectric.com/energyaudit and start saving today!



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800146

Current month's charges:	\$668.83
Total amount due:	\$668.83
Payment Due By:	10/27/2020

Amount Enclosed \$ _____
627926657588

PARKWAY CENTER 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

6279266575882110018001460000000668835

ACCOUNT INVOICE

tampaelectric.com



Account: 211001800146
Statement Date: 10/06/2020
Current month's charges due 10/27/2020

Details of Charges – Service from 09/01/2020 to 09/30/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	612 kWh @ \$0.02866/kWh	\$17.54
Fixture & Maintenance Charge	19 Fixtures	\$127.24
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	612 kWh @ \$0.02614/kWh	\$16.00
Florida Gross Receipt Tax		\$0.86
State Tax		\$52.71
Lighting Charges		

\$668.83

Total Current Month's Charges

\$668.83

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.

00002855-0005435-Page 7 of 12

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/06/2020

Account: 211001800369

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

Current month's charges:	\$527.62
Total amount due:	\$527.62
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$486.00
Payment(s) Received Since Last Statement	-\$486.00
Current Month's Charges	\$527.62
Total Amount Due	\$527.62



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800369

Current month's charges:	\$527.62
Total amount due:	\$527.62
Payment Due By:	10/27/2020
Amount Enclosed	\$

627926657589

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

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



Account: 211001800369
Statement Date: 10/06/2020
Current month's charges due 10/27/2020

Details of Charges – Service from 09/01/2020 to 09/30/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	548 kWh @ \$0.02866/kWh	\$15.71
Fixture & Maintenance Charge	15 Fixtures	\$96.40
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	548 kWh @ \$0.02614/kWh	\$14.32
Florida Gross Receipt Tax		\$0.77
State Tax		\$41.62
Lighting Charges		\$527.62

Total Current Month's Charges

\$527.62

Important Messages

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

Statement Date: 10/06/2020
Account: 211001800609

Current month's charges:	\$480.48
Total amount due:	\$480.48
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$442.71
Payment(s) Received Since Last Statement	-\$442.71
Current Month's Charges	\$480.48
Total Amount Due	\$480.48



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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800609

Current month's charges:	\$480.48
Total amount due:	\$480.48
Payment Due By:	10/27/2020

Amount Enclosed \$ 627926657590

00002855 02 AV 0.38 33607 FTECO110062023505110 00000 02 01000000 009 02 10246 006



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

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

Received
OCT 13 2020

62792665759021100180060900000000480481

ACCOUNT INVOICE

tampaelectric.com



Account: 211001800609
Statement Date: 10/06/2020
Current month's charges due 10/27/2020

Details of Charges – Service from 09/01/2020 to 09/30/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	260 kWh @ \$0.02866/kWh	\$7.45
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.02614/kWh	\$6.80
Florida Gross Receipt Tax		\$0.37
State Tax		\$0.37
Lighting Charges		\$37.77

\$480.48

Total Current Month's Charges

\$480.48

Important Messages

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00002865-0006433-Page 3 of 12

PARKWAY CENTER CDD
7461 S FALKENBURG RD. AND S 78TH ST.
RIVERVIEW, FL 33578

Statement Date: 10/06/2020
Account: 221007991963

Current month's charges:	\$0.00
Total amount due:	\$0.00
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$0.00
Total Amount Due	\$0.00



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

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Visit tampaelectric.com/energyaudit and start saving today!



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: 221007991963

Current month's charges:	\$0.00
Total amount due:	\$0.00
Payment Due By:	10/27/2020
Amount Enclosed	\$

610642721332

00002733 01 AV 0.38 33607 FTECO110062023505110 00000 02 01000000 009 02 10124 002



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

Received

OCT 13 2020

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

6106427213322210079919630000000000000004

Account: 221007991963
Statement Date: 10/06/2020
Current month's charges due 10/27/2020

Details of Charges – Service from 09/22/2020 to 09/30/2020

Service for: 7461 S FALKENBURG RD. AND S 78TH ST., RIVERVIEW, FL 33578

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 9 days

Lighting Energy Charge		\$0.00
Fixture & Maintenance Charge	0 Fixture	\$0.00
Lighting Pole / Wire	0 Pole	\$0.00
Lighting Fuel Charge		\$0.00
Florida Gross Receipt Tax		\$0.00
Lighting Charges		\$0.00

Total Current Month's Charges

\$0.00

Important Messages

Welcome to Tampa Electric!

Please visit tampaelectric.com/rates for information about your electric rates and charges.

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period due to a meter change or final bill.

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00002793-0000006-Page 3 of 4



Statement Date: 10/05/20
Account: 311000070319

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



Current month's charges:	\$7,281.57
Total amount due:	\$7,161.91
Payment Due By:	10/19/20

Your Account Summary

Previous Amount Due	\$6,852.41
Payment(s) Received Since Last Statement	-\$6,972.07
Credit balance after payments and credits	-\$119.66
Current Month's Charges	\$7,281.57

Total Amount Due **\$7,161.91**

DO NOT PAY. Your account will be drafted on 10/19/20



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



More options for you.

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

53100
4307

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$7,281.57
Total amount due:	\$7,161.91
Payment Due By:	10/19/20

Amount Enclosed \$

700500001481 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 10/19/20

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

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

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

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

All Other Correspondence

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

Understanding Your Electric Charges

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

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

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

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

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

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

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

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

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

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

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

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

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

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

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

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

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

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

Your payment options are:

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

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

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

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

Billed Individual Accounts



00000034-0000355-Page 5 of 22

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$66.32
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$74.54
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$143.05
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$58.52
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3308.78
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$906.41
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$678.49
PARK PLACE CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$766.59
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$117.03
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$111.10
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$70.74
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$43.48
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$89.24
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$181.81
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$383.01
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$282.46



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486
Statement Date: 09/30/20

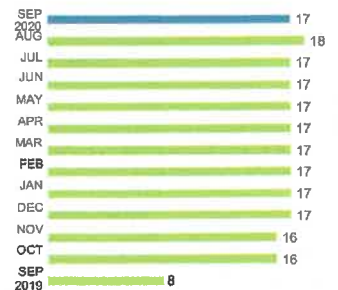
Details of Charges – Service from 08/01/20 to 08/31/20

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	08/31/20	5,066		4,526		540 kWh	1	31 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						540 kWh @ \$0.05991/kWh \$32.35		
Fuel Charge						540 kWh @ \$0.02638/kWh \$14.25		
Florida Gross Receipt Tax						\$1.66		
Electric Service Cost						\$66.32		
Current Month's Electric Charges						\$66.32		



00000034-0000355-Pag 6 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738759
Statement Date: 09/30/20

