

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JANUARY 27,2021**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

Wednesday, JANUARY 27, 2021

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	Koko Miller JoAnn Ward Tanya O'Conner Linda Bell Vacant
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, January 27, 2021 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: 9074748#

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Counsel Tab 01
 - i. Maintenance for the Storm-Water for Oak Creek Parcel 10
 - ii. Discussion on Taylor Morrison Closeout
 - B. District Engineer
- 4. BUSINESS ITEMS**
 - A. Acceptance of Board Member Resignation- Suzanne DeCopain Tab 02
 - B. Discussion on Summerwood HOA Board Meetings at Amenity Center..... Tab 03
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular Meeting November 18, 2020 Tab 04
 - B. Consideration of Board of Supervisors Regular Meeting December 16, 2020 Tab 05
 - C. Consideration of Operations and Maintenance Expenditures November 2020 Tab 06
 - D. Consideration of Operations and Maintenance Expenditures December 2020 Tab 07
 - E. Review of Financial Statements Month Ending December 31, 2020 Tab 08
- 6. MANAGEMENT REPORTS**
 - A. District Manager Tab 09
 - i. Manager's Report
 - ii. Community Inspection Reports
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

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

Sincerely,
Brian Howell
District Manager

This instrument prepared
by and return to:

Scott I. Steady, Esquire
Burr & Forman, LLP
201 North Franklin Street, Suite 3200
Tampa, FL 33602

QUIT CLAIM DEED

THIS INDENTURE is made this ____ day of _____, 2021, by **TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation**, whose mailing address is 3923 Coconut Palm Drive, Tampa, Florida 33619 (the "Grantor"), in favor of **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes**, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, does hereby remise, release and quitclaim to Grantee and Grantee's successors and assigns forever, all of the right, title, interest, claim and demand of Grantor, if any, in and to the following described lots, pieces or parcels of land situate, lying and being in Hillsborough County, Florida:

All of Tracts B, C, D and E as described in OAK CREEK PARCEL 10,
according to the map or plat thereof recorded in Plat Book 136, Pages 71-76,
of the Public Records of Hillsborough County, Florida.

TO HAVE AND TO HOLD the same together with any appurtenances thereunto belonging or in anywise appertaining made; provided this quit claim is made "AS IS" without any representations or warranties, express or implied.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed and sealed these presents the day and year first above written.

WITNESSES:

Printed Name: _____

Printed Name: _____

TAYLOR MORRISON OF FLORIDA,
INC., a Florida corporation

By: _____

Printed Name: _____

Title: _____

“Grantor”

[CORPORATE SEAL]

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021 by _____ of Taylor Morrison of Florida, Inc., a Florida corporation, on behalf of the limited liability company. He/she is ☐ personally known to me or ☐ has produced (type of identification) as identification.

[AFFIX NOTARIAL SEAL]

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

REQUEST FOR TRANSFER OF ENVIRONMENTAL RESOURCE PERMIT TO THE PERPETUAL OPERATION ENTITY

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume 1. (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 43002629.077	Application No(s). 770049
Project Name: Oak Creek Parcel 10	Phase (if applicable): N/A

A. REQUEST TO TRANSFER: The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: _____
Signature of Permittee
Taylor Morrison of Florida, Inc.
Company
813-448-5024
Phone

Andrew "Drew" Miller, Vice President Land Development
Name and Title
3922 Coconut Palm Drive, Suite 108
Company Address
Tampa, FL, 33619
City, State, Zip

B. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____
Signature of Representative of O&M Entity
Name and Title
Email Address
(813) 873-7300
Phone

Parkway Center CDD
Name of Entity for O&M
2005 Pan Am Circle, Suite 120
Address
Tampa, FL, 33607
City, State, Zip
Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☒ Copy of all recorded plats
- ☒ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☒ Copy of filed articles of incorporation and documentary evidence of active corporate status with the Department of State, Division of Corporations (for corporations)
- ☐ A completed, signed, and notarized affidavit attesting that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I.(Note- this is optional, but aids in processing of this request)





STATEMENT OF COMPLETION AND REQUEST FOR TRANSFER TO OPERATION ENTITY

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

2379 BROAD STREET, BROOKSVILLE, FL 34604-6899
(352) 796-7211 OR FLORIDA WATS 1 (800) 423-1476

Within 30 days after completion of construction of the surface water management system, the owner or authorized agent must submit the original plus one copy of this form and two complete sets of certified as-built drawings for the surface water management system structures and appurtenances. Upon receipt, this Statement of Completion will be reviewed and the system may be inspected for compliance with the approved permit and as-built drawings. The operation phase of this permit is effective when the Statement of Completion form is signed by an authorized District representative.

1. SURFACE WATER MANAGEMENT SYSTEM INFORMATION:

Permit No.: 43002629.077 County: Hillsborough
Project Name: Oak Creek Parcel 10 Permittee: Taylor Morrison of Florida, Inc.
Address: 3922 Coconut Palm Drive, Suite 108
City, State, Zip: Tampa, FL, 33619 Telephone: (813) 448-5024

2. I HEREBY CERTIFY THAT (please choose accurately and check only one box):

- ☒ A. At the time of final inspection, the surface water management system was completed substantially in accordance with the permitted construction plans and information. Any minor deviations from the permitting plans and specifications will not prevent the system from functioning in compliance with the requirements of Chapters 40D-4 and 40D-40, Florida Administrative Code (F.A.C.). (The as-built drawings and information submitted to the District shall confirm this certification.)
- ☐ B. At the time of final inspection, the system was NOT completed in substantial conformance with the permitted construction plans and information. (The registered professional engineer shall describe the deviation(s) in writing, and provide confirming depiction on the as-built drawings and information.)

This certification shall be verified by TWO COPIES of attached "as-built" drawings (as-built drawings must be signed, dated and sealed by a Florida Registered Professional Engineer or Professional Land Surveyor and Mapper, as required by State Law).

By: _____ Victor Barbosa, P.E. 58548
Signature of Engineer of Record Name (please type) Fla. P.E. Reg. No.

• AFFIX SEAL •

Waldrop Engineering, P.A.
Company Name

Date: _____ 9432 Camden Field Pkwy
mm/dd/yyyy Company Address

Phone: (813) 443-8282 Riverview, FL 33578
City, State, Zip

- 3. NOTIFICATION OF COMPLETION:** The District is hereby notified that construction of the surface water management system is completed, and the Permittee requests that the surface water management permit be transferred to the legal entity (individual owner or corporate) responsible for operation and maintenance (O&M) as named in Section 4. An authorized agent must submit a letter of authorization from the permittee authorizing him or her to execute this Notification.

By: _____	_____ Andrew "Drew" Miller, Vice President
Signature of Permittee or Authorized Agent	Name and Title (<i>please type</i>)
_____ 43002629.077	_____ Taylor Morrison of Florida, Inc.
Permit Number	Company Name
	_____ 3922 Coconut Palm Drive, Suite 108
	Company Address
	_____ Tampa, FL, 33619
	City, State, Zip

- 4. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY:** The below-named legal entity responsible for O&M agrees to operate and maintain the surface water management system in compliance with all permit conditions and the provisions of Chapters 40D-4 and 40D-40, F.A.C. An authorized agent must submit a letter of authorization from the owner or other legal entity authorizing him or her to execute this agreement.

By: _____	_____ Parkway Center CDD
Signature of Representative of Acceptable O&M Entity or Authorized Agent	Name of Owner or Other Acceptable Legal Entity for O&M
_____ Name and Title (<i>please type</i>)	_____ 2005 Pan Am Circle, Suite 120
_____ 43002629.077	Address
Permit Number	_____ Tampa, FL, 33607
	City, State, Zip
	_____ (813) 873-7300
	Phone
	_____ Date

RESPONSIBILITY FOR OPERATION AND MAINTENANCE MAY BE TRANSFERRED TO ANOTHER ENTITY ONLY UPON WRITTEN NOTICE AND APPROVAL BY THE DISTRICT IN ACCORDANCE WITH RULE 40D-4.351, F.A.C.

AGENCY USE ONLY

OPERATION AUTHORIZATION: Based upon the certification by the Engineer of Record in Section 2., and the notice of completion in Section 3., the responsibility for operation and maintenance of the system is transferred to the legal entity named in Section 4., and the operation phase of this permit is effective on the date indicated below.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT:

_____ Authorized District Representative	_____ Name and Title
_____ Effective Date (mm/dd/yyyy)	_____ Permit Number

AS-BUILT DRAWINGS AND INFORMATION CHECKLIST

Following is a list of information that is to be verified and submitted by the Engineer of Record in support of the Statement of Completion.

1. On behalf of the permittee, the Engineer shall certify that:

a. At the time of final inspection, the surface water management system was completed substantially in accordance with the permitted construction plans and information. Any minor deviations from the permitting plans and specifications will not prevent the system from functioning in compliance with the requirements of Chapters 40D-4 and 40D-40, F.A.C. (The as-built drawings and information submitted to the District shall confirm this certification.); or

b. At the time of final inspection, the system was NOT completed in substantial conformance with the permitted construction plans and information. (The registered professional engineer shall describe the deviation(s) in writing, and provide confirming depiction on the as-built drawings and information.)

2. The Engineer's certification shall be based upon on-site observation of construction (scheduled and conducted by the professional engineer of record or by a project representative under direct supervision) and review of as-built drawings, with field measurements and verification as needed, for the purpose of determining if the work was completed in accordance with original permitted construction plans, information and specifications.

3. The as-built drawings are to be based on the District permitted construction drawings revised to reflect any changes made during construction. Both the original design and constructed condition must be clearly shown. The plans need to be clearly labeled as "as-built" or "record" drawings. As required by law, all surveyed dimensions and elevations required shall be verified and signed, dated and sealed by a Florida registered professional surveyor and mapper or professional engineer. The following information, at a minimum, shall be verified on the as-built drawings, and supplemental documents if needed:

a. Discharge structures - Locations, dimensions and elevations of all, including weirs, orifices, gates, pumps, pipes, and oil and grease skimmers;

b. Side bank and underdrain filters, or exfiltration trenches - locations, dimensions and elevations of all, including clean-outs, pipes, connections to control structures and points of discharge to receiving waters;

c. Storage areas for treatment and attenuation - dimensions, elevations, contours or cross-sections of all, sufficient to determine stage-storage relationships of the storage area and the permanent pool depth and volume below the control elevation for normally wet systems;

d. System grading - dimensions, elevations, contours, final grades or cross-sections to determine contributing drainage areas, flow directions and conveyance of runoff to the system discharge point(s);

e. Conveyance - dimensions, elevations, contours, final grades or cross-sections of systems utilized to divert off-site runoff around or through the new system;

f. Water levels - existing water elevation(s) and the date determined;

g. Benchmark(s) - location and description (minimum of one per major water control structure); and

h. Wetland mitigation or restoration areas - Show the plan view of all areas, depicting a spatial distribution of plantings conducted by zone (if plantings are required by permit), with a list showing all species planted in each zone, numbers of each species, sizes, date(s) planted and identification of source of material; also provide the dimensions, elevations, contours and representative cross-sections depicting the construction.

4. Submit the final subdivision plat or other legal documents, as recorded in the county public records, showing dedicated rights-of-way, easement locations and special use areas that are reserved for water management purposes and continuing operation and maintenance.

5. Additional information will be shown on the as-built drawings or otherwise provided as needed to verify and support the Statement of Completion (example: home owners association final documents, and other items required by permitting conditions.)

Scott I. Steady
ssteady@burr.com
Direct Dial: (813) 367-5719

One Tampa City Center, Suite 3200
201 North Franklin Street
Tampa, FL 33602

Office (813) 221-2626
Fax (813) 221-7335

BURR.COM

February 11, 2020

VIA EMAIL

Travis Stagnitta
Taylor Morrison
tstagnitta@taylormorrison.com

Re: Parkway Center Community Development District

Dear Travis:

As Taylor Morrison is finishing up its development within the Parkway Center Community Development District ("District"), I want to make sure we are coordinating on the outstanding issues the District believes Taylor Morrison should address. The outstanding issues are:

1. Address the negative impacts of the significant drawn down of the District's ponds by Taylor Morrison during the site work undertaken on the "Eagles Nest Property." The District has previously provided Taylor Morrison with the attached two proposals for First Choice Aquatic Weed Management, LLC to plant certain wetland plants to address the weakened and eroded pond banks and add fish to replace those that were killed (Attachment "A"). The District believes the total of cost of \$11,472.80 is a reasonable overall compromise settlement amount. (Attached are some of the pictures taken on May 20, 2019 with the gully washouts – Attachment "B").
2. Because of the ongoing construction of housing within the Eagle's Nest Property, trash continues to find its way to the District's ponds. Taylor Morrison needs to remove the trash through the completion of the home building phase.
3. Taylor Morrison needs to replace six (6) oak trees for six (6) palm trees along the entrance road from the entrance gate (between the two District ponds) to the Eagle's Nest Property development.
4. Plant two (2) trees on either side of the utility easement (cut through the ring of trees) on the north side of the Eagle's Nest Property to hasten the regrowth of vegetation on either side of the easement.
5. Address plants behind entrance fencing.

6. Replace "No Trespassing, No Swimming, No Fish" signs.
7. Remove dying pine tree in the vegetated ring around the Eagle's Nest Property development.
8. Address damage done to landscaping at the Castle Creek roundabout, including the Sanctuary fence across the road from Pond 5.
9. The sod repair made by RIPA around the outfall structure into Pond 2 has collapsed again. The erosion repair needs to be addressed by an erosion repair contractor.
10. The interests intended to be conveyed to the District for the Eagle's Nest Property Plat needs to be deeded to the District.