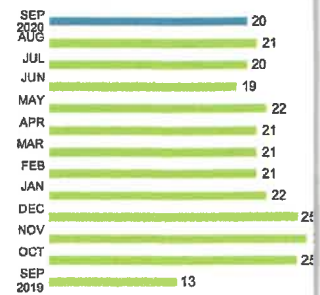


Details of Charges – Service from 08/01/20 to 08/31/20

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	08/31/20	6,120		5,487		633 kWh	1	31 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						633 kWh @ \$0.05991/kWh \$37.92		
Fuel Charge						633 kWh @ \$0.02638/kWh \$16.70		
Florida Gross Receipt Tax						\$1.86		
Electric Service Cost						\$74.54		
Current Month's Electric Charges						\$74.54		



0000034-0000356-Page 7 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739070
Statement Date: 09/30/20

Details of Charges – Service from 08/01/20 to 08/31/20

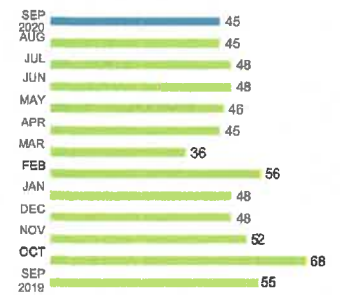
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	08/31/20	13,229		11,822		1,407 kWh	1	31 Days
Basic Service Charge						\$18.06		
Energy Charge						1,407 kWh @ \$0.05991/kWh		
Fuel Charge						\$84.29		
Florida Gross Receipt Tax						1,407 kWh @ \$0.02638/kWh		
						\$37.12		
Florida Gross Receipt Tax						\$3.58		
Electric Service Cost						\$143.05		
Current Month's Electric Charges						\$143.05		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000034-0000355-Page 8 of 22



ACCOUNT INVOICE

tampaelectric.com



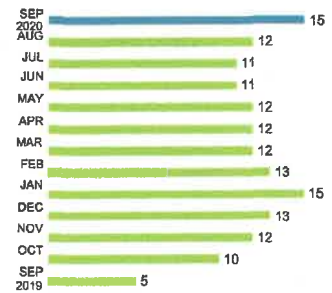
Account: 211001739302
Statement Date: 09/30/20

Details of Charges – Service from 08/01/20 to 08/31/20

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
1000705281	08/31/20	2,834		2,382		452 kWh	1	31 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						452 kWh @ \$0.05991/kWh \$27.08		
Fuel Charge						452 kWh @ \$0.02638/kWh \$11.92		
Florida Gross Receipt Tax						\$1.46		
Electric Service Cost						\$58.52		
Current Month's Electric Charges						\$58.52		



0000034-0000357-Page 8 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567

Statement Date: 09/30/20

Details of Charges – Service from 08/01/20 to 08/31/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	8578 kWh @ \$0.02866/kWh	\$245.85
Fixture & Maintenance Charge	71 Fixtures	\$1128.33
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	8578 kWh @ \$0.02614/kWh	\$224.23
Florida Gross Receipt Tax		\$12.05
Lighting Charges		\$3,308.78
Current Month's Electric Charges		\$3,308.78

00000034-0000357-Page 10 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864
Statement Date: 09/30/20

Details of Charges – Service from 08/01/20 to 08/31/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1150 kWh @ \$0.02866/kWh	\$32.96
Fixture & Maintenance Charge	28 Fixtures	\$172.01
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1150 kWh @ \$0.02614/kWh	\$30.06
Florida Gross Receipt Tax		\$1.62

Lighting Charges **\$906.41**

Current Month's Electric Charges **\$906.41**

00000034-0000358-Page 11 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 09/30/20

Details of Charges – Service from 08/21/20 to 09/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1112 kWh @ \$0.02866/kWh	\$31.87
Fixture & Maintenance Charge	31 Fixtures	\$200.51
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1112 kWh @ \$0.02614/kWh	\$29.07
Florida Gross Receipt Tax		\$1.56
State Tax		\$53.71

Lighting Charges **\$678.49**

Current Month's Electric Charges **\$678.49**

00000034-0000358-Page 12 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: **211015022604**
Statement Date: **09/30/20**

Details of Charges – Service from 08/21/20 to 09/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1171 kWh @ \$0.02866/kWh	\$33.56
Fixture & Maintenance Charge	35 Fixtures	\$231.68
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1171 kWh @ \$0.02614/kWh	\$30.61
Florida Gross Receipt Tax		\$1.65
State Tax		\$60.64

Lighting Charges

\$766.59

Current Month's Electric Charges

\$766.59

00000034-0000359-Page 13 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103

Statement Date: 09/30/20

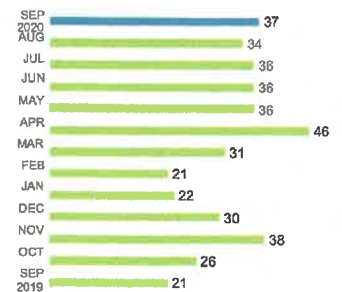
Details of Charges – Service from 08/04/20 to 09/02/20

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	09/02/20	78,011		76,898		1,113 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,113 kWh @ \$0.05991/kWh \$66.68		
Fuel Charge						1,113 kWh @ \$0.02638/kWh \$29.36		
Florida Gross Receipt Tax						\$2.93		
Electric Service Cost						\$117.03		
Current Month's Electric Charges						\$117.03		



00000034-0000359-Page 14 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376
Statement Date: 09/30/20



Details of Charges – Service from 08/04/20 to 09/02/20

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	09/02/20	74,010		72,964		1,046 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,046 kWh @ \$0.05991/kWh \$62.67		
Fuel Charge						1,046 kWh @ \$0.02638/kWh \$27.59		
Florida Gross Receipt Tax						\$2.78		
Electric Service Cost						\$111.10		
Current Month's Electric Charges						\$111.10		

00000034-0000360- Page 15 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640
Statement Date: 09/30/20

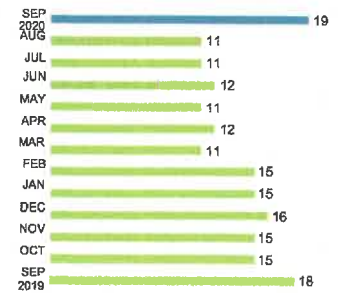
Details of Charges – Service from 08/04/20 to 09/03/20

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	09/03/20	68,663 (Estimated)		68,073		590 kWh	1	31 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						590 kWh @ \$0.05991/kWh \$35.35		
Fuel Charge						590 kWh @ \$0.02638/kWh \$15.56		
Florida Gross Receipt Tax						\$1.77		
Electric Service Cost						\$70.74		
Current Month's Electric Charges						\$70.74		



00000034-0000360-Page 16 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014450897
Statement Date: 09/30/20

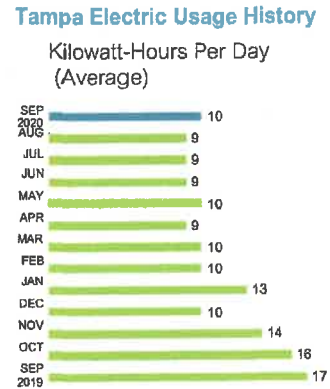
Details of Charges – Service from 08/04/20 to 09/01/20

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	09/01/20	36,982		36,700		282 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						282 kWh @ \$0.05991/kWh \$16.89		
Fuel Charge						282 kWh @ \$0.02638/kWh \$7.44		
Florida Gross Receipt Tax						\$1.09		
Electric Service Cost						\$43.48		
Current Month's Electric Charges						\$43.48		



00000034-0000361-Page 17 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451127

Statement Date: 09/30/20

Details of Charges – Service from 08/01/20 to 08/31/20

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	08/31/20	7,880		7,081		799 kWh	1	31 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						799 kWh @ \$0.05991/kWh \$47.87		
Fuel Charge						799 kWh @ \$0.02638/kWh \$21.08		
Florida Gross Receipt Tax						\$2.23		
Electric Service Cost						\$89.24		
Current Month's Electric Charges						\$89.24		

00000034-0000361-Page 18 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317
Statement Date: 09/30/20

Details of Charges – Service from 08/21/20 to 09/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	256 kWh @ \$0.02866/kWh	\$7.34
Fixture & Maintenance Charge	9 Fixtures	\$62.39
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	256 kWh @ \$0.02614/kWh	\$6.69
Florida Gross Receipt Tax		\$0.36
Lighting Charges		\$181.81
Current Month's Electric Charges		\$181.81

00000034-0000362-Page 19 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523

Statement Date: 09/30/20

Details of Charges – Service from 08/21/20 to 09/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	668 kWh @ \$0.02866/kWh	\$19.14
Fixture & Maintenance Charge	19 Fixtures	\$123.74
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	668 kWh @ \$0.02614/kWh	\$17.46
Florida Gross Receipt Tax		\$0.94
Lighting Charges		\$383.01
Current Month's Electric Charges		\$383.01

00000034-0000362-Page 20 of 22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 09/30/20

Details of Charges – Service from 08/21/20 to 09/21/20

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	459 kWh @ \$0.02866/kWh	\$13.15
Fixture & Maintenance Charge	14 Fixtures	\$93.29
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	459 kWh @ \$0.02614/kWh	\$12.00
Florida Gross Receipt Tax		\$0.64
Lighting Charges		\$282.46

Current Month's Electric Charges

\$282.46

Total Current Month's Charges

\$7,281.57

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to Tampa Electric Company P.O. Box 31318, Tampa, Florida 33631-3318.

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



Invoice

BILL TO

Parkway Center CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1295	09/19/2020	\$1,700.00	10/03/2020	Net 14	

DESCRIPTION	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1,700.00

BALANCE DUE

\$1,700.00

5130
154 0703

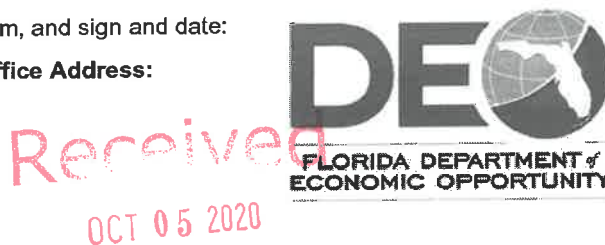
Florida Department of Economic Opportunity, Special District Accountability Program
FY 2020/2021 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 82611			Date Invoiced: 10/01/2020
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2020: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Parkway Center Community Development District
 Mr. Brian K. Lamb
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607



2. Telephone: (813) 397-5121
3. Fax: (813) 873-7070
4. Email: brian.lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.myoakcreekcommunity.net
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 09/29/1997
11. Creation Document on File: 06/27/1997
12. Date Established: 11/17/1988
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance Dated 11/17/1988
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/04/2019

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/6/20

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2018/2019 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



INVOICE

Customer	Parkway Center Community Development District
Acct #	784
Date	09/25/2020
Customer Service	Charisse Bitner
Page	1 of 1

Parkway Center Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 11,193.00
Payment Amount	
Payment for:	Invoice#12172
100120719	

Thank You

Please detach and return with payment



Customer: Parkway Center Community Development District

Invoice	Effective	Transaction	Description	Amount
12172	10/01/2020	Renew policy	Policy #100120719 10/01/2020-10/01/2021 Florida Insurance Alliance Package - Renew policy Due Date: 9/25/2020 51300 4501 \$2960 ⁰⁰ Pub.Off. 53900 4502 \$2583 ⁰⁰ Prop. 53900 4502 \$2960 ⁰⁰ Gen. Liab	11,193.00
				Total
				\$ 11,193.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/25/2020



PREMIUM SUMMARY

Parkway Center Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Term: October 1, 2020 to October 1, 2021

Quote Number: 100120719

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$2,583
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$5,650
Public Officials and Employment Practices Liability	\$2,960
TOTAL PREMIUM DUE	\$11,193

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

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	
10/14/20	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
10/14/2020	Deirdre Almeida	117541
Total Amount Due		Ad Number
\$413.54		0000109888

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/14/20	10/14/20	0000109888	Times	Legals CLS	Meeting Schedule	1	2x57 L	\$411.54
10/14/20	10/14/20	0000109888	Tampabay.com	Legals CLS	Meeting Schedule	1	2x57 L	\$0.00
					AffidavitMaterial			\$2.00

5130
4801
BJL

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

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	
10/14/20	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
10/14/2020	Deirdre Almeida	117541
Total Amount Due		Ad Number
\$413.54		0000109888

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

Received
OCT 21 2020

REMIT TO:

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

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: Meeting Schedule** was published in **Tampa Bay Times: 10/14/20** 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 **10/14/2020**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2021
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Parkway Center Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2021 to be held at The Rivercrest CDD Clubhouse, located at 11560 Ramble Creek Drive, Riverview, FL 33569 on the following dates at 6:30 p.m.:

October	28, 2020	6:30 p.m.
November	18, 2020	6:30 p.m.
December	16, 2020	6:30 p.m.
January	27, 2021	6:30 p.m.
February	24, 2021	6:30 p.m.
March	24, 2021	6:30 p.m.
April	28, 2021	6:30 p.m.
May	26, 2021	6:30 p.m.
June	23, 2021	6:30 p.m.
July	28, 2021	6:30 p.m.
August	25, 2021	6:30 p.m.
September	29, 2021	6:30 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

*Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District's website for the latest information: <http://myoakcreekcommunity.net/>