Although the District does not represent the Homeowners Associations, I understand that the Summerwood neighborhood has some outstanding issues. The District would appreciate Taylor Morrison addressing those issues.

It is important that we first agree on the nature of the issues listed herein. Please communicate directly with the District Manager, Gene Roberts, for any clarification of the issues and copy me with any correspondence.

The District requests a representative of Taylor Morrison attend the Board of Supervisors meeting on February 26th at 6:30 p.m. to discuss the resolution of the issues. We look forward to hearing from Taylor Morrison and your attendance at the meeting.

Sincerely,



Scott I. Steady
Partner

SIS/lat

cc: Board of Supervisors
District Manager
District Engineer

First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A
Orlando, Florida 32809

THIS AGREEMENT made the date set forth below, by and between **FIRST CHOICE Aquatic Weed Management, LCC**. Hereinafter called "FC", and

Parkway CDD

c/o Meritus Corp

2005 Pan Am Circle

Tampa, Florida 33607

Gene Roberts 813-440-7096 gene.roberts@merituscorp.com

11/20/2019

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

FC agrees to supply and install (4,000 Gulf Spike Rush) and (600 Pickerel) in lakes #1 & #2 at Parkway CDD.

(4,000) Gulf Spike Rush @ \$.68 per plant	\$ 2,720.00
(600) Pickerel @ .68 per plant	\$ 408.00

Total investment \$ 3,128.00

Payments for specified services will be due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

First Choice Aquatic Weed Control maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

**First Choice
Aquatic Weed Management, LLC**

Customer's Signature Title

Print Signature Date

First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A

Orlando, Florida 32809

THIS AGREEMENT made the date set forth below, by and between **FIRST CHOICE Aquatic Weed Management, LCC**. Hereinafter called "FC", and

Parkway CDD

c/o Meritus Corp

2005 Pan Am Circle

Tampa, Florida 33607

Gene Roberts 813-440-7096 gene.roberts@merituscorp.com

11/20/2019

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

FC agrees to supply and deliver (4,720) 1"-3" Blue Tilapia, 4,720 Shell Cracker and 19,000 Gambusia in lakes #1 & #2 at Parkway CDD. (500 Tilapia per ac. For Shell Cracker & Tilapia, 2,000 per ac. Gambusia)

(4,720) Tilapia @ \$.72 per 100 fingerlings	\$ 3,398.40
(4,720) Shell Cracker @ .72 per 100 fingerlings	\$ 3,398.40
(19,000) Gambusia @ .72 per 1,000 1,000	\$ 1,368.00
Delivery fee	\$ 180.00

Total investment \$ 8,344.80

Payments for specified services will be due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

First Choice Aquatic Weed Control maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

First Choice

Aquatic Weed Management, LLC

Customer's Signature

Title

Print Signature

Date



Attachment "B"





















Suzanne J. DeCopain

January 11, 2021

Dear Brian Howell and Supervisor Directors,

Please accept my resignation as Supervisor Director. I sold my house and will be moving out of the district.

It has certainly been a pleasure working with all of you and hope that the district continues to improve. I know the district is in good hands. I will not be far (literally down the street), and cannot wait to see the opening of the new amenity center.

Again, thank you.

Sincerely,

Monica Alvarez

From: Christine Farnham <christine@vanguardmanagementgroup.com>
Sent: Wednesday, December 23, 2020 10:45 AM
To: Monica Alvarez
Subject: Summerwood HOA BOD Meeting

Hi Monica,

Thank you for reaching back out to me today. It was wonderful speaking with you. I have listed below the dates for 2021 (The 3rd Thursday of the month). Please let me know if this is possible or what I need to do so that we can utilize the clubhouse for these meetings.

01/21/2021
02/18/2021
03/18/2021
04/15/2021
05/20/2021
06/17/2021
07/15/2021
08/19/2021
09/16/2021
10/21/2021
11/18/2021
12/16/2021

*Thank you,
Christine Farnham
LCAM*

The Vanguard Management Group, LLC
AAMC® Accredited Association Management Company

9300 N. 16th St.
Tampa, FL 33612
Direct Line: 813-955-5928
Fax: [813-993-0142](tel:813-993-0142)

www.vanguardmanagementgroup.com

Homeowners' Website: <https://vanguard.cincwebaxis.com>

We use Homewisedocs.com for our Estoppels and Association Documents. Please do not email or phone to request these type documents.

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PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

November 18, 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, November 18, 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

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, November 18, 2020 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Supervisor	
Suzanne DeCopain	Supervisor	
Koko Miller	Supervisor	<i>via conference call</i>
Tanya O'Connor	Supervisor	
Linda Bell	Supervisor	<i>via conference call</i>

Staff Members Present:

Gene Roberts District Manager, Meritus

There were two representatives from LMP present.

There were two resident audience members present.

2. PLEDGE OF ALLEGIANCE

Supervisor Ward led the Pledge of Allegiance.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

LMP gave a summary of the progress they have made in the past month. They will provide a proposal to change out six oak trees in the new Taylor Morrison section to ribbon palms and relocate the oaks to other areas in the community.

4. OATH OF OFFICE

Tanya O'Connor recited the Oath of Office for Seat 3.

4. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

There was nothing additional to report from Counsel or the Engineer at this time.

5. BUSINESS ITEMS

A. Consideration of Resolution 2021-01; Designation of Officers

The Board discussed the officer positions.

MOTION TO:	Nominate Supervisor Miller as Chair.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

The Board continued to discuss the officer positions.

MOTION TO:	Nominate Supervisor Ward as Vice Chair.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

The Board reviewed the resolution.

MOTION TO:	Appoint the officers and approve Resolution 2021-01.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Discussion on Landscape Program

This item was already discussed at the beginning of the meeting.

C. Discussion on Amenity Center Project

Mr. Roberts stated that the amenity center project is on schedule. The supplier sent the wrong color cabanas and will be correcting it.

D. Discussion on Aquatics Program

Mr. Roberts provided an update on the aquatics program. The pond conditions have improved, and 700 tilapia fish were added to Pond 1. The FWC permit for carp has been amended and more carp will be added to Pond 1 when the weather conditions are right.

6. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting October 28, 2020

The Board reviewed the minutes.

MOTION TO:	Approve the October 28, 2020 minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Supervisor O’Connor abstained.

B. Consideration of Operations and Maintenance Expenditures October 2020

The Board reviewed the O&Ms.

MOTION TO:	Approve the October 2020 O&Ms.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Supervisor O'Connor abstained.

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

The Board reviewed and accepted the financials.

7. MANAGEMENT REPORTS

A. District Manager

i. Manager's Report

ii. Community Inspection Reports

The Board reviewed the management reports. The Board wanted to know if the maintenance agreement between the District and HOA for the new section in the Sanctuary had been sent to the HOA.

8. SUPERVISOR REQUESTS

Supervisor DeCopain stated that at a future Board meeting, it would be good for the Board to be refreshed on the Sunshine Laws.

Supervisor Ward said that the Board should still hold the December meeting.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident asked what was discussed with LMP because he arrived late. There was also a resident question regarding if the oak trees planted by Taylor Morrison in the Sanctuary would be permitted to be removed by the County, and a comment about pot holes in the roads throughout the community.

10. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor Ward
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

December 16, 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, December 16, 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

The meeting was opened and continued to Monday, January 11, 2021 at 6:30 p.m. at the same location.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

3. OATH OF OFFICE

4. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

6. BUSINESS ITEMS

A. Acceptance of Maintenance for the Storm Water for Oak Creek Parcel 10

B. Discussion on Amenity Center Project

6. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting November 18, 2020

B. Consideration of Operations and Maintenance Expenditures November 2020

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

7. MANAGEMENT REPORTS

A. District Manager

i. Manager's Report

ii. Community Inspection Reports

8. SUPERVISOR REQUESTS

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

10. ADJOURNMENT/CONTINUATION

The meeting was continued to Monday, January 11, 2021 at 6:30 p.m. at the same location.

**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.*

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Signature

Signature

Printed Name

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Title:

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

Recorded by Records Administrator

Signature

Date

Official District Seal

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
First Choice Aquatic Weed Management, LLC	53111	\$ 1,425.00			Waterway Service - October
LMP	155868	17,917.15			Ground Maintenance - November
Meritus Districts	10169	7,756.09		\$ 7,947.25	Management Services - November
Monthly Contract Sub-Total		\$ 27,098.24			

Variable Contract					
Cardno	302065	\$ 1,075.00			Professional Services - thru 10/30/20
Stantec	1719211	595.75			Professional Services - FY21 General Consulting - thru 10/16/20
Variable Contract Sub-Total		\$ 1,670.75			

Utilities					
Tampa Electric	211001800146 110520	\$ 563.41			Electric Service - thru 10/30/20
Tampa Electric	211001800369 110520	444.38			Electric Service - thru 10/30/20
Tampa Electric	211001800609 110520	404.94			Electric Service - thru 10/30/20
Tampa Electric	221007991963 110520	0.00			Electric Service - thru 10/30/20
Tampa Electric	311000070319 110320	7,658.44	\$ 9,071.17	\$ 3,583.33	Electric Service - thru 10/20/20
Utilities Sub-Total		\$ 9,071.17			

Regular Services					
Deputy: Donald Jorden	DJ111320	\$ 132.00	\$ 132.00	\$ 1,000.00	Patrol Services - 11/12/20
Grau and Associates	GA093020	78.00			FY20 Audit Confirmation - 11/04/20
Kelsie Maulucci	KM111020	132.00			Patrol Services - 11/09/20
Kelsie Maulucci	KM111620	132.00			Patrol Services - 11/15/20
Kelsie Maulucci	KM111920	132.00	\$ 396.00		Patrol Services - 11/18/20
Supervisor: Daniel Fleary, Jr.	DF102820	200.00			Supervisor Fee - 10/28/20

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Supervisor: Jo Ann Ward	JW102820	200.00			Supervisor Fee - 10/28/20
Supervisor: Jo Ann Ward	JW111820	200.00			Supervisor Fee - 11/18/20
Supervisor: Koko Miller	KM102820	200.00			Supervisor Fee - 10/28/20
Supervisor: Koko Miller	KM111820	200.00			Supervisor Fee - 11/18/20
Supervisor: Suzanne DeCopain	SD102820	200.00			Supervisor Fee - 10/28/20
Supervisor: Suzanne DeCopain	SD111820	200.00			Supervisor Fee - 11/18/20
Supervisor: Tanya O'Conner	TO111820	200.00	\$ 1,600.00		Supervisor Fee - 11/18/20
Regular Services Sub-Total		\$ 2,206.00			
Additional Services					
Dog Waste Depot	374340	\$ 50.08			Dog Waste Roll Bag - 11/03/20
Don Harrison Enterprises	2700	3,250.00			October Repairs - 11/18/20
LMP	156209	93.36			Irrigation Inspection Repairs - 11/09/20
Site Masters of Florida, LLC	102920 1	2,200.00			Mowed Heavy Vegetation - 10/29/20
Spearem Enterprises, LLC	4466	1,000.00			Column Cap Repair - 10/30/20
Additional Services Sub-Total		\$ 6,593.44			
TOTAL:		\$ 46,639.60			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
10/29/2020	53111

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	11/28/2020

Description	Amount
Monthly waterway service for the month this invoice is dated - 17 waterways <i>OK 4615 5392</i>	1,425.00

Thank you for your business.

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

Service Report

Customer: Parkway Center

Date: 10/28/20

Technician: Jason Marks

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

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1, 2, 3	✓	✓	✓			✓	✓	✓			N/A	Normal	N/A	Good
4, 5, 6	✓		✓				✓				↓	↓	↓	↓
7, 8, 9	✓		✓				✓				↓	↓	↓	↓
10, 11, 12	✓		✓				✓				↓	↓	↓	↓
13, 14, 15	✓		✓				✓		✓		↓	↓	↓	↓
16, 17	✓		✓				✓				↓	↓	↓	↓

Comments: Thank You!

First Choice

Aquatic Weed Management, LLC

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

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



Creating a balance
with nature



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/1/2020	155868

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 November 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>534w</i> <i>4601</i> <i>RM</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	12/1/2020	Balance Due	\$17,917.15

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE


Invoice Number: 10169
Invoice Date: Nov 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		11/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - November		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 - September		12.00
80.00		Copies: B/W - September	0.15	12.00
1.00		Copies: Color - September	0.50	0.50
				

Subtotal	7,756.09
Sales Tax	
Total Invoice Amount	7,756.09
Payment/Credit Applied	
TOTAL	7,756.09

**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 # : 302065

Invoice Date : 11/10/2020

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: 10/30/2020

Phase: 17 - Monitoring

Bi-Annual Fee
-October Event

Amount
850.00

Subtotal

850.00

Total This Phase

\$850.00

Phase: 58*19 - Mitigation Maint

Monthly Fee
-October Event

Amount
225.00

Subtotal

225.00

Total This Phase

\$225.00

Total Fee Type CPM:

1,075.00

Amount Due this Invoice

\$1,075.00

Outstanding Invoices

Number	Date	Balance
302065	11/10/2020	1,075.00
Total Now Due		1,075.00

Aging Balances			
Under 30	31 - 60	61 - 90	Over 90
1,075.00	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
10/22/20	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	1719211
Invoice Date	October 28, 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

3103
STB

Project	Parkway Center Community Dev District		
	Project Manager	Stewart, Tonja L	For Period Ending
	Current Invoice Total (USD)	595.75	October 16, 2020

Process requisitions

Top Task **2021** **2021 FY General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	3.25	127.00	412.75
Stewart, Tonja L	1.00	183.00	183.00
Subtotal Professional Services	4.25		595.75

Top Task Subtotal	2021 FY General Consulting	595.75
-------------------	----------------------------	--------

Total Fees & Disbursements	595.75
INVOICE TOTAL (USD)	595.75

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.