Brain Howell
 District Manager

Run Date: 10/14/2020

0000109888



DISTRICT CHECK REQUEST FORM

Today's Date **October 19, 2020**

District Name **Parkway Center CDD**

Check Amount **\$670.00**

Payable: **Hillsborough County Dept. of Health**

Mailing Address

Check Description **new permit application due to revision of potable water point connection modification**

Special Instructions **mail to Lee Harwell – 777 S. Harbour Island Blvd. – Suite 600 – Tampa, FL 33602-5729**

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

Per Brian Howell
Approved Signature

DM	_____
Fund	_____
G/L	57200/6404
Object Cd	
CK #	_____
Date	_____



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/13/2020	155627

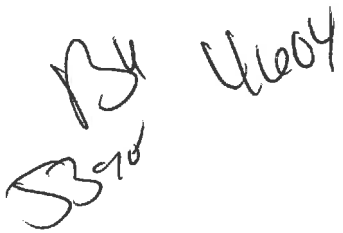
Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
67172

Work Order #

PO / PA #
87981

Description	Qty	Rate	Amount
Provide landscaping to block access to natural area being used for illegal dumping located between Willow Beach Dr. and Deer Chase. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Wax Myrtle 15G	5	110.00	550.00
Gator Bag Water System	5	46.75	233.75
Gator Bag Water System - Refill/ Monitor (2 weeks)	10	41.25	412.50
			

			Total	\$1,196.25
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	\$0.00
	Net 30	11/12/2020	Balance Due	\$1,196.25



Corporate Office
PO Box 267

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
10/14/2020	155674

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 10-13-2020	1	354.41	354.41
Irrigation parts	2	40.00	80.00
Labor: 1 man @ \$ 40.00 per hour			

Controller I.		Total	\$434.41
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	11/13/2020	Balance Due



Landscaping
Maintenance
Professionals, Inc.

Property: Parkway Center CAD

Date: 10/13/2023
Technician: [Signature]
Arrive/Depart: 10:00 12:45

Page 1 of 2

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

Client: Hunter CORE DUAL Controller

Confirm Time/Date: [Signature] Time/Date Adjust: [Signature]

Battery Replaced: [Signature]

Notes: * Replaced rain sensor battery

Zone #	Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice form for additional charges)						
		A	B	C	D	Start	Time/Date	Adjust	N	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	R	:25				Pgm A	1						12:00pm			12:00pm
2	S	:10				Pgm B	1						2:45pm			2:45pm
3	S	:10				Pgm C	1						7:00pm			7:00pm
4	S	:10				Pgm D	1						9:30pm			9:30pm
5	S	:10														
6	S	:10														
7	S	:10														
8	S	:10														
9	S	:10														
10	R/B															
11	D															
12	D															
13	D															
14	R/S	:25														
15	D															
16	R/S	:25														
17	S	:10														
18	R	:10														
19	B															
20	S	:20														
21	S	:20														
22	D															
23	S	:20														
24	D															
Total Labor Charges \$ 80.00																
Total Materials \$ 354.41																
Total Labor \$ 80.00																
Grand Total \$ 434.41																



Landscaping
Maintenance
Professionals, Inc.

Property: Parkway Center CDD

Date: 10/13/2020

Technician: Tom

Arrive/Depart: 10:00

Page 2 of 2

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

Job Type/ # Hand I Core / Palm Controller I

Battery Date	Confirm Time/Date	Y	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Roll Sensor	Battery Replaced	Y	Y	N		Pgm A 1							
ok	bad					Pgm B 1							
						Pgm C 1							
						Pgm D 1							

Notes:

		Programs				Zone Information				Pgm D		1		2		Technician Use Only (Use Standard Invoice forms for additional charges)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Zone #	Type	A	B	C	D												Supervisor:	Labor	Hrs	Rate	Amount																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										</



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/15/2020	155682

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 10-14-2020			
Controller B			
Irrigation parts	1	5.70	5.70
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
Controller C			
Irrigation parts	1	24.21	24.21
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
Controller D			
Irrigation parts	1	11.55	11.55
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
Controller J			
Irrigation parts	1	23.02	23.02
Labor: 1 man @ \$ 40.00 per hour	1.25	40.00	50.00
		Total	\$144.48
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date
		Net 30	11/14/2020
		Payments/Credits	\$0.00
		Balance Due	



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center C&S

Date	03/14/2020
Technician	Ton
Arrive/Depart	1:10 1:30

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

Clock Type / #	Hunter XC-1000 / Controller: A			
Battery Date	Confirm Time/Date	Time/Date Adjust	Y	N
Rain Sensor	Bad	Battery Replaced	Y	N

Notes:

Start	Sun	Mon	Tue	Wed	Thur	Fri	Sat
Pgm A 1				7:00pm			7:00pm
Pgm B 1				11:00am			11:00am
Pgm C 1				8:00am			8:00am
Pgm D 1				7:00am			7:00am

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

Bill To:

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



Landscaping
Maintenance
Professionals, Inc.

Property: Parkway Center CDD

Date 10/14/2020
Technician *Tan*
Arrive/Depart 12:40 1:10

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

Clock Type/ #	Hybrid / Controller B	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Pgm A 1				6:00pm			6:00pm
Rain Sensor	0	2							
Confirm Time/ Date	0								
Battery Replaced	Y								

Notes:

Zone #		Type	A	B	C	D	Programs		Zone Information				Pgm D				1				2				
Technician Use Only (Use Standard Invoice format for additional charges)										Labor				Hrs	Rate	Amount									
Supervisor:														0.25	40	10.00									
Technician:																									
Total Labor Charges \$ 10.00																									
Materials														QTY	Unit	Extended									
1044 HUN														3	1.90	5.70									

Total Materials \$ 5.70
Total Labor \$ 10.00
Grand Total \$ 15.70



Property: Parkway Center CDD

Date: 10/14/2020
Technician: [Signature]
Arrive/Depart: 9:00 11:00/15

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

Clock Type/ #	Reinbird ESP-Me/ Controller C	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Pgm A 1				12:00pm			12:00pm
Rain Sensor	OK	Pgm B 1				3:45pm			3:45pm
		Pgm C 1				8:30pm			8:30pm
		Pgm D 1				10:00pm			10:00pm
						8:00pm			8:00pm

Notes:

*add 2nd start time on program B (10:00pm)

Programs									
Zone #	Type	A	B	C	D	Zone Information			
1	R	1:20				OK			
2	R/D	1:20				OK			
3	R/D	1:20			1:45	OK			
4	R/D	1:20			1:45	OK			
5	R	1:20				OK			
6	R/D	1:20				broken sensor			
7	R	1:20				OK			
8	S	1:12				OK			
9	S	1:12				OK			
10	S	1:12				OK			
11	S	1:12				OK			
12	S	1:20				OK			
13	S	1:12				OK			
14	S	1:15				OK			
15	S	1:10				OK			
16	S	1:15				OK			
17	S	1:10				OK			
18	S	1:10				OK			
19	S	1:15				OK			
20	S				1:10	OK			
21	B				1:15	OK			
22									
23									
24									
Total Materials								\$ 24.21	
Total Labor								\$ 10.00	
Grand Total								\$ 34.21	
Bill To:									

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



Property: Parkway Center C&A

Date: 10/14/2020
Technician: TGM
Arrive/Depart: 10:45 11:20

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

Clock Type / #	Confirm Time / Date	Time / Date Adjust	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date			Pgm A 1				12:00am			12:00am
Rain Sensor	Ⓢ	Y	Pgm B 1				4:00am			4:00am
Bad	Ⓢ	Y								
Notes:			Pgm C 1				8:00am			8:00am
			Pgm D 1				9:00am			9:00am

Zone Information			Technician Use Only (Use Standard Invoice format for additional charges)		
Zone #	Type	Programs	Labor	Materials	Amount
1	R	35	Supervisor:		
2	S	15	Technician:		
3	RA	145			
4	S	20			
5	S	20			
6	S	15			
7	S	20			
8	S	25			
9	S	20			
10	S	10			
11	S	10			
12	S	105			
13	B	105			
14	S	110			
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
Subtotal					
Run Time					
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information			Bill To:		



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CDD

Date: 10/14/2020

Technician: Tom

Arrive/Depart: 7:20-9:00 11:30-2:15

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

Clock Type/ s	Confirm Time/ Date	Time/ Date Adjust	Y	Sun	Mon	Tue	Wed	Thurs	Fri	Sat
Battery Date							12am 1:20am			12am 1:20am
Rain Sensor	20	Y					2:40am			2:40am
Notes: * Water turned off at backflow										
							8:00pm			8:00pm
							10:40pm			10:40pm
							4:00am			4:00am
							7:00am			7:00am
							6:30am			6:30am

Zone #	Type	A	B	C	D	E	Programs	Start	End	Supervisor	Technician	Rate	Amount
1	S	:10						Pgm A					
2	S	:10						Pgm B					
3	D	:30						Pgm C					
4	S	:10						Pgm D					
5	S	:10						Pgm E					
6	A	:30											
7	S	:10											
8	S	:10											
9	S	:10											
10	S												
11	D	:30											
12	S	:10											
13	S												
14	S												
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
Total Materials \$ 23.02 Total Labor \$ 50.00 Grand Total \$ 73.02													



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/20/2020	155729

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 #
68028

Work Order #

PO / PA #
88286

Description	Qty	Rate	Amount
Proposal provides for plant material to fill voids within existing hedge starting at Still River Dr./ Still Creek Dr. as per request 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' Ligustrum - Japonicum (Green) 7g	23	41.25	948.75
Total			\$948.75
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/19/2020	Balance Due
			\$0.00
			\$948.75



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/21/2020	155735

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 10-20-2020			
Controller F	1	28.01	28.01
Irrigation parts	0.25	40.00	10.00
Labor: 1 man @ \$ 40.00 per hour			
Controller G	1	0.91	0.91
Irrigation parts	0.25	40.00	10.00
Labor: 1 man @ \$ 40.00 per hour			
Controller H	1	17.05	17.05
Irrigation parts	0.5	40.00	20.00
Labor: 1 man @ \$ 40.00 per hour			
Controller K	1	1.90	1.90
Irrigation parts	0.25	40.00	10.00
Labor: 1 man @ \$ 40.00 per hour			
		Total	\$97.87
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	11/20/2020	Balance Due

 IMP Landscape Maintenance Professionals, Inc.		Property: Parkway Center CAD		Date: 10/20/2020 Technician: [blank] Arrive/Depart: 12:30 / 1:15	
P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.imppro.com					
Clock Type/ # Battery Date Rain Sensor	Rainbird ESP-ME3 / Controller F Confirm Time/ Date Battery Replaced	Y Y Y	Time/Date Adjust Y N N	Start Pgm A 1 Pgm B 1 Pgm C 1 Pgm D 1	Sun Mon Tue Wed Thu Fri Sat
Notes:					
broken rotor re-attached 12" sprayhead, 2 nozzles					
Programs:					
Zone #	Type	A	B	C	D
1	R/S	20			
2	S	10			
3	S	10			
4	S	15			
5	R	145			
6	S	10			
7	S	15			
8	S	10			
9	B	15			
10	S		10		
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
Run Time 2:25		1:00 1:15		1:00 1:10	
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information					
Technician Use Only (Use Standard Invoice form for additional charges)				Total Labor Charges \$ 10.00	
Labor Supervisor: [blank] Technician: [blank]				Hrs: 0.25 Rate: 40.00 Amount: 10.00	
Materials PGP ADT 84 HUN				QTY: 1 Unit: 24.21 Extended: 24.21	
				2 1.80 3.60	
Total Materials \$ 28.01					
Total Labor \$ 10.00					
Grand Total \$ 38.01					
Bill To:					



Property: Parkway Center CDO

Date	10/20/2020
Technician	Ten
Arrive/Depart	1:15 12:00

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

Client Type/ID	Hunter ACC / Controller G. Raywood
Battery Date	Confirm Time/Date
Battery Replaced	Y (N)
Bad	Y (N)

Notes:

		Programs				Zone Information		Technician Use Only (Use standard invoice forms for additional charges)				
Zone #	Type	A	B	C	D			Supervisor:	Labor	Hrs	Rate	Amount
1	S	120				OK				0.25	40	10.00
2	DM	105				ext. duplicate (rodent damage around base)						
3	S	120						Technician:				
4												
5												
6												
7												
8												
9	S	120				OK						
10												
11	S	120				OK						
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
Summary Totals												
Shower Adjust %												
Run Time												



Property: Parkway Center CAD

Date: 10/20/2020
 Technician: [Signature]
 Arrive/ Depart: 2:00 12:30

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

Clock Type / #	Rainbird ESP-Me / Controller K		Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	Time/Date Adjust.	Pgm A	1			2:00am			2:00am
Rain Sensor	Battery Replaced	Y	Pgm B	1			4:00am			4:00am
			Pgm C	1			6:00am			6:00am
			Pgm D	1			7:00am			7:00am

Notes:

Programs				Zone Information				Technician Use Only (Use standard invoice forms for additional charges)			
Zone #	Type	A	B	C	D	Supervisor:	Technician:	Labor	Hrs	Rate	Amount
1	R	:50				ok					
2	S	:05				ok			0.25	40.00	10.00
3	S	:10				ok - flushed / clogged nozzles, replaced / nozzles					
4	S	:05				ok					
5	S	:05				ok					
6	S	:15				ok					
7	B	:10				ok					
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Subtotal											
Run Time:				11:35							
Total Labor Charges										\$ 10.00	
Total Materials										\$ 1.90	
Total Labor										\$ 10.00	
Grand Total										\$ 11.90	