Statement Date: 11/05/2020
Account: 211001800146

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

Current month's charges:	\$616.12
Total amount due:	\$563.41
Payment Due By:	11/30/2020

Your Account Summary

Previous Amount Due	\$668.83
Payment(s) Received Since Last Statement	-\$668.83
Miscellaneous Credits	-\$52.71
Credit balance after payments and credits	-\$52.71
Current Month's Charges	\$616.12
Total Amount Due	\$563.41



Don't Miss Free Installation Through November 30th

Enjoy life uninterrupted and avoid unexpected repairs with Zap Cap surge protection. Visit tampaelectric.com/zapcap or call 877-SURGE22 to learn more.

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

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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:	\$616.12
Total amount due:	\$563.41
Payment Due By:	11/30/2020

Amount Enclosed \$ _____
625457538540

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

Account: 211001800146
Statement Date: 11/05/2020
Current month's charges due 11/30/2020


Details of Charges – Service from 10/01/2020 to 10/30/2020

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

Lighting Charges
\$616.12
Total Current Month's Charges
\$616.12
Miscellaneous Credits

Sales Tax Credit

-\$52.71

Total Current Month's Credits
-\$52.71
Important Messages
New Storm Protection Clause

This January, you'll see a new line item on your bill called Storm Protection Charge. It will support the new Storm Protection Plan, which will help prevent power outages and reduce power restoration time during severe weather. This program will benefit all customers by strengthening our power system and making storm restoration faster – and cheaper. Visit tampaelectric.com/spp for more information.

More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Sept. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 81%, Coal 4%, Purchased Power 10% and Solar 5%. Tampa Electric provides this information to our customers on a quarterly basis.

Statement Date: 11/05/2020

Account: 211001800369

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



Current month's charges:	\$486.00
Total amount due:	\$444.38
Payment Due By:	11/30/2020

Your Account Summary

Previous Amount Due	\$527.62
Payment(s) Received Since Last Statement	-\$527.62
Miscellaneous Credits	-\$41.62
Credit balance after payments and credits	-\$41.62
Current Month's Charges	\$486.00
Total Amount Due	\$444.38



Zap Cap
SYSTEMS

Don't Miss Free Installation Through November 30th

Enjoy life uninterrupted and avoid unexpected repairs with Zap Cap surge protection. Visit tampaelectric.com/zapcap or call 877-SURGE22 to learn more.

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

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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: 211001800369

Current month's charges:	\$486.00
Total amount due:	\$444.38
Payment Due By:	11/30/2020

Amount Enclosed

\$

625457538541

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: 11/05/2020
Current month's charges due 11/30/2020



Details of Charges – Service from 10/01/2020 to 10/30/2020

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
Lighting Charges		\$486.00

Total Current Month's Charges **\$486.00**

Miscellaneous Credits

Sales Tax Credit -\$41.62

Total Current Month's Credits **-\$41.62**

Important Messages

New Storm Protection Clause

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Statement Date: 11/05/2020

Account: 211001800609

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



Current month's charges:	\$442.71
Total amount due:	\$404.94
Payment Due By:	11/30/2020

Your Account Summary

Previous Amount Due	\$480.48
Payment(s) Received Since Last Statement	-\$480.48
Miscellaneous Credits	-\$37.77
Credit balance after payments and credits	-\$37.77
Current Month's Charges	\$442.71
Total Amount Due	\$404.94



**Zap Cap
SYSTEMS**

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Through November 30th**

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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:	\$442.71
Total amount due:	\$404.94
Payment Due By:	11/30/2020
Amount Enclosed	\$

625457538542

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: 211001800609
Statement Date: 11/05/2020
Current month's charges due 11/30/2020



Details of Charges – Service from 10/01/2020 to 10/30/2020

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
Lighting Charges		\$442.71

Total Current Month's Charges

\$442.71

Miscellaneous Credits

Sales Tax Credit -\$37.77

Total Current Month's Credits

-\$37.77

Important Messages

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Account: 221007991963
Statement Date: 11/05/2020
Current month's charges due 11/30/2020



Details of Charges – Service from 10/01/2020 to 10/30/2020

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 30 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

New Storm Protection Clause

This January, you'll see a new line item on your bill called Storm Protection Charge. It will support the new Storm Protection Plan, which will help prevent power outages and reduce power restoration time during severe weather. This program will benefit all customers by strengthening our power system and making storm restoration faster – and cheaper. Visit tampaelectric.com/spp for more information.

More clean energy to you

By the end of 2023, Tampa Electric will have about 14% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 200,000 homes. Visit tampaelectric.com/solar to learn more. For the 12-month period ending Sept. 2020, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas 81%, Coal 4%, Purchased Power 10% and Solar 5%. Tampa Electric provides this information to our customers on a quarterly basis.

Statement Date: 11/03/20

Account: 311000070319

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



Current month's charges:	\$7,658.44
Total amount due:	\$7,658.44
Payment Due By:	11/17/20

Your Account Summary

Previous Amount Due	\$7,161.91
Payment(s) Received Since Last Statement	-\$7,042.25
Miscellaneous Credits	-\$119.66
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$7,658.44

Total Amount Due **\$7,658.44**

DO NOT PAY. Your account will be drafted on 11/17/20

Things to do:

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

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



More options for you.

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

53100
4307

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$7,658.44
Total amount due:	\$7,658.44
Payment Due By:	11/17/20

Amount Enclosed \$

700625001461 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 11/17/20

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



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$72.20
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$82.07
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$160.55
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$67.84
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3596.05
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$984.08
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	\$766.71
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$114.01
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$100.66
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$45.43
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$50.21
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$91.99
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$181.90
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	\$283.24



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486

Statement Date: 10/29/20

Details of Charges – Service from 09/01/20 to 09/30/20

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	09/30/20	5,602		5,066		536 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						536 kWh @ \$0.05991/kWh \$32.11		
Fuel Charge						536 kWh @ \$0.02638/kWh \$14.14		
Florida Gross Receipt Tax						\$1.65		
Electric Service Cost						\$65.96		
State Tax						\$6.24		
Total Electric Cost, Local Fees and Taxes						\$72.20		
Current Month's Electric Charges						\$72.20		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001738759

Statement Date: 10/29/20

Details of Charges – Service from 09/01/20 to 09/30/20

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	09/30/20	6,758		6,120		638 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						638 kWh @ \$0.05991/kWh \$38.22		
Fuel Charge						638 kWh @ \$0.02638/kWh \$16.83		
Florida Gross Receipt Tax						\$1.87		
Electric Service Cost						\$74.98		
State Tax						\$7.09		
Total Electric Cost, Local Fees and Taxes						\$82.07		
Current Month's Electric Charges						\$82.07		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739070
Statement Date: 10/29/20

Details of Charges – Service from 09/01/20 to 09/30/20

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	09/30/20	14,677		13,229		1,448 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,448 kWh @ \$0.05991/kWh \$86.75		
Fuel Charge						1,448 kWh @ \$0.02638/kWh \$38.20		
Florida Gross Receipt Tax						\$3.67		
Electric Service Cost						\$146.68		
State Tax						\$13.87		
Total Electric Cost, Local Fees and Taxes						\$160.55		
Current Month's Electric Charges						\$160.55		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739302

Statement Date: 10/29/20

Details of Charges – Service from 09/01/20 to 09/30/20

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

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000705281	09/30/20	3,325		2,834		491 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						491 kWh @ \$0.05991/kWh \$29.42		
Fuel Charge						491 kWh @ \$0.02638/kWh \$12.95		
Florida Gross Receipt Tax						\$1.55		
Electric Service Cost						\$61.98		
State Tax						\$5.86		
Total Electric Cost, Local Fees and Taxes						\$67.84		
Current Month's Electric Charges						\$67.84		



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567
Statement Date: 10/29/20

Details of Charges – Service from 09/01/20 to 09/30/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	8361 kWh @ \$0.02866/kWh	\$239.63
Fixture & Maintenance Charge	71 Fixtures	\$1141.95
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	8361 kWh @ \$0.02614/kWh	\$218.56
Florida Gross Receipt Tax		\$11.75
State Tax		\$285.84
Lighting Charges		\$3,596.05
Current Month's Electric Charges		\$3,596.05

Miscellaneous Credits

Deposit Refund	-\$117.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit	-\$2.66

Total Current Month's Credits **-\$119.66**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864

Statement Date: 10/29/20

Details of Charges – Service from 09/01/20 to 09/30/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1148 kWh @ \$0.02866/kWh	\$32.90
Fixture & Maintenance Charge	28 Fixtures	\$172.13
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1148 kWh @ \$0.02614/kWh	\$30.01
Florida Gross Receipt Tax		\$1.61
State Tax		\$77.67
Lighting Charges		\$984.08
Current Month's Electric Charges		\$984.08

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 10/29/20

Details of Charges – Service from 09/22/20 to 10/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604

Statement Date: 10/29/20

Received

NOV 06 2020

Details of Charges – Service from 09/22/20 to 10/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1148 kWh @ \$0.02866/kWh	\$32.90
Fixture & Maintenance Charge	35 Fixtures	\$233.10
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1148 kWh @ \$0.02614/kWh	\$30.01
Florida Gross Receipt Tax		\$1.61
State Tax		\$60.64

Lighting Charges

\$766.71

Current Month's Electric Charges

\$766.71

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103
Statement Date: 10/29/20

Details of Charges – Service from 09/03/20 to 09/30/20

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

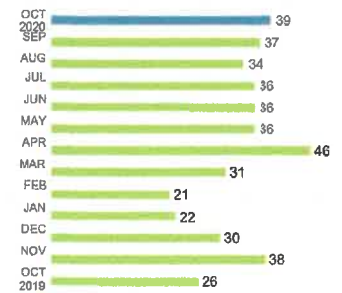
Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	09/21/20	78,771		78,011		760 kWh	1	18 Days
1000538189	09/30/20	319		0		319 kWh	1	10 Days
Basic Service Charge						\$18.06		
Energy Charge						1,079 kWh @ \$0.05991/kWh		
Fuel Charge						1,079 kWh @ \$0.02638/kWh		
Florida Gross Receipt Tax						\$2.85		
Electric Service Cost							\$114.01	
Current Month's Electric Charges							\$114.01	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376

Statement Date: 10/29/20

Details of Charges – Service from 09/03/20 to 09/30/20

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

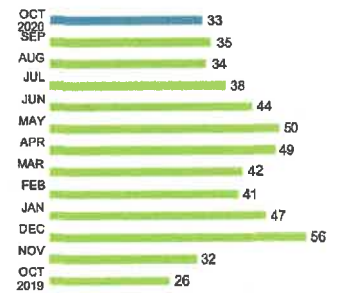
Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	09/08/20	74,206		74,010		196 kWh	1	5 Days
1000492499	09/30/20	732		0		732 kWh	1	23 Days
Basic Service Charge						\$18.06		
Energy Charge						928 kWh @ \$0.05991/kWh	\$55.60	
Fuel Charge						928 kWh @ \$0.02638/kWh	\$24.48	
Florida Gross Receipt Tax						\$2.52		
Electric Service Cost							\$100.66	
Current Month's Electric Charges							\$100.66	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640

Statement Date: 10/29/20

Details of Charges – Service from 09/04/20 to 09/30/20

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

Rate Schedule: General Service - Non Demand

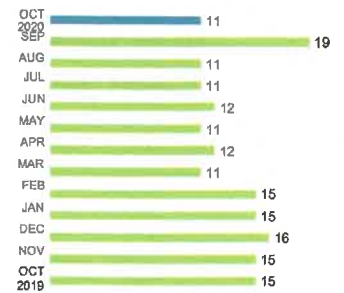
Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	09/08/20	68,738		68,663		75 kWh	1	4 Days
1000492524	09/30/20	(Estimated) 229		0		229 kWh	1	23 Days

Basic Service Charge		\$18.06
Energy Charge	304 kWh @ \$0.05991/kWh	\$18.21
Fuel Charge	304 kWh @ \$0.02638/kWh	\$8.02
Florida Gross Receipt Tax		\$1.14
Electric Service Cost		\$45.43
Current Month's Electric Charges		\$45.43

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211014450897

Statement Date: 10/29/20

Details of Charges – Service from 09/02/20 to 09/30/20

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	09/11/20	37,135 (Estimated)		36,982		153 kWh	1	9 Days
1000536130	09/30/20	205		0		205 kWh	1	20 Days

Basic Service Charge

\$18.06

Energy Charge

358 kWh @ \$0.05991/kWh

\$21.45

Fuel Charge

358 kWh @ \$0.02638/kWh

\$9.44

Florida Gross Receipt Tax

\$1.26

Electric Service Cost

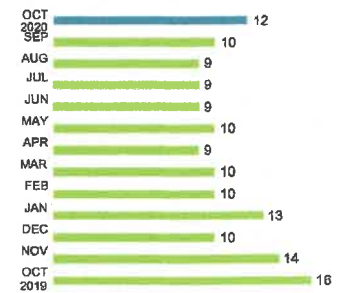
\$50.21

Current Month's Electric Charges

\$50.21

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 211014451127
Statement Date: 10/29/20

Details of Charges – Service from 09/01/20 to 09/30/20

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	09/30/20	8,710		7,880		830 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						830 kWh @ \$0.05991/kWh \$49.73		
Fuel Charge						830 kWh @ \$0.02638/kWh \$21.90		
Florida Gross Receipt Tax						\$2.30		
Electric Service Cost						\$91.99		
Current Month's Electric Charges						\$91.99		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317

Statement Date: 10/29/20

Details of Charges – Service from 09/22/20 to 10/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	230 kWh @ \$0.02866/kWh	\$6.59
Fixture & Maintenance Charge	9 Fixtures	\$63.95
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	230 kWh @ \$0.02614/kWh	\$6.01
Florida Gross Receipt Tax		\$0.32
Lighting Charges		\$181.90
Current Month's Electric Charges		\$181.90

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 10/29/20

Details of Charges – Service from 09/22/20 to 10/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 10/29/20

Details of Charges – Service from 09/22/20 to 10/20/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	326 kWh @ \$0.02866/kWh	\$9.34
Fixture & Maintenance Charge	14 Fixtures	\$101.54
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	326 kWh @ \$0.02614/kWh	\$8.52
Florida Gross Receipt Tax		\$0.46
Lighting Charges		\$283.24

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

Total Current Month's Charges **\$7,658.44**

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.