Bill To:

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



Corporate Office
PO Box 267

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/21/2020	155736

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 modifications completed on 10-20-2020 Irrigation parts Labor: 1 man @ \$ 40.00 per hour Added drip irrigation for new plants per proposal # 68028. <i>534</i> <i>4612</i>	1 3.75	183.12 40.00	183.12 150.00
Still Creek Dr. ligustrum hedge - controller C - zones 1, 3 and 4.		Total	\$333.12
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/20/2020	Balance Due

Irrigation Service/Proposal Request

Property: <u>Parkway Center CDD</u>	DATE <u>10/20/2020</u>
Location <u>Still Creek Dr Ligustrum Hedge (Controller & zones 1, 3, & 4)</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # 68028

Description of Work to be performed:	
<u>Added dripline for new Ligustrum plantings</u>	
Materials needed :	
220 - XFD0912 (0.65) 143.00	2 - 401-005 (0.84) 1.68
12 - TLCOUP (0.55) 6.60	10 - PRFB005 (0.72) 7.20
2 - TLTEE (0.85) 1.70	3 - 12H HUN (1.90) 5.70
2 - TL050MA (1.03) 2.06	
75 - TL6 (0.18) 13.50	
2 - 407 005 (0.84) 1.68	

Foreman: <u>Tom</u>	Special Tools Needed:
Manager	<u>Materials</u> <u>177.42</u> 183.12
Date Completed <u>10/20/2020</u>	<u>Labor</u> <u>150.00</u> 150.00
Total Man Hours <u>3.75</u>	<u>Total</u> <u>150</u> 333.12
Inspected by	
Date	



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

Estimate

Submitted To:

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

Date	10/5/2020
Estimate #	68028
LMP REPRESENTATIVE	
PG	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Proposal provides for plant material to fill voids within existing hedge starting at Still River Dr./ Still Creek Dr. as per request 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' Ligustrum - Japonicum (Green) 7g	23	41.25	948.75

TERMS AND CONDITIONS:

TOTAL	\$948.75
--------------	-----------------

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

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



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.6610 o.
www.nichols-la.com

813.298.8880 c.
cella@nichols-la.com

877.248.3714 f.
LC26000395

Invoice

Date	Invoice No.
10/9/2020	MPC15-2.57

Due Date
10/26/2020

Bill To

Parkway Center CDD
c/o Meritus Associations, Inc.
Attn. Mr. Gene Roberts
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

*4604
BH 3390*

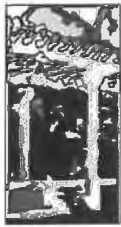
PARKWAY CDD Miscellaneous Tasks & Meetings

Sent via Email on October 9, 2020

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
9/3/2020	Amenity Center Construction Administration (C.A.) and Permitting Principal Landscape Architect AMENITY C.A. SUPPORT: Write and send email to Shea and Chris about there bid being due.	155.00	0.15	23.25
9/8/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Start looking up pump information for Parkway and send email to vendor: Kevin C. at Hoover Pump Systems.	155.00	0.75	116.25
9/8/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Review of pump system and well info. and coord. with vendor.	155.00	0.5	77.50
9/9/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Coord. on Well information.	155.00	0.4	62.00
9/14/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Send reply to BH on well and pump.	155.00	0.36667	56.83
9/15/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Coord. emails with Scott and Gina on column light spec and availability issue.	155.00	0.5	77.50
9/16/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Send BH hose bib and back flow items- email. Review Sunrise's Bid for Amenity Center, send comments to BH. Send email to BH on Playground Mulch.	155.00	2.23333	346.17
9/16/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Send Bid Award email to Sunrise Landscape for Amenity Center.	155.00	0.18333	28.42
9/16/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Call with Paul about Kichler and Techlight change. Email to JD for spec.	155.00	0.16667	25.83
9/16/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Email replies to BH. Send email of comments on Bid to Sunrise per BH.	155.00	0.13333	20.67

We appreciate your business!

Total Due



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33648

813.948.6810 o.
www.nichols-la.com

813.298.8880 c.
nalia@nichols-la.com

877.248.3714 f.
LC26000398

Invoice

Date	Invoice No.
10/9/2020	MPC15-2.57

Due Date
10/26/2020

Bill To

Parkway Center CDD
c/o Meritus Associations, Inc.
Attn. Mr. Gene Roberts
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

PARKWAY CDD Miscellaneous Tasks & Meetings

Sent via Email on October 9, 2020

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
9/21/2020	Principal Landscape Architect AMENITY PERMITTING CHANGES: Review new CAD file from Lee for County revision req'd for water main.	155.00	0.63333	98.17
9/21/2020	Principal Landscape Architect AMENITY PERMITTING CHANGES: Coord. with Lee on how to revise plan, prep and send markup to DY to start the update.	155.00	0.6	93.00
9/21/2020	Principal Landscape Architect AMENITY PERMITTING CHANGES: Reply to Lee's comment on ht. of utility screen req'd by County.	155.00	0.11667	18.08
9/22/2020	Principal Landscape Architect AMENITY PERMITTING CHANGES: Email reply to Sunrise and prep and send email on Sunrise's Sleeving POC info. to Brian and Trevor.	155.00	0.11667	18.08
9/22/2020	Principal Landscape Architect AMENITY PERMITTING CHANGES: Send reply to Lee on utility screening needs for water meter. Email to Scott about getting update to electrical plans.	155.00	0.23333	36.17
9/23/2020	Principal Landscape Architect AMENITY PERMITTING CHANGES: Update Base File again using new CAD file from Stantec, for a resubmittal on the water main reroute.	155.00	2.56667	397.83
9/23/2020	Principal Landscape Architect AMENITY PERMITTING CHANGES: Update CAD base for irrigation. Run PDF plots of affected plans. Combine full set for email to Lee at Stantec for permitting.	155.00	1.46667	227.33
9/24/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Reply to BH and send new plans to Chris.	155.00	0.16667	25.83
9/29/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Look up email sent to Chris at Sunrise, and return his call to review items, left vm.	155.00	0.08333	12.92

We appreciate your business!

Total Due



NICHOLS

LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33648

813.948.8810 a.
www.nichols-la.com

813.298.8880 c.
celia@nichols-la.com

877.248.5714 f.
LC26000395

Invoice

Date	Invoice No.
10/9/2020	MPC15-2.57

Due Date
10/26/2020

Bill To

Parkway Center CDD
c/o Meritus Associations, Inc.
Attn. Mr. Gene Roberts
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

PARKWAY CDD Miscellaneous Tasks & Meetings

Sent via Email on October 9, 2020

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
9/30/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Research the plans for planters at pool area, per email from BH. Send him a replies to conversation about qty. and location.	155.00	0.25	38.75
9/30/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Call with Chris and Jason to work out bid items.	155.00	0.28333	43.92

We appreciate your business!

Total Due \$1,844.50

"Providing Creative and Sustainable Solutions to Outdoor Spaces and Places"

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 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 10/31/2020
(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	92,167	0	0	0	0	0	0	92,167
Investment - Revenue 2008 (9000)	0	125,977	0	0	0	0	0	125,977
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	111,592	0	0	0	111,592
Investment - Interest 2018-2 (6001)	0	0	0	0	0	0	0	0
Investment - Principal 2018-2 (6002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018-2 (6003)	0	0	0	144,716	0	0	0	144,716
Investment - Construction 2018-2 (6005)	0	0	0	0	1,096,577	0	0	1,096,577
Investment - Revenue 2018-1 (7000)	0	0	224,818	0	0	0	0	224,818
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	3,905	0	0	0	0	0	0	3,905
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	3,092,706	0	3,092,706
Amount Available-Debt Service	0	0	0	0	0	0	808,400	808,400
Amount To Be Provided-Debt Service	0	0	0	0	0	0	9,221,600	9,221,600
Other	0	0	0	0	0	0	0	0
Total Assets	105,072	143,270	415,677	256,309	1,096,577	6,713,834	10,030,000	18,760,740
Liabilities								
Accounts Payable	7,814	0	0	0	0	0	0	7,814
Accounts Payable Other	0	0	0	0	0	0	0	0

Parkway Center Community Development District

Combining Balance Sheet

As of 10/31/2020

(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
Due To Debt Service Fund	0	0	0	0	0	0	0	0
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	1,420,000	1,420,000
Refunding Bonds - 2018-1	0	0	0	0	0	0	4,005,000	4,005,000
Refunding Bonds - 2018-2	0	0	0	0	0	0	4,605,000	4,605,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>7,814</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,030,000</u>	<u>10,037,814</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	143,269	415,676	256,308	1,341,883	0	0	2,157,136
Fund Balance-Unreserved	158,645	0	0	0	0	0	0	158,645
Investment In General Fixed Assets	0	0	0	0	0	6,713,834	0	6,713,834
Other	<u>(61,387)</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>(245,306)</u>	<u>0</u>	<u>0</u>	<u>(306,689)</u>
Total Fund Equity & Other Credits	<u>97,258</u>	<u>143,270</u>	<u>415,677</u>	<u>256,309</u>	<u>1,096,577</u>	<u>6,713,834</u>	<u>0</u>	<u>8,722,926</u>
Total Liabilities & Fund Equity	<u>105,072</u>	<u>143,270</u>	<u>415,677</u>	<u>256,309</u>	<u>1,096,577</u>	<u>6,713,834</u>	<u>10,030,000</u>	<u>18,760,740</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 10/31/2020

(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	872,085	0	(872,085)	(100)%
O&M Assmts - Off Roll	33,025	0	(33,025)	(100)%
Total Revenues	905,110	0	(905,110)	(100)%
Expenditures				
Legislative				
Supervisor Fees	12,000	800	11,200	93 %
Financial & Administrative				
District Manager	28,840	2,403	26,437	92 %
Recording Secretary	4,000	462	3,538	88 %
District Engineer	5,000	2,025	2,976	60 %
Disclosure Report	6,000	0	6,000	100 %
Trustees Fees	12,500	959	11,541	92 %
Accounting Services	28,677	2,406	26,271	92 %
Auditing Services	8,000	0	8,000	100 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	750	115	635	85 %
Public Officials Insurance	2,819	2,960	(141)	(5)%
Legal Advertising	1,100	414	686	62 %
Bank Fees	350	43	307	88 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	300	0	300	100 %
Office Supplies	200	0	200	100 %
Technology Services	2,000	311	1,689	84 %
ADA Website Compliance	2,000	0	2,000	100 %
Interest Payments	575	0	575	100 %
Legal Counsel				
District Counsel	9,000	0	9,000	100 %
Electric Utility Services				
Street Lighting	135,000	8,839	126,161	93 %
Other Physical Environment				
Staff Costs	40,000	0	40,000	100 %
Property & Casualty Insurance	31,000	8,233	22,767	73 %
Entry & Walls Maintenance	2,000	1,000	1,000	50 %
Landscape Maintenance - Contract	240,000	20,958	219,042	91 %
Landscape Maintenance - Other	10,000	0	10,000	100 %
Pool Service	25,000	0	25,000	100 %
Field Manager	27,707	2,309	25,398	92 %
Irrigation Maintenance	10,000	1,010	8,990	90 %
Plant Replacement Program	10,000	949	9,051	91 %
Mitigation & Monitoring	5,000	225	4,775	96 %
Waterway Management Program - Contract	17,500	1,425	16,075	92 %
Waterway Management Program - Other	5,000	2,200	2,800	56 %
Clubhouse Security Systems	5,000	0	5,000	100 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	497	503	50 %
Pavement & Signage Repairs	2,000	0	2,000	100 %
Holiday Lighting	15,000	0	15,000	100 %
Parks & Recreation				
Security Patrol	30,792	0	30,792	100 %
Special Events	7,500	0	7,500	100 %
Playground/Amenity	10,000	0	10,000	100 %
Miscellaneous Reserve/Contingency	150,000	670	149,330	100 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 10/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Total Expenditures	<u>905,110</u>	<u>61,387</u>	<u>843,723</u>	<u>93 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(61,387)</u>	<u>(61,387)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	158,645	158,645	0 %
Fund Balance, End of Period	<u>0</u>	<u>97,258</u>	<u>97,258</u>	<u>0 %</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2020 Through 10/31/2020

(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	167,343	0	(167,343)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>167,343</u>	<u>1</u>	<u>(167,342)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	67,343	0	67,343	100 %
Principal Payments	<u>100,000</u>	<u>0</u>	<u>100,000</u>	<u>100 %</u>
Total Expenditures	<u>167,343</u>	<u>0</u>	<u>167,343</u>	<u>100 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	143,269	143,269	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>143,270</u></u>	<u><u>143,270</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 10/1/2020 Through 10/31/2020

(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	379,594	0	(379,594)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>379,594</u>	<u>2</u>	<u>(379,592)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	159,594	0	159,594	100 %
Principal Payments	<u>220,000</u>	<u>0</u>	<u>220,000</u>	<u>100 %</u>
Total Expenditures	<u>379,594</u>	<u>0</u>	<u>379,594</u>	<u>100 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	415,676	415,676	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>415,677</u></u>	<u><u>415,677</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 10/1/2020 Through 10/31/2020