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DISTRICT CHECK REQUEST FORM

Today's Date 11/13/20

District Name Parkway CDD
Check Amount \$132

Payable: Donald Jorden

Mailing Address 3110 East 21st Ave.
Tampa Fl. 33605

4964
5720
151

Check Description Patrol Services Shift Worked 11/12/20

Special Instructions

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

Approved Signature

DM	_____	GR
Fund	_____	
G/L	_____	
Object Cd	_____	
CK #	_____	Date 11/13/20

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date 11/4/2020

SERVICE

AMOUNT

Audit FYE 09/30/2020 - Confirmation.com / October

\$ 1,196.00

Current Amount Due

\$ 1,196.00

DISTRICT CHECK REQUEST FORM

Today's Date 11/10/20

District Name Parkway CDD
Check Amount \$132

Payable: Kelsie Maulucci

Mailing Address 8361 Moccasin Trail
Riverview FL 33578

nyl 4904
572w

Check Description Patrol Services Shift Worked 11/9/20

Special Instructions

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

Approved Signature

DM	_____	GR
Fund	_____	
G/L	_____	
Object Cd	_____	
CK #	_____	Date 11/10/20

DISTRICT CHECK REQUEST FORM

Today's Date 11/16/20

District Name Parkway CDD
Check Amount \$132

Payable: Kelsie Maulucci

Mailing Address 8361 Moccasin Trail Dr.
Riverview Fl 33578

4904
572-0
NS

Check Description Patrol Services Shift Worked 11/15/20

Special Instructions

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

Approved Signature

DM	_____	GR	_____
Fund	_____		
G/L	_____		
Object Cd	_____		
CK #	_____	Date	11/16/20

DISTRICT CHECK REQUEST FORM

Today's Date 11/19/20

District Name Parkway CDD
Check Amount \$132

Payable: Kelsie Maulucci

Mailing Address 8361 Moccasin Trail Dr.
Riverview, FL 33578

Check Description Patrol Services Shift Worked 11/18/20

Special Instructions

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

Approved Signature

DM	_____	GR	_____
Fund	_____		
G/L	_____		
Object Cd	_____		
CK #	_____	Date	11/19/20

PARKWAY CENTER CDD

MEETING DATE: October 28, 2020

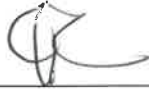
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	✓	Accept	\$200
Koko Miller	✓	Accept	\$200
Daniel Fleary, Jr.	✓	Accept	\$200
Suzanne DeCopain	✓	Accept	\$200






DMS Staff Signature *Brian Howell*

DF 102820

PARKWAY CENTER CDD

MEETING DATE: November 18, 2020



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward		Accept	\$200
Tanya O'Conner		Accept	\$200
Koko Miller		Accept	\$200
Linda Belll.		Accept	\$200
Suzanne DeCopain		Accept	\$200

DMS Staff Signature Brian Howell

JW 11/18/20

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

INVOICE

Date	Invoice #
11/3/2020	374340

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

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

PLEASE MAKE ALL CHECKS PAYABLE TO "Dog Waste Depot"

P.O. Number	Terms	Rep	Ship Date	Via	Notes
BDEPOT-167239	Net 30	DWD	11/3/2020	UPS	
Quantity	Item Code	Description	Price Each	Amount	
1	DEPOT-001-10	Dog Waste Roll Bag 10 roll case (2000 bags)	45.99	45.99T	
	Tariff Mitigation ...	Tariff Mitigation Allowance Fee 8.9%	8.90%	4.09	
	Shipping	Ship Date 11/03/2020 Shipping 1ZV4W9480366834121 Out of State No Sales Tax	0.00	0.00	
			0.00%	0.00	
<p>57200 - 4628</p> <p>GA</p>					
<p>Due to the Import Tariff, a temporary Tariff Mitigation Allowance Fee of 8.9% has been applied to your invoice. We and our suppliers have absorbed all the rest of the Tariff to avoid the need for a price increase. We are evaluating our supply chain to continue to provide the best value for our customers. Thank you for your business and support.</p>					
FED ID# 27-4523962			Total		
			\$50.08		
			Balance Due		
			\$50.08		

Don Harrison Enterprises
2510 Priscilla Court
Lutz, FL 33559
(813) 363-6286

TO: Brian Howell

Job Name: Parkway Center C.D.D.

Job Address: Riverview, Fl.

Description: Repairs needed upon visual monthly inspection for month of October 2020.

List of item's that need repaired.

Total of (7) fixtures need to be replaced, some are broke, some do not work.

Total of (2) GFCI weatherproof covers missing covers

Total of (1) bell box for receptacle is broken.

Total of (1) GFCI receptacle replaced.

Total of (3) photo cell controls.

We hereby propose to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of \$ 3,250.00
Three thousand, two hundred, fifty dollars.

Payment to be made as follows: 15 Day net term billing.

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over the above estimate. All agreements contingent upon strikes, Accidents, or delays beyond our control. Owner to carry fire, Tornado, and other necessary insurance. All invoices are due and payable 30 days of date of invoice. Any delinquent accounts will be subject to a monthly service charge of 12% per month. Should we incur any cost or expense in collecting per the terms of this agreement, the undersigned agrees to pay all cost and expenses including reasonable attorney fees.

Acceptance of proposal: The above prices, Specification and conditions are satisfactory and hereby accepted. You are authorized to proceed with the work as specified. Payment will be outlined above.

Signature_____Date_____

Authorized Signature_____Date_____



Corporate Office

PO Box 267

813-757-6500

813-757-6501

Invoice

Date	Invoice #
11/11/2020	156209

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 11-9-2020			
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	26.46	26.46
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
Controller E			
Irrigation parts	1	2.69	2.69
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
<i>BS4 539w 4/6/13</i>			
Total			\$93.36
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	12/11/2020	Balance Due

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

[illegible]



Property: Parkway Center CAD

Date: 11/9/2020
Technician: [Signature]
Arrive/ Depart: 1:45 - 3:30

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

Clock Type/ #	Confirm Time/ Date	Time/Date Adjust	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date				Pgm A 1				12:00pm			12:00pm
Rain Sensor	bad	Y		Pgm B 1				4:00pm			4:00pm
Notes:											
Rainbird ESP-MC Controller											
Pgm C 1											
Pgm D 1											

Programs						Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)				
Zone #	Type	A	B	C	D					Labor	Hrs	Rate	Amount	
1	R	1:35				OK					30 min	70	20	
2	S	1:15				OK								
3	R/A	1:45				1. Notar (not as needed), extra drop line								
4	S	1:20				OK								
5	S	1:20				OK								
6	S	1:20				OK								
7	S	1:20				OK								
8	S	1:20				OK								
9	S	1:20				OK								
10	S	1:10				1/2" line brackets at 12" sprayhead								
11	S	1:10				OK								
12	S	1:05				OK								
13	B			1:05		OK								
14	S			1:10		OK								
15														
16														
17														
18														
19														
20														
21														
22														
23														
24														
Total Labor Charges						\$ 20								
Materials														
P6PADS														
TL COMP														
407 CDS														
05010 CP														
OK 1/2" line brackets at 12" sprayhead														
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Property: Parkway Center CDS

Date	11/9/2020
Technician	Tom
Arrive/ Depart	9:45

11/25

P.O. 257 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com

[illegible]



Date	11/9/2020
Technician	Tom
Arrive/ Depart	11:25 1:00

Date	11/9/2020
Technician	Tom
Arrive/ Depart	11:25 1:00

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

Clock Type/ #				Hunter ACC / Controller L		Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date				Confirm Time/ Date	⓪	Time/Date Adjust	⓪	N					
Rain Sensor				Battery Replaced	Y		⓪						

Notes:

* Controller unlocked & door open

<p> link Tank and sheds extremely dry, sensor interfering operation - initiation at tumble up </p>	<p> ^{intermediate} tripping sensor D 1 </p>
<p> Experienced rain sensor </p>	

[illegible]

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

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
#102920-1

To: Parkway CDD
2005 PanAm Circle, Suite 120
Tampa, FL 33607

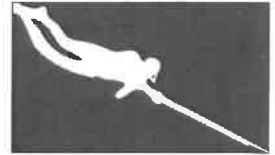
5394
By Uelle

Date: October 29, 2020

Cut/mowed heavy vegetation overgrowth on south bank of
drainage ditch located between Willow beach Drive and
Blue Beech Drive.

TOTAL DUE \$2,200

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4466

DATE 10/30/2020

DUE DATE 11/14/2020

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Column Cap repair.	1	1,000.00	1,000.00

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

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

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

BALANCE DUE

\$1,000.00

*4603
5310*

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
First Choice Aquatic Weed Management, LLC	54037	\$ 1,425.00			Waterway Service - November
LMP	156518	17,917.15			Landscape Maintenance - December
Meritus Districts	10251	7,760.24		\$ 7,947.25	Management Services - December
Monthly Contract Sub-Total		\$ 27,102.39			

Variable Contract					
Burr Forman	1201221	\$ 570.00			Professional Services - October
Cardno	298640	1,385.00			Professional Services - thru 08/28/20
Cardno	303271	225.00			Professional Services - thru 11/27/20
Cardno	303423	1,385.00	\$ 2,995.00		Professional Services - thru 11/27/20
First Choice Aquatic Weed Management, LLC	54038	430.00			Quarterly Wetland Service - 11/24/20
Stantec	1731709	1,176.50			Professional Services - FY21 General Consulting - thru 11/20/20
Variable Contract Sub-Total		\$ 5,171.50			

Utilities					
Tampa Electric	211001800146 120720	\$ 616.12			Electric Service - thru 12/01/20
Tampa Electric	211001800369 120720	486.00			Electric Service - thru 12/01/20
Tampa Electric	211001800609 120720	442.71			Electric Service - thru 12/01/20
Tampa Electric	221007991963 120720	56.68			Electric Service - thru 12/01/20
Tampa Electric	221008055560 120720	1,948.05			Electric Service - thru 12/01/20
Tampa Electric	311000070319 120420	7,840.32	\$ 11,389.88	\$ 3,583.33	Electric Service - thru 11/18/20
Utilities Sub-Total		\$ 11,389.88			

Regular Services					
-------------------------	--	--	--	--	--

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Bryan Schmick	BS121620	\$ 132.00			Off Duty Patrol - 12/15/20
Hillsborough County Sheriff's Office	40466	192.46		\$ 500.00	Mileage & Admin Fees - November
Joel Ramirez Gonzales	JRG122120	132.00			Off Duty Patrol - 11/30/20
Keisie Maulucci	KM113020	132.00			Patrol Services - 11/28/20
Kelsie Maulucci	KM112420	132.00			Patrol Services - 11/23/20
Kelsie Maulucci	KM113020 2	132.00			Patrol Services - 11/27/20
Kelsie Maulucci	KM120420	132.00	\$ 396.00		Patrol Services - 12/03/20
Paul Gordon	PG120920	132.00			Off Duty Patrol - 12/08/20
Regular Services Sub-Total		\$ 1,116.46			

Additional Services					
A & B Aquatics, Inc.	2023964	\$ 1,575.00			Fountain Service Call - 11/23/20
Don Harrison Enterprises	2701	1,285.00			Routine Inspection - 11/19/20
Don Harrison Enterprises	2703	2,200.00			Replaced Fixtures - 11/23/20
Don Harrison Enterprises	2705	231.60	\$ 3,716.60		Installed Weatherproof Covers - 11/30/20
Kaeser & Blair	01203181	104.48			Laser Checks - 12/16/20
LMP	156673	401.44			Irrigation Modifications - 11/23/20
LMP	156686	2,499.00			Sod - 11/30/20
LMP	156873	207.15			Irrigation Inspection Repairs - 12/11/20
LMP	156928	295.52	\$ 3,403.11		Irrigation Inspection Repairs - 12/14/20
Nichols Landscape	MPC15 2 58	1,479.33			Miscellaneous Tasks & Meetings - 11/20/20
Nichols Landscape	MPC15 2 59	885.89	\$ 2,365.22		Miscellaneous Tasks & Meetings - 12/07/20
Additional Services Sub-Total		\$ 11,164.41			

TOTAL:		\$ 55,944.64			
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Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
--------	---------------------------	--------	-----------------	-------------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Service Report

Customer: Parkway Center

Date: 11/13/20

Technician: Jason Marks

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

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
All Ponds	✓		✓		✓		✓			✓	N/A	High!	N/A	Good
Preserve	✓				✓		✓				N/A	Normal	N/A	Good

Comments Thank You!

First Choice

Aquatic Weed Management, LLC

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

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



Creating a balance
with nature



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/1/2020	156518

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 December 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>5300 BY 4604</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	12/31/2020	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: 10251
 Invoice Date: Dec 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		12/1/20

Quantity	Item	Description	Unit Price	Amount
111.00		District Management Services - December		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 - October		12.00
		Copies: B/W - October	0.15	16.65
				

Subtotal	7,760.24
Sales Tax	
Total Invoice Amount	7,760.24
Payment/Credit Applied	
TOTAL	7,760.24



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

23 Nov 2020
Invoice # 1201221
Bill Atty: S. Steady
As of 10/31/20

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH OCTOBER 31, 2020

Professional Services

5140
\$570.00

TOTAL DUE THIS BILL

3107
\$570.00

Received
DEC 03 2020

WIRING/ACH INSTRUCTIONS:

Account Name: Burr & Forman LLP
420 North 20th 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: WFBUS6S

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 BFReceivables@burr.com

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

23 Nov 2020
Invoice # 1201221
Page 2

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

23 Nov 2020
Invoice # 1201221
Bill Atty: S. Steady
As of 10/31/20

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
09/10/20	Call with Brian to discuss camera in CDD right-of-way	SIS	0.30	300.00	\$90.00
09/29/20	Pull letter and email to TM regarding outstanding issues.	SIS	0.20	300.00	\$60.00
10/01/20	Call with JoAnn to discuss ponds.	SIS	0.20	300.00	\$60.00
10/15/20	Review contractor status on amenity center and lien releases; review contract for close out items.	SIS	0.30	300.00	\$90.00
10/23/20	Emails with TM to set up call; email to Brian.	SIS	0.20	300.00	\$60.00
10/29/20	Attend conference call with TM to discuss outstanding issues.	SIS	0.40	300.00	\$120.00
10/30/20	Emails from TM with plat and SWFWMD permit.	SIS	0.30	300.00	\$90.00
Total Services					\$570.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

23 Nov 2020
Invoice # 1201221
Page 3

Total Services and Disbursements	<u>\$570.00</u>
TOTAL NOW DUE	<u><u>\$570.00</u></u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	<u>1.90</u>	<u>\$570.00</u>
TOTALS		1.90	\$570.00



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

INVOICE

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

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

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

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

Invoice # : 298640
Invoice Date : 09/08/2020
Terms : 30 Days
Project : R189399700
Project Manager : Boser, Patrick G.

Project Name : Parkway Center Oak CreekCDD Preservation Areas

Email invoices to: monica.dambrosio@merituscorp.com

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

For Professional Services Rendered through: 8/28/2020

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
58A*19 - Quarterly Vegetation Control 11/19	5,540.00	100.00	5,540.00	4,155.00	1,385.00
Total Fee Type LS:	5,540.00		5,540.00	4,155.00	1,385.00

5390
b34
4614

Amount Due this Invoice

\$1,385.00

Outstanding Invoices

Number	Date	Balance
298640	09/08/2020	1,385.00
Total Now Due		1,385.00

Aging Balances

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

**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 # : 303271
Invoice Date : 12/02/2020
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: 11/27/2020

Phase: 58*19 - Mitigation Maint

Monthly Fee	Amount
-November Event	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
303271	12/02/2020	225.00
Total Now Due		225.00

Aging Balances

<u>Under 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>Over 90</u>
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
10/22/20	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:

**Check Remittance:**

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

INVOICE**EFT Remittance:**

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

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124

Phone: 720 257 5800 Fax: 720 257 5801

www.cardno.com

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

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

Invoice # : 303423
Invoice Date : 12/04/2020
Terms : 30 Days
Project : R189399700
Project Manager : Boser, Patrick G.

Project Name : Parkway Center Oak CreekCDD Preservation Areas

Email invoices to: monica.alvarez@merituscop.com

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

For Professional Services Rendered through: 11/27/2020

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Quarterly Vegetation Control 11/20	5,540.00	25.00	1,385.00	0.00	1,385.00
<i>Total Fee Type LS:</i>	5,540.00		1,385.00	0.00	1,385.00
Amount Due this Invoice					\$1,385.00

Outstanding Invoices

Number	Date	Balance
303423	12/04/2020	1,385.00
298640	09/08/2020	1,385.00
Total Now Due		2,770.00

Aging Balances

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

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859


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

Date	Invoice #
11/24/2020	54038

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	12/24/2020

Description	Amount
Quarterly wetland service for the month this invoice is dated - 1 preservation area	430.00
	

Thank you for your business.

Total	\$430.00
Payments/Credits	\$0.00
Balance Due	\$430.00

Service Report

Customer: Parkway Center

Date: 11/13/20

Technician: Jason Marks

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

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
All Ponds	✓		✓		✓		✓		✓		N/A	High!	N/A	Good
Preserve	✓				✓		✓				N/A	Normal	N/A	Good
Comments	Thank You!													

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

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



Creating a balance
with nature

**INVOICE**

Page 1 of 1

Invoice Number	1731709
Invoice Date	December 2, 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

Handwritten notes: "BI 3103" and "5730" with a circled "5400" below.

Project Parkway Center Community Dev District

Project Manager

Stewart, Tonja L

For Period Ending

November 20, 2020

Current Invoice Total (USD)

1,176.50

Process requisitions and misc. review of water changes

Top Task 2021 2021 FY General Consulting**Professional Services**

Category/Employee		Current Hours	Rate	Current Amount
Nurse, Vanessa M		3.50	127.00	444.50
Stewart, Tonja L		4.00	183.00	732.00
Subtotal Professional Services		<u>7.50</u>		<u>1,176.50</u>

Top Task Subtotal	2021 FY General Consulting	1,176.50
-------------------	----------------------------	----------

Total Fees & Disbursements1,176.50**INVOICE TOTAL (USD)****1,176.50****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.

Statement Date: 12/07/2020

Account: 211001800146

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



Current month's charges:	\$616.12
Total amount due:	\$616.12
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$563.41
Payment(s) Received Since Last Statement	-\$563.41
Current Month's Charges	\$616.12
Total Amount Due	\$616.12



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800146

Current month's charges:	\$616.12
Total amount due:	\$616.12
Payment Due By:	12/28/2020

Amount Enclosed

\$

622988414858

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: 211001800146
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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
Lighting Charges		\$616.12

Total Current Month's Charges **\$616.12**

00000085-00000813-Page 29 of 26

Important Messages

Important Rate Information for Lighting Customers

Effective January 2021, customer bills will increase due to rising natural gas prices, our continued investments in solar and a Storm Protection Charge. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average. Visit tampaelectric.com/rates and select Customer Communications to review the January 2021 lighting rates.

Statement Date: 12/07/2020
Account: 211001800369

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

Current month's charges:	\$486.00
Total amount due:	\$486.00
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$444.38
Payment(s) Received Since Last Statement	-\$444.38
Current Month's Charges	\$486.00
Total Amount Due	\$486.00



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800369

Current month's charges:	\$486.00
Total amount due:	\$486.00
Payment Due By:	12/28/2020

Amount Enclosed

\$

622988414859

Received

DEC 14 2020

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: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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
Lighting Charges		\$486.00

Total Current Month's Charges

\$486.00

00000085-0000310-Page 17 of 26

Important Messages

Important Rate Information for Lighting Customers

Effective January 2021, customer bills will increase due to rising natural gas prices, our continued investments in solar and a Storm Protection Charge. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average. Visit tampaelectric.com/rates and select Customer Communications to review the January 2021 lighting rates.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2020

Account: 211001800609

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

Current month's charges:	\$442.71
Total amount due:	\$442.71
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$404.94
Payment(s) Received Since Last Statement	-\$404.94
Current Month's Charges	\$442.71
Total Amount Due	\$442.71



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800609

Current month's charges:	\$442.71
Total amount due:	\$442.71
Payment Due By:	12/28/2020
Amount Enclosed	\$

622988414860

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

6229884148602110018006090000000442719

Account: 211001800609
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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
Lighting Charges		\$442.71

Total Current Month's Charges

\$442.71

00000085-0000507-Page 11 of 26

Important Messages

Important Rate Information for Lighting Customers

Effective January 2021, customer bills will increase due to rising natural gas prices, our continued investments in solar and a Storm Protection Charge. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average. Visit tampaelectric.com/rates and select Customer Communications to review the January 2021 lighting rates.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2020
Account: 221007991963

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

Current month's charges:	\$56.68
Total amount due:	\$56.68
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$56.68
Total Amount Due	\$56.68



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007991963

Current month's charges:	\$56.68
Total amount due:	\$56.68
Payment Due By:	12/28/2020

Amount Enclosed \$

677309286548

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

6773092865482210079919630000000056687

Account: 221007991963
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

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 32 days

Lighting Energy Charge	41 kWh @ \$0.02866/kWh	\$1.18
Fixture & Maintenance Charge	6 Fixtures	\$22.07
Lighting Pole / Wire	6 Poles	\$32.30
Lighting Fuel Charge	41 kWh @ \$0.02614/kWh	\$1.07
Florida Gross Receipt Tax		\$0.06

Lighting Charges **\$56.68**

Total Current Month's Charges **\$56.68**

00000065-0000904-Page 5 of 26

Important Messages

Important Rate Information for Lighting Customers

Effective January 2021, customer bills will increase due to rising natural gas prices, our continued investments in solar and a Storm Protection Charge. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average. Visit tampaelectric.com/rates and select Customer Communications to review the January 2021 lighting rates.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2020

Account: 221008055560

PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Current month's charges:	\$1,948.05
Total amount due:	\$1,948.05
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$1,948.05
Total Amount Due	\$1,948.05



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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

One Less Worry :)

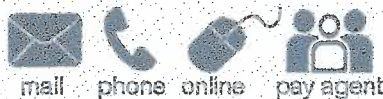
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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008055560

Current month's charges:	\$1,948.05
Total amount due:	\$1,948.05
Payment Due By:	12/28/2020

Amount Enclosed \$
603235357218

00004830 01 AV 0.38 33607 FTECO112072023234310 00000 02 01000000 012 02 9461 003



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

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

Received
DEC 10 2020



ACCOUNT INVOICE

tampaelectric.com



Account: 221008055560
Statement Date: 12/07/2020
Current month's charges due 12/28/2020

Details of Charges – Service from 11/16/2020 to 12/01/2020

Service for: 7461 S FALKENBURG RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Location: CLUBHOUSE

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	12/01/2020	23	0		23 kWh	1	16 Days
Basic Service Charge					\$9.63	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge					23 kWh @ \$0.05991/kWh \$1.38		
Fuel Charge					23 kWh @ \$0.02638/kWh \$0.61		
Florida Gross Receipt Tax					\$0.30		
Electric Service Cost					\$11.92		
State Tax					\$1.13		
Total Electric Cost, Local Fees and Taxes						\$13.05	
Other Fees and Charges							
Electric Security Deposit					\$1,860.00		
Elec Connection Chrg Initial					\$75.00		
Total Other Fees and Charges						\$1,935.00	
Total Current Month's Charges						\$1,948.05	

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.

Important Rate Information for Lighting Customers

Effective January 2021, customer bills will increase due to rising natural gas prices, our continued investments in solar and a Storm Protection Charge. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average. Visit tampaelectric.com/rates and select Customer Communications to review the January 2021 lighting rates.



Statement Date: 12/04/20
Account: 311000070319

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

Current month's charges: \$7,840.32
Total amount due: \$7,840.32
Payment Due By: 12/18/20

Your Account Summary

Previous Amount Due	\$7,658.44
Payment(s) Received Since Last Statement	-\$7,658.44
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$7,840.32
Total Amount Due	\$7,840.32

DO NOT PAY. Your account will be drafted on 12/18/20



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



More options for you.

Visit **tecoaaccount.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: \$7,840.32
Total amount due: \$7,840.32
Payment Due By: 12/18/20

Amount Enclosed \$

700375001590 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 12/18/20

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

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$72.60
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$83.15
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$328.12
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$63.67
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3596.42
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$984.08
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$678.54
PARK PLACE CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$767.00
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$107.20
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$117.03
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$53.12
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$47.99
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$92.86
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$181.98
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	\$283.55

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486
Statement Date: 12/01/20

Details of Charges – Service from 10/01/20 to 10/30/20

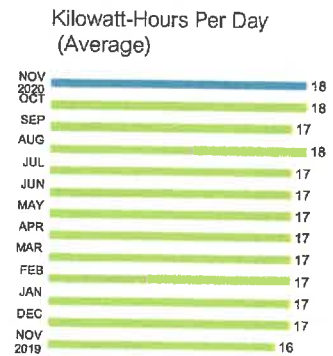
Service for: 8414 DEER CHASE DR, A, RIVERVIEW, FL 33578-8605

Rate Schedule: General Service - Non Demand

Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	10/30/20	6,142		5,602		540 kWh	1	30 Days
Basic Service Charge						\$18.06		
Energy Charge						540 kWh @ \$0.05991/kWh		
Fuel Charge						540 kWh @ \$0.02638/kWh		
Florida Gross Receipt Tax						\$1.66		
Electric Service Cost						\$66.32		
State Tax						\$6.28		
Total Electric Cost, Local Fees and Taxes						\$72.60		
Current Month's Electric Charges						\$72.60		

Tampa Electric Usage History



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001738759
Statement Date: 12/01/20



Details of Charges – Service from 10/01/20 to 10/30/20

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

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	10/30/20	7,407		6,758		649 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						649 kWh @ \$0.05991/kWh \$38.88		
Fuel Charge						649 kWh @ \$0.02638/kWh \$17.12		
Florida Gross Receipt Tax						\$1.90		
Electric Service Cost						\$75.96		
State Tax						\$7.19		
Total Electric Cost, Local Fees and Taxes						\$83.15		
Current Month's Electric Charges						\$83.15		



ACCOUNT INVOICE

tampaelectric.com



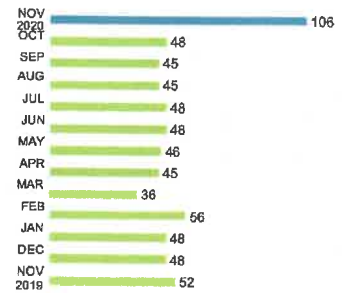
Account: 211001739070
Statement Date: 12/01/20