(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	288,708	0	(288,708)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>288,708</u>	<u>1</u>	<u>(288,707)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	203,708	0	203,708	100 %
Principal Payments	<u>85,000</u>	<u>0</u>	<u>85,000</u>	<u>100 %</u>
Total Expenditures	<u>288,708</u>	<u>0</u>	<u>288,708</u>	<u>100 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	256,308	256,308	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>256,309</u></u>	<u><u>256,309</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 10/1/2020 Through 10/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6	6	0 %
Total Revenues	0	6	6	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	245,312	(245,312)	0 %
Total Expenditures	0	245,312	(245,312)	0 %
Excess of Revenues Over(Under) Expenditures	0	(245,306)	(245,306)	0 %
Fund Balance, Beginning of Period	0	1,341,883	1,341,883	0 %
Fund Balance, End of Period	0	1,096,577	1,096,577	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2020 Through 10/31/2020

(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				
	<u>0</u>	<u>6,713,834</u>	<u>6,713,834</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>6,713,834</u>	<u>6,713,834</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>6,713,834</u></u>	<u><u>6,468,522</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 10/31/20
Reconciliation Date: 10/31/2020
Status: Locked

Bank Balance	101,264.44
Less Outstanding Checks/Vouchers	9,097.36
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	92,167.08
Balance Per Books	<u>92,167.08</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: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5151	9/1/2020	System Generated Check/Voucher	200.00	Jo Ann Ward
5165	10/1/2020	System Generated Check/Voucher	200.00	Koko L. Miller
5178	10/19/2020	System Generated Check/Voucher	1,844.50	Nichols Landscape Architecture, Inc
5184	10/27/2020	Series 2008 FY20 Tax Dist ID Excess Fees	1,402.76	Parkway Center CDD
5185	10/27/2020	Series 2018-1 FY20 Tax Dist ID Excess Fees	3,101.57	Parkway Center CDD
5186	10/27/2020	Series 2018 - 2 Amenity FY20 Tax Dist ID Excess Fees	2,348.53	Parkway Center CDD
Outstanding Checks/Vouchers			9,097.36	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5162	9/24/2020	System Generated Check/Voucher	1,051.81	Nichols Landscape Architecture, Inc
5163	10/1/2020	System Generated Check/Voucher	1,700.00	ADA Site Compliance
5164	10/1/2020	System Generated Check/Voucher	200.00	Daniel Fleary
5166	10/1/2020	System Generated Check/Voucher	18,466.89	Landscape Maintenance Professionals, Inc
5167	10/1/2020	System Generated Check/Voucher	8,596.79	Meritus Districts
5168	10/1/2020	System Generated Check/Voucher	200.00	Suzanne DeCopain
5169	10/1/2020	System Generated Check/Voucher	200.00	Jo Ann Ward
CD129-2	10/5/2020	Verizon Payment	159.70	Verizon Wireless
5170	10/8/2020	System Generated Check/Voucher	660.00	Burr & Forman LLP
5171	10/8/2020	System Generated Check/Voucher	225.00	Cardno, Inc.
5172	10/8/2020	System Generated Check/Voucher	175.00	Department of Economic Opportunity
5173	10/8/2020	System Generated Check/Voucher	11,193.00	Egis Insurance Advisors, LLC
5174	10/8/2020	System Generated Check/Voucher	1,428.75	Stantec Consulting Services Inc. (SCSI)
5175	10/8/2020	new permit application due to revision of potable water poin	860.00	Hillsborough County Department of Health
5175	10/8/2020	new permit application due to revision of potable water poin	(860.00)	Hillsborough County Department of Health
CD129-1	10/13/2020	Bank Fee	43.18	
5176	10/19/2020	new permit application	670.00	Hillsborough County Department of Health
5177	10/19/2020	System Generated Check/Voucher	497.00	Don Harrison Enterprises LLC
5179	10/19/2020	System Generated Check/Voucher	1,676.93	TECO
311000070319 100520	10/22/2020	paid by ACH service 08/01/20 - 08/31/20	7,161.91	TECO
5180	10/22/2020	System Generated Check/Voucher	1,775.14	Landscape Maintenance Professionals, Inc
Cleared Checks/Vouchers			56,081.10	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR489	10/27/2020	FY20 Excess Fees - 10.27.20	12,600.01	
Cleared Deposits			12,600.01	

**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: 11/11/2020

RE: Memo

Construction:

- The project is moving quickly and they plan to start on the final site work/parking lot shortly.
- I have sent Koko the information for the exercise equipment and he is reviewing
- Our schedule is still on track for the amenity to be open in February if not sooner.
- Jo Ann and I will be meeting for furniture selections.

Other District Business:

I am working on updating and getting additional numbers for your review so we can send our settlement offer to Taylor Morrison. I anticipate having everything updated within the next few weeks and I will send out for your review/ approval. The benefit to us just receiving a check is we can hire our own contractors and be confident in the work they do to close out our punch list.

LMP will be attending the meeting and they have been working hard to get the landscape program back in check. The aquatics provider will be attending by phone or in person this month.

I have not received the maintenance agreement from the hoa.

Just a reminder that unless we have an emergency, we will not be meeting in December due to the holidays.

Please see staff reports regarding landscape, ponds etc.

Welcome to our new board members.

Stay safe out there.

Brian Howell

District Manager



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 11/10/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Trash in some of the ponds
INVASIVE MATERIAL (FLOATING)	20	18	-2	Alligator weed/Torpedo grass
INVASIVE MATERIAL (SUBMERSED)	20	20	0	
FOUNTAINS/AERATORS	20	20	0	Good
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: 11/10/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	27	-3	Better
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	20	-5	Some pot holes
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	685	-15	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 11/10/20

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

LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	8	-2	Fair
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Some broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	9	-1	Fungus along StillCreek
PLANT FERTILITY	5	3	-2	Several areas are chlorotic
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	3	-2	Fungus on Agapanthus
PRUNING	10	8	-2	Some needed
CLEANLINESS	5	5	0	OK
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	Plant disease/Plant fertility

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Will need to be changed soon
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	88	-14	86%
-----	----	-----	-----

Contractor Signature: _____

Manager's Signature: Gene Roberts





The Fakahatchee grass has been trimmed along Falkenburg.



The Agapanthus plants inside the Sanctuary gate still have fungus.



Landscape at the Hamlet entrance looks good.



The dead Juniper plants have been removed at the entrance on Still Creek.



The turf along still Creek that had Chinch bug damage has been replaced.



There is some fungus present in the turf along Still Creek.



Landscape at the Harvest Glenn entrance looks better.



The Agapanthus at Summerwood entrance need to be treated for fungus.



The Penta's are beginning to look rough and will need to be changed soon.



The Viburnum hedge along Blue Beech needs to be trimmed.