Details of Charges – Service from 10/01/20 to 10/30/20

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	10/30/20	17,855		14,677		3,178 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						3,178 kWh @ \$0.05991/kWh \$190.39		
Fuel Charge						3,178 kWh @ \$0.02638/kWh \$83.84		
Florida Gross Receipt Tax						\$7.49		
Electric Service Cost						\$299.78		
State Tax						\$28.34		
Total Electric Cost, Local Fees and Taxes						\$328.12		
Current Month's Electric Charges						\$328.12		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739302

Statement Date: 12/01/20



Details of Charges – Service from 10/01/20 to 10/30/20

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	10/30/20	3,773		3,325		448 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						448 kWh @ \$0.05991/kWh \$26.84		
Fuel Charge						448 kWh @ \$0.02638/kWh \$11.82		
Florida Gross Receipt Tax						\$1.45		
Electric Service Cost						\$58.17		
State Tax						\$5.50		
Total Electric Cost, Local Fees and Taxes						\$63.67		
Current Month's Electric Charges						\$63.67		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567
Statement Date: 12/01/20

Details of Charges – Service from 10/01/20 to 10/30/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	8297 kWh @ \$0.02866/kWh	\$237.79
Fixture & Maintenance Charge	71 Fixtures	\$1145.92
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	8297 kWh @ \$0.02614/kWh	\$216.88
Florida Gross Receipt Tax		\$11.66
State Tax		\$285.85

Lighting Charges

\$3,596.42

Current Month's Electric Charges

\$3,596.42

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864
Statement Date: 12/01/20

Details of Charges – Service from 10/01/20 to 10/30/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1148 kWh @ \$0.02866/kWh	\$32.90
Fixture & Maintenance Charge	28 Fixtures	\$172.13
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1148 kWh @ \$0.02614/kWh	\$30.01
Florida Gross Receipt Tax		\$1.61
State Tax		\$77.67
Lighting Charges		\$984.08
Current Month's Electric Charges		\$984.08

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 12/01/20

Details of Charges – Service from 10/21/20 to 11/18/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1098 kWh @ \$0.02866/kWh	\$31.47
Fixture & Maintenance Charge	31 Fixtures	\$201.35
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1098 kWh @ \$0.02614/kWh	\$28.70
Florida Gross Receipt Tax		\$1.54
State Tax		\$53.71
Lighting Charges		\$678.54
Current Month's Electric Charges		\$678.54

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604
Statement Date: 12/01/20

Details of Charges – Service from 10/21/20 to 11/18/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1109 kWh @ \$0.02866/kWh	\$31.78
Fixture & Maintenance Charge	35 Fixtures	\$235.57
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1109 kWh @ \$0.02614/kWh	\$28.99
Florida Gross Receipt Tax		\$1.56
State Tax		\$60.65

Lighting Charges **\$767.00**

Current Month's Electric Charges **\$767.00**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103

Statement Date: 12/01/20

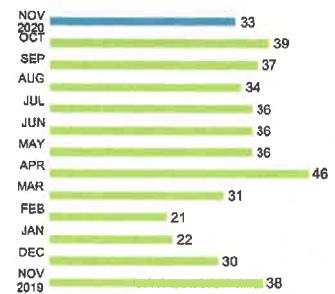
Details of Charges – Service from 10/01/20 to 10/30/20

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
1000538189	10/30/20	1,321		319		1,002 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,002 kWh @ \$0.05991/kWh \$60.03		
Fuel Charge						1,002 kWh @ \$0.02638/kWh \$26.43		
Florida Gross Receipt Tax						\$2.68		
Electric Service Cost						\$107.20		
Current Month's Electric Charges						\$107.20		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376
Statement Date: 12/01/20

Details of Charges – Service from 10/01/20 to 10/30/20

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
1000492499	10/30/20	1,845		732		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		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640

Statement Date: 12/01/20

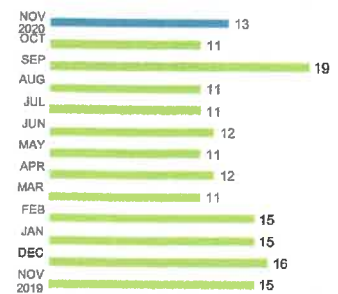
Details of Charges – Service from 10/01/20 to 10/30/20

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
1000492524	10/30/20	620		229		391 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						391 kWh @ \$0.05991/kWh \$23.42		
Fuel Charge						391 kWh @ \$0.02638/kWh \$10.31		
Florida Gross Receipt Tax						\$1.33		
Electric Service Cost						\$53.12		
Current Month's Electric Charges						\$53.12		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450897

Statement Date: 12/01/20



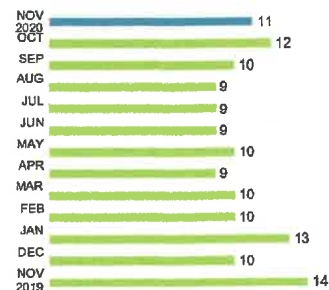
Details of Charges – Service from 10/01/20 to 10/30/20

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
1000536130	10/30/20	538		205		333 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						333 kWh @ \$0.05991/kWh \$19.95		
Fuel Charge						333 kWh @ \$0.02638/kWh \$8.78		
Florida Gross Receipt Tax						\$1.20		
Electric Service Cost						\$47.99		
Current Month's Electric Charges						\$47.99		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451127

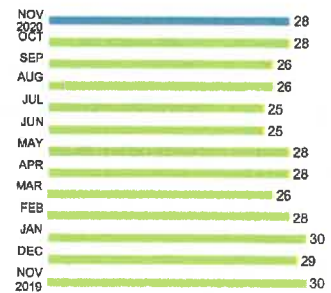
Statement Date: 12/01/20

Details of Charges – Service from 10/01/20 to 10/30/20

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	10/30/20	9,550		8,710		840 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						840 kWh @ \$0.05991/kWh \$50.32		
Fuel Charge						840 kWh @ \$0.02638/kWh \$22.16		
Florida Gross Receipt Tax						\$2.32		
Electric Service Cost						\$92.86		
Current Month's Electric Charges						\$92.86		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317
Statement Date: 12/01/20



Details of Charges – Service from 10/21/20 to 11/18/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	228 kWh @ \$0.02866/kWh	\$6.53
Fixture & Maintenance Charge	9 Fixtures	\$64.14
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	228 kWh @ \$0.02614/kWh	\$5.96
Florida Gross Receipt Tax		\$0.32

Lighting Charges **\$181.98**

Current Month's Electric Charges **\$181.98**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523

Statement Date: 12/01/20

Details of Charges – Service from 10/21/20 to 11/18/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 12/01/20

Details of Charges – Service from 10/21/20 to 11/18/20

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	280 kWh @ \$0.02866/kWh	\$8.02
Fixture & Maintenance Charge	14 Fixtures	\$104.44
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	280 kWh @ \$0.02614/kWh	\$7.32
Florida Gross Receipt Tax		\$0.39
Lighting Charges		\$283.55

Current Month's Electric Charges

\$283.55

Total Current Month's Charges

\$7,840.32

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.

DISTRICT CHECK REQUEST FORM

Today's Date 12/16/20

District Name Parkway CDD
Check Amount \$132.00

Payable: Bryan Schmick

Mailing Address

OS 4904 5725

Check Description Off Duty Patrol Worked Shift on 12/15/20

Special Instructions

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

Approved Signature

DM	_____
Fund	_____
G/L	_____
Object Cd	_____
CK #	_____
Date	12/16/20



Hillsborough County Sheriff's Office Invoice/Statement of Account

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

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

Page: 1 OF 1
Statement Number: 40466
Account Number: 248562
Date: 11/30/2020

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

248562 Deputy Name	Parkway Center CDD Service Number	Pay Itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance
Maulucci Kelsie A	331062	001	11/09/2020	MileageFees 14.00 @0.25/hr		3.50			3.50
Maulucci Kelsie A	331062	002	11/09/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Jorden Donald F	331063	001	11/12/2020	MileageFees 27.50 @0.25/hr		6.88			6.88
Jorden Donald F	331063	002	11/12/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Maulucci Kelsie A	331064	001	11/13/2020	MileageFees 13.00 @0.25/hr		3.25			3.25
Maulucci Kelsie A	331064	002	11/13/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Maulucci Kelsie A	332013	001	11/15/2020	MileageFees 14.00 @0.25/hr		3.50			3.50
Maulucci Kelsie A	332013	002	11/15/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Maulucci Kelsie A	332014	001	11/18/2020	MileageFees 11.00 @0.25/hr		2.75			2.75
Maulucci Kelsie A	332014	002	11/18/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Romano Jimmie F, JR	332015	001	11/20/2020	MileageFees 15.00 @0.25/hr		3.75			3.75
Romano Jimmie F, JR	332015	002	11/20/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Maulucci Kelsie A	332016	001	11/23/2020	MileageFees 13.00 @0.25/hr		3.25			3.25
Maulucci Kelsie A	332016	002	11/23/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Maulucci Kelsie A	332017	001	11/27/2020	MileageFees 12.00 @0.25/hr		3.00			3.00
Maulucci Kelsie A	332017	002	11/27/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Maulucci Kelsie A	332018	001	11/28/2020	MileageFees 14.00 @0.25/hr		3.50			3.50
Maulucci Kelsie A	332018	002	11/28/2020	AdminFees 4.00 @4.00/hr		16.00			16.00
Ramirez Gonzalez Joel	332554	001	11/30/2020	MileageFees 12.30 @0.25/hr		3.08			3.08
Ramirez Gonzalez Joel	332554	002	11/30/2020	AdminFees 3.00 @4.00/hr		12.00			12.00

By 4900
5720

Received
DEC 07 2020

TOTAL CURRENT BALANCE DUE 192.46

ACCOUNT SUMMARY

Previous Balance
New Service 192.46
Payments Received - Thank You
Adjustments
Current Balance Due 192.46

Current	31 - 60	61 - 90	91 - 120	121 - 150	151 - 180	Over 180
192.46						

DISTRICT CHECK REQUEST FORM

Today's Date 12/21/20

District Name Parkway CDD
Check Amount \$132.00

Payable: Joel Ramirez Gonzalez

Mailing Address

Check Description Off Duty Patrol Worked Shift on 11/30/20

Special Instructions

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

Approved Signature

DM	_____	GR
Fund	_____	
G/L	_____	
Object Cd	_____	
CK #	_____	Date 12/21/20

DISTRICT CHECK REQUEST FORM

Today's Date 11/30/20

District Name Parkway CDD
Check Amount \$132

Payable: Kelsie Maulucci

Mailing Address 8361 Moccasin Trail Dr
Riverview FL 33578

Check Description Patrol Services Shift Worked 11/28/20

Special Instructions

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

Approved Signature

DM _____
Fund _____
G/L _____
Object Cd _____
CK # _____ Date 11/30/20

DISTRICT CHECK REQUEST FORM

Today's Date 11/24/20

District Name Parkway CDD
Check Amount \$132

Payable: Kelsie Maulucci

Mailing Address 8361 Moccasin Trail Dr.
Riverview, FL 33578

Be 5720
4904

Check Description Patrol Services Shift Worked 11/23/20

Special Instructions

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

Approved Signature

DM _____
Fund _____
G/L _____
Object Cd _____
CK # _____ Date 11/23/20

DISTRICT CHECK REQUEST FORM

Today's Date 11/30/20

District Name Parkway CDD
Check Amount \$132

Payable: Kelsie Maulucci

Mailing Address 8361 Moccasin Trail Dr
Riverview Fl 33578

Check Description Patrol Services Shift Worked 11/27/20

5720
4404
B

Special Instructions

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

Approved Signature

DM	_____
Fund	—
G/L	
Object Cd	
CK #	_____
Date	11/30/20

DISTRICT CHECK REQUEST FORM

Today's Date 12/4/20

District Name Parkway CDD
Check Amount \$132

Payable: Kelsie Maulucci

Mailing Address 8361 Moccasin Trail Dr.
Riverview Fl 33578

572
4904

1

Check Description Patrol Services Shift Worked 12/3/20

Special Instructions

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

Approved Signature

DM	_____
Fund	—
G/L	
Object Cd	
CK #	_____ Date <u>12/4/20</u>

DISTRICT CHECK REQUEST FORM

Today's Date 12/9/20

District Name Parkway CDD
Check Amount \$132.00

Payable: Paul Gordon

Mailing Address 12431 Belckoft Dr
Riverview FL 33579

Check Description Off Duty Patrol Worked Shift on 12/8/20

Special Instructions

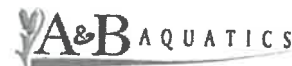
(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM	_____
Fund	—
G/L	
Object Cd	
CK #	_____
Date	12/8/20

A & B Aquatics, Inc.
8511 Gunn Hwy
Odessa, FL 33556
(813) 749-6922
office@ab-aquatics.com

Invoice

**BILL TO**

ATTN: PROP. MGR. GENE
ROBERTS
PARKWAY CENTER
9008 PINEBREEZE DR
RIVERVIEW, FL 33

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2023964	11/23/2020	\$1,575.00	11/23/2020	Due on receipt	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	ACTIVITY	AMOUNT
11/19/2020	FOUNTAIN:FOUNTAIN SERVICE CALL Fountain Service Calls: 11/11 & 11/19/2020 Technician: Ryan T. PARKWAY CENTER POND #3 Technician replaced aerator motor with new Grainger 4F742 3/4 hp pump & weighted down existing air lines (4ea). Contact: Mr. Jason Marks 813-220-9069 Aquatic Weed Control, Inc.	1,575.00

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE

\$1,575.00

5390
4616
BY

Please direct all billing inquiries to:
Marsha Kline - Office Manager
813-749-6922

Don Harrison Enterprises		No 2701	
2510 Priscilla Ct. • Lutz, FL 33559-5679 (813) 363-6286 # 112215		DATE 11/19/2020	
NAME Parkway Center Cntr. D.		STREET PHONE 873-7300	
CITY 2005 Pm And Creek St		STATE FL ZIP 33607	
JOB NAME/LOCATION Tampa		JOB PHONE	
ADDRESS (Oak Creek)		SCHEDULED DATE/TIME	
WORK TAKEN BY Don		ORDERED BY Brian Howell	
DESCRIPTION OF WORK			
Routine Inspection for the Month of November 2020. Made Repair's as needed, Also Troubleshoot & Connected Power for Com. cabinets (No charge)			
TECHNICIAN Don & Paul		TOTAL LABOR 160.00	
COST		UNIT PRICE	
QTY.		PRICE	
ITEM			
1 Photo Cell Sanctuary S. End		47.00	
1 Photo cell at Riverview Entrance		47.00	
1 Fixture at Harvest Glenn		267.00	
1 Fixture at AmeriEdge's Jamboule		267.00	
1 Photo Cell Sanctuary No End		47.00	
ARRIVE		TOTAL HRS. 2	
LEAVE		RATE	
TOTAL LABOR		AMOUNT	
CHARGES		PARTS	
LABOR		LABOR	
SERVICE CALL		PREVENTIVE MAINTENANCE DISCOUNT	
TOTALS		month of Nov 2020	
MAT.		450.00	
PERMITS		TOTAL AMOUNT DUE 1285.00	
MISC.		TOTAL AMOUNT DUE 1285.00	
LABOR		DATE COMPLETED 11-19-2020	
TOTAL		TERMS: Net Due Upon Completion	
CUSTOMER SIGNATURE		CUSTOMER SIGNATURE	
I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.		I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.	

[illegible]



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

INVOICE

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

INVOICE NO. 01203181

DATE: 12/22/20

CUSTOMER NUMBER 003046619

DEALER NUMBER 88178

BILL TO:

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

SHIP TO:

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

YOUR PO NUMBER

PARKWAY CHECKS

DATE SHIPPED

12/16/20

SHIP VIA

FED-X

TERMS

NET-30

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

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

You can now pay your invoice online at
paykaeser.com

SUBTOTAL	89.00
** SALES TAX	.00
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	15.48
TOTAL DUE	104.48

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

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



003046619

88178

3771 Solutions Center
Chicago, IL 60677-3007

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

REMITTANCE

INVOICE NO. 01203181
DATE: 12/22/20

TOTAL DUE: 104.48
Amount Paid

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



Invoice

Corporate Office

PO Box 267

813-757-6500

813-757-6501

Date	Invoice #
11/25/2020	156673

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 11-23-2020			
Irrigation parts	1	101.44	101.44
Labor: 1 man @ \$ 40.00 per hour	7.5	40.00	300.00
Irrigation modifications as needed for new sod, trees and plant materials per proposal # 68641.			
		Total	\$401.44
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	12/25/2020	Balance Due

Irrigation Service/Proposal Request

Property: <u>Parkway Center CDD</u>	DATE <u>11/23/2020</u>
Location <u>New Landscape throughout</u>	
<div style="display: flex; justify-content: space-between;"> - Controller Zone </div>	
C	344
G	11
J	11
Z	31

Emergency? ☐

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # 68641

Description of Work to be performed:

Sod - Raised sprayheads, changed nozzles, located valve, installed Hunter ~~NO DE~~ (temporarily due to 2 mins)

Bottlebrush - repaired cut driplines, replaced sections of dripline

Ligustrum - Added drip header (tied into rotator), repaired cut driplines

Materials needed:

	4 - TLZE (0.85)	3.40	
2 - 407.005 (0.84)	1.68	8 - 15# HUN (1.90)	15.20
2 - TLOSOMA (1.03)	2.06	4 - DBR/Y (2.40)	9.60
20 - TL COUP (0.55)	11.00		
70 - TL 6 (0.18)	12.60		
60 - XFAD0912 (0.65)	39.00		
15 - PR40 005 (0.46)	6.90		

Foreman: <u>Tom</u>	Special Tools Needed:
Manager	material 101.44
Date Completed <u>11/23/2020</u>	Labor 300.00
Total Man Hours <u>7.5</u>	Total 401.44
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	11/11/2020
Estimate #	68641
LMP REPRESENTATIVE	
PG	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
The following estimate provides the installation of St Augustine in front of Baywood/ Summerwood monument sign. At Still River Dr and Still Creek Dr start filling in voids of missing plant material on shrub line beds along the berm. 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 <i>Controller C Zone 3</i>	20	41.25	825.00
Bottlebrush - Red Cluster 7g <i>Controller C Zone 11</i>	22	49.50	1,089.00
Sod - St. Augustine SF - <i>Controller C Zone 11</i>	500	1.17	585.00
<p><i>Will install the 23rd.</i></p> <p><i>Completed 11/24/2020</i></p>			

TERMS AND CONDITIONS:

TOTAL	\$2,499.00
--------------	-------------------

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

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

OWNER / AGENT

DATE



Invoice

Corporate Office
PO Box 267

813-757-6500
813-757-6501

Date	Invoice #
11/30/2020	156686

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 #
68641

Work Order #

PO / PA #
88660

Description	Qty	Rate	Amount
The following estimate provides the installation of St Augustine in front of Baywood/ Summerwood monument sign. At Still River Dr and Still Creek Dr start filling in voids of missing plant material on shrub line beds along the berm. 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	20	41.25	825.00
Bottlebrush - Red Cluster 7g	22	49.50	1,089.00
Sod - St. Augustine SF	500	1.17	585.00
<div style="text-align: right;"> <i>53920</i> <i>4613</i> <i>B2</i> </div>			
Total			\$2,499.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	12/30/2020	Balance Due
			\$2,499.00



Corporate Office
PO Box 267

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
12/11/2020	156873

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 12-10-2020			
Controller F			
Irrigation parts	1	31.71	31.71
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
Controller H			
Irrigation parts	1	66.99	66.99
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Controller J			
Irrigation parts	1	8.45	8.45
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
		Total	\$207.15
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	1/10/2021	Balance Due
			\$0.00



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CBD

Date 12/10/2020

Technician

Arrive/ Depart 11:50 - 2:50 /

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

Clock Type/ # Rain Bird ESTIMEX / Controller F

Battery Date Confirm Time/ Date

Rain Sensor ok ☒ Battery Replaced Y ☒

Notes: * Replaced Rain Sensor Battery

Zone Information

Start Pgm A 1 Pgm B 1 Pgm C 1 Pgm D 1

Time/Date Adjust Y N

Programs A B C D

1 R :20

2 S :10

3 S :10

4 S :15

5 R :45

6 S :10

7 S :15

8 S :10

9 B :15

10 S

11

12

13

14

15

16

17

18

19

20

21

22

23

24

Season Adjust %

Run Time 2:15

100% 100% 100% 100%

1:15 1:15 1:15 1:15

Zone Information

Start Pgm A 1 Pgm B 1 Pgm C 1 Pgm D 1

Time/Date Adjust Y N

Programs A B C D

1 R :20

2 S :10

3 S :10

4 S :15

5 R :45

6 S :10

7 S :15

8 S :10

9 B :15

10 S

11

12

13

14

15

16

17

18

19

20

21

22

23

24

Season Adjust %

Run Time 2:15

100% 100% 100% 100%

1:15 1:15 1:15 1:15

Zone Information

Start Pgm A 1 Pgm B 1 Pgm C 1 Pgm D 1

Time/Date Adjust Y N

Programs A B C D

1 R :20

2 S :10

3 S :10

4 S :15

5 R :45

6 S :10

7 S :15

8 S :10

9 B :15

10 S

11

12

13

14

15

16

17

18

19

20

21

22

23

24

Season Adjust %

Run Time 2:15

100% 100% 100% 100%

1:15 1:15 1:15 1:15

Zone Information

Start Pgm A 1 Pgm B 1 Pgm C 1 Pgm D 1

Time/Date Adjust Y N

Programs A B C D

1 R :20

2 S :10

3 S :10

4 S :15

5 R :45

6 S :10

7 S :15

8 S :10

9 B :15

10 S

11

12

13

14

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17

18

19

20

21

22

23

24

Season Adjust %

Run Time 2:15

100% 100% 100% 100%

1:15 1:15 1:15 1:15

Zone Information

Start Pgm A 1 Pgm B 1 Pgm C 1 Pgm D 1

Time/Date Adjust Y N

Programs A B C D

1 R :20

2 S :10

3 S :10

4 S :15

5 R :45

6 S :10

7 S :15

8 S :10

9 B :15

10 S

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22

23

24

Season Adjust %

Run Time 2:15

100% 100% 100% 100%

1:15 1:15 1:15 1:15

Zone Information

Start Pgm A 1 Pgm B 1 Pgm C 1 Pgm D 1

Time/Date Adjust Y N

Programs A B C D

1 R :20

2 S :10

3 S :10

4 S :15

5 R :45

6 S :10

7 S :15

8 S :10

9 B :15

10 S

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20

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22

23

24

Season Adjust %

Run Time 2:15

100% 100% 100% 100%

1:15 1:15 1:15 1:15

Zone Information

Start Pgm A 1 Pgm B 1 Pgm C 1 Pgm D 1

Time/Date Adjust Y N

Programs A B C D

1 R :20

2 S :10

3 S :10

4 S :15

5 R :45

6 S :10

7 S :15

8 S :10

9 B :15

10 S

11

12

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22

23

24

Season Adjust %

Run Time 2:15

100% 100% 100% 100%

1:15 1:15 1:15 1:15

Zone Information

Start Pgm A 1 Pgm B 1 Pgm C 1 Pgm D 1

Time/Date Adjust Y N

Programs A B C D

1 R :20

2 S :10

3 S :10

4 S :15

5 R :45

6 S :10

7 S :15

8 S :10

9 B :15

10 S

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22

23

24

Season Adjust %

Run Time 2:15

100% 100% 100% 100%

1:15 1:15 1:15 1:15

Zone Information

Start Pgm A 1 Pgm B 1 Pgm C 1 Pgm D 1

Time/Date Adjust Y N

Programs A B C D

1 R :20

2 S :10

3 S :10

4 S :15

5 R :45

6 S :10

7 S :15

8 S :10

9 B :15

10 S

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22

23

24

Season Adjust %

Run Time 2:15

100% 100% 100% 100%

1:15 1:15 1:15 1:15

Zone Information

Start Pgm A 1 Pgm B 1 Pgm C 1 Pgm D 1

Time/Date Adjust Y N

Programs A B C D

1 R :20

2 S :10

3 S :10

4 S :15

5 R :45

6 S :10

7 S :15

Property: Parkway Center CAA

Date	12/10/2020
------	------------

Technician

Arrive/ Depart

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

[illegible]



Corporate Office
PO Box 267

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
12/15/2020	156928

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 12-14-2020			
Controller C			
Irrigation parts	1	139.41	139.41
Labor: 1 man @ \$ 40.00 per hour	3	40.00	120.00
Controller D			
Irrigation parts	1	26.11	26.11
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
		Total	\$295.52
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	1/14/2021
		Payments/Credits	\$0.00
		Balance Due	



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CDA

Date: 12/14/2010

Technician: Jim

Arrive/Depart: 7:20 - 3:00

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

Clock Type/ #	Hunter XC Hybrid Controller A						
Battery Date	Confirm Time/ Date	Time/Date Adjust	Y	Y	Y	Y	Y
Rain Sensor	bad	Battery Replaced	Y	Y	Y	Y	Y

Notes:

Zone #	Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)						
		A	B	C	D					Labor	Supervisor:	Technician:	Hrs	Rate	Amount	
1	M															
2	S	:20		:15												
3	S	:20														
4	S	:40														
5	S	:10														
6	P	:20														
7																
8																
9																
10																
11																
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13																
14																
15																
16																
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18																
19																
20																
21																
22																
23																
24																
Season Adjust W																
Run Time		1:30	:20	:15												

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

Total Materials \$
Total Labor \$
Grand Total \$

Bill To:

IMP Landscape Maintenance Professionals, Inc.										Property: Parkway Center CDD										Date: 12/14/2020 Technician: Tom	
P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpipro.com										Arrive/ Depart: 2:00 - 2:20 /										1	

Clock Type/ #	Battery Date	Confirm Time/ Date	Time/Date Adjust	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Sensor	OK	bad	Y	Y	Pgm A 1				6:00pm			6:00pm
					Pgm B 1	12:00am				12:00am		
					Pgm C 1				8:00am			8:00am
					Pgm D 1				9:00am			9:00am

Zone #	Type	A	B	C	D	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)
1	S	:30	:30				OK	Labor
2	S	:10					OK	Supervisor:
3	S	:20					OK	Technician:
4	M		:10				OK	Total Labor Charges \$
5								Materials
6								QTY
7								Unit
8								Extended
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
Season Adjust % 100% 100% 100%								Total Materials \$
Run Time 1:00 :30 :10								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	

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

Clock Type/ #	Rainbird ESP-Me / Controller C				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	Ⓟ	Time/Date Adjust	Y	(N)			12:00 AM			12:00 PM
Rain Sensor	Ⓢ	bad		Battery Replaced	Y	(N)	2		3:45 PM			3:45 PM
Notes:							Pgm B 1		8:30 PM			8:30 PM

Notes:

Zone #		Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
								Labor	Hrs	Rate	Amount
1	R	:20				:45	straighten 2 rotors	Supervisor:	3	40.00	120.00
2	R/D	:20					ok	Technician:			
3	R/D	:20				:45	ok				
4	R/D	:20				:45	ok				
5	R	:20					ok				
6	R/D	:20					* 1" line break at tee				
7	R	:20					1 rotor (not oscillating) + strengthen 1 rotor				
8	S	:12					ok				
9	S	:12					ok				
10	S	:12					ok				
11	S	:12				*	ok				
12	S	:18					1 1/2" x 2" plate lateral				
13	S	:12					1 1/2" x 2" plate at valve + 1/2" line break (vehicle damage)				
14	S	:15					ok				
15	S	:15					ok				
16	S	:15					ok				
17	S	:10					ok				
18	S	:10					ok				
19	S	:15					ok				
20	S				:10		ok				
21	B				:15		ok				
22											
23											
24											
Season Adjust %			100%	100%	100%	100%					
							Total Materials	\$	139.41		
							Total Labor	\$	120.00		
							Grand Total	\$	259.41		

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

De pay 207

Total 3:45

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

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

Technician Use Only (Use Standard Invoice forms for additional charges)												
Zone Information												
Zone #	Type	A	B	C	D	Programs	Labor	Supervisor:	Rate	Amount	Total Labor Charges \$ 10.00	
1	R	:35				OK			15.00	10.00		
2	S	:15				OK						
3	R/D	:45				1 motor (not oscillating)						
4	S	:20				OK						
5	S	:20				1 motor						
6	S	:20				OK						
7	S	:20				OK						
8	S	:20				OK						
9	S	:20				OK						
10	S	:10				Flushed / elongated nozzle						
11	S	:10				OK						
12	S	:05				OK						
13	B	:05				OK						
14	S	:10				OK						
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
										Total Materials	\$ 26.11	
										Total Labor	\$ 10.00	
										Grand Total	\$ 36.11	

Bill To:

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



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.8810 o.
www.nichols-la.com

813.298.8880 c.
celia@nichols-la.com

877.248.3714 f.
LC26000398

Invoice

Date	Invoice No.
11/20/2020	MPC15-2.58

Due Date
12/7/2020

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 November 20, 2020

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
10/2/2020	Amenity Center Construction Administration (C.A.) and Permitting Principal Landscape Architect Pool Landscape: Work on planting design for pool area. Begin to work on placing the markup in CAD.	155.00	1.15	178.25
10/2/2020	Principal Landscape Architect Pool Landscape: Start work on CAD design input. Send Brian email on process to get approval.	155.00	0.8	124.00
10/2/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Review revised bid from Sunrise. Send over my last comments.	155.00	0.26667	41.33
10/2/2020	Principal Landscape Architect Amenity Pool Area: Put design in CAD.	155.00	0.93333	144.67
10/2/2020	Principal Landscape Architect Amenity Pool Area: Finish up plan with labels.	155.00	1.43333	222.17
10/2/2020	Principal Landscape Architect Amenity Pool Area: Add General Notes and Plot to PDF. Email to BH.	155.00	0.36667	56.83
10/6/2020	Principal Landscape Architect Pool Landscape Plan - add note and then issue to Sunrise. Send out final proposal to Brian for his signature.	155.00	0.46667	72.33
10/7/2020	Principal Landscape Architect Amenity Bidding -Send email reply to Sunrise on bidding pool area.	155.00	0.23333	36.17
10/7/2020	Principal Landscape Architect AMENITY C.A. SUPPORT: Respond to another email of questions on pool landscape pricing from Sunrise. Send an email to Brian H. as well to get answer for their questions.	155.00	0.45	69.75
10/7/2020	Principal Landscape Architect Amenity Pool Area: Review email from BH. Send reply and cc. Trevor. Count up the plants for the Pool Area landscape. Fill in the plant list and create L-03 sheet. Email executed contract to Sunrise and then send sheet L-03 to Sunrise.	155.00	1.81667	281.58

We appreciate your business!

Total Due



NICHOLS

LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.946.8810 o.
www.nichols-la.com

813.298.8880 c.
oella@nichols-la.com

877.246.3714 f.
LC26000399

Invoice

Date	Invoice No.
11/20/2020	MPC15-2.58

Due Date
12/7/2020

Bill To

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

Sent via Email on November 20, 2020

PARKWAY CDD Miscellaneous Tasks & Meetings

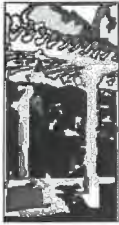
DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
10/8/2020	Principal Landscape Architect AMENITY C.A. SUPPORT:: Respond to Chris' email on contract and send GC's reply to Jason and team at Sunrise for bidding pool area landscape.	155.00	0.28333	43.92
10/14/2020	Principal Landscape Architect Amenity Ctr: Review backflow location email from Gina/ Windward. Send reply.	155.00	1.11667	173.08
10/14/2020	Principal Landscape Architect AMENITY C.A. SUPPORT:: : Reply to Gina on Well/ Backflow.	155.00	0.13333	20.67
10/15/2020	Project Landscape Designer AMENITY C.A. SUPPORT:Research irrigation mainline size for CRN.	83.00	0.16667	13.83
10/20/2020	B/W Copies 11" x 17" Copy of LA-01 for Pool planter design.	0.75	1	0.75

We appreciate your business!

Total Due

\$1,479.33

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



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.8810 c.
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813.298.8880 c.
cells@nichols-la.com

877.248.5714 f.
LC26000399

Invoice

Date	Invoice No.
12/7/2020	MPC15-2.59

Due Date
12/22/2020

Bill To

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

Sent via Email on December 7, 2020

PARKWAY CDD Miscellaneous Tasks & Meetings

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
11/2/2020	Amenity Center Construction Administration (C.A.) and Permitting Principal Landscape Architect Prepare new PDF's for Lee for his permitting needs. Start running plots for Lee.	155.00	1.03333	160.17
11/3/2020	Principal Landscape Architect Work on final plots, binders, pick up delivery courier service, collating plots, and binding..	155.00	1.91667	297.08
11/11/2020	Principal Landscape Architect Respond to Lee about Root pruning trees by s/w.	155.00	0.38333	59.42
11/11/2020	Principal Landscape Architect Reply to Lee's email. Look up PDF set to see tree conflicts.	155.00	0.38333	59.42
11/2/2020	B/W Digital Plots 24" x 36" Plots for permit submittal.	5.80	32	185.60
11/3/2020	B/W Digital Plots 24" x 36" Plots for permit submittal.	5.80	13	75.40
11/3/2020	Color Print (Bond; Letter or Legal) Transmittal for courier of set to Stantec.	1.00	1	1.00
11/3/2020	B/W Print (Bond Paper; Letter or Legal) Record copy of transmittal.	0.20	1	0.20
11/3/2020	Delivery Service for getting Plan Sets to Stantec for Permitting	47.60		47.60

Wishing you a Safe and Blessed Holiday Season!

Total Due

\$885.89

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

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 12/31/2020
(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	781,707	0	0	0	0	0	0	781,707
Investment - Revenue 2008 (9000)	0	249,697	0	0	0	0	0	249,697
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	274,531	0	0	0	274,531
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	556,495	0	0	556,495
Investment - Revenue 2018-1 (7000)	0	0	493,301	0	0	0	0	493,301
Investment - Interest 2018-1 (7001)	0	0	0	0	0	0	0	0
Investment - Principal 2018-1 (7002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018-1 (7003)	0	0	190,859	0	0	0	0	190,859
Prepayment Receivable	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Prepaid Expense	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,988	0	0	0	0	0	0	1,988
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	3,632,797	0	3,632,797
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	<u>792,694</u>	<u>266,990</u>	<u>684,160</u>	<u>419,247</u>	<u>556,495</u>	<u>7,253,925</u>	<u>10,030,000</u>	<u>20,003,512</u>
Liabilities								
Accounts Payable	2,019	0	0	0	0	0	0	2,019
Accounts Payable Other	0	0	0	0	0	0	0	0

Parkway Center Community Development District

Combining Balance Sheet

As of 12/31/2020

(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>2,019</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,030,000</u>	<u>10,032,019</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	127,260	0	0	0	0	0	0	127,260
Investment In General Fixed Assets	0	0	0	0	0	7,253,925	0	7,253,925
Other	<u>663,416</u>	<u>123,720</u>	<u>268,484</u>	<u>162,940</u>	<u>(785,388)</u>	<u>0</u>	<u>0</u>	<u>433,172</u>
Total Fund Equity & Other Credits	<u>790,675</u>	<u>266,990</u>	<u>684,160</u>	<u>419,247</u>	<u>556,495</u>	<u>7,253,925</u>	<u>0</u>	<u>9,971,493</u>
Total Liabilities & Fund Equity	<u>792,694</u>	<u>266,990</u>	<u>684,160</u>	<u>419,247</u>	<u>556,495</u>	<u>7,253,925</u>	<u>10,030,000</u>	<u>20,003,512</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 12/31/2020
(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	813,153	(58,932)	(7)%
O&M Assmts - Off Roll	33,025	0	(33,025)	(100)%
Total Revenues	905,110	813,153	(91,957)	(10)%
Expenditures				
Legislative				
Supervisor Fees	12,000	1,800	10,200	85 %
Financial & Administrative				
District Manager	28,840	7,210	21,630	75 %
Recording Secretary	4,000	1,386	2,614	65 %
District Engineer	5,000	3,201	1,799	36 %
Disclosure Report	6,000	0	6,000	100 %
Trustees Fees	12,500	2,876	9,624	77 %
Accounting Services	28,677	7,219	21,458	75 %
Auditing Services	8,000	0	8,000	100 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	750	29	721	96 %
Public Officials Insurance	2,819	2,960	(141)	(5)%
Legal Advertising	1,100	414	686	62 %
Bank Fees	350	146	204	58 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	300	0	300	100 %
Office Supplies	200	104	96	48 %
Technology Services	2,000	804	1,197	60 %
ADA Website Compliance	2,000	0	2,000	100 %
Interest Payments	575	0	575	100 %
Legal Counsel				
District Counsel	9,000	660	8,340	93 %
Electric Utility Services				
Street Lighting	135,000	14,504	120,496	89 %
Other Physical Environment				
Staff Costs	40,000	886	39,114	98 %
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	53,751	186,249	78 %
Landscape Maintenance - Other	10,000	1,196	8,804	88 %
Pool Service	25,000	0	25,000	100 %
Field Manager	27,707	6,927	20,780	76 %
Irrigation Maintenance	10,000	2,047	7,953	80 %
Plant Replacement Program	10,000	4,927	5,073	51 %
Mitigation & Monitoring	5,000	3,115	1,885	38 %
Waterway Management Program - Contract	17,500	4,275	13,225	76 %
Waterway Management Program - Other	5,000	3,775	1,225	25 %
Clubhouse Security Systems	5,000	0	5,000	100 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	7,464	(6,464)	(646)%
Pavement & Signage Repairs	2,000	0	2,000	100 %
Holiday Lighting	15,000	5,000	10,000	67 %
Parks & Recreation				
Security Patrol	30,792	1,908	28,884	94 %
Special Events	7,500	0	7,500	100 %
Playground/Amenity	10,000	50	9,950	99 %
Miscellaneous Reserve/Contingency	150,000	1,695	148,305	99 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 12/31/2020
(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>149,737</u>	<u>755,373</u>	<u>83 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>663,416</u>	<u>663,416</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	127,260	127,260	0 %
Fund Balance, End of Period	<u>0</u>	<u>790,675</u>	<u>790,675</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 12/31/2020

(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	158,600	(8,743)	(5)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>167,343</u>	<u>158,602</u>	<u>(8,741)</u>	<u>(5)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	67,343	34,882	32,462	48 %
Principal Payments	<u>100,000</u>	<u>0</u>	<u>100,000</u>	<u>100 %</u>
Total Expenditures	<u>167,343</u>	<u>34,882</u>	<u>132,462</u>	<u>79 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>123,720</u>	<u>123,720</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>266,990</u></u>	<u><u>266,990</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 12/31/2020

(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	350,202	(29,392)	(8)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
Total Revenues	<u>379,594</u>	<u>350,206</u>	<u>(29,388)</u>	<u>(8)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	159,594	81,722	77,872	49 %
Principal Payments	<u>220,000</u>	<u>0</u>	<u>220,000</u>	<u>100 %</u>
Total Expenditures	<u>379,594</u>	<u>81,722</u>	<u>297,872</u>	<u>78 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>268,484</u>	<u>268,484</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>684,160</u></u>	<u><u>684,160</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 12/31/2020

(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	265,534	(23,174)	(8)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Total Revenues	<u>288,708</u>	<u>265,537</u>	<u>(23,171)</u>	<u>(8)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	203,708	102,598	101,111	50 %
Principal Payments	<u>85,000</u>	<u>0</u>	<u>85,000</u>	<u>100 %</u>
Total Expenditures	<u>288,708</u>	<u>102,598</u>	<u>186,111</u>	<u>64 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>162,940</u>	<u>162,940</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>419,247</u></u>	<u><u>419,247</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 12/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	15	15	0 %
Total Revenues	0	15	15	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	785,403	(785,403)	0 %
Total Expenditures	0	785,403	(785,403)	0 %
Excess of Revenues Over(Under) Expenditures	0	(785,388)	(785,388)	0 %
Fund Balance, Beginning of Period	0	1,341,883	1,341,883	0 %
Fund Balance, End of Period	0	556,495	556,495	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2020 Through 12/31/2020

(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>7,253,925</u>	<u>7,253,925</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>7,253,925</u>	<u>7,253,925</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>7,253,925</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: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Bank Balance	789,236.26
Less Outstanding Checks/Vouchers	7,529.70
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	781,706.56
Balance Per Books	<u>781,706.56</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: 12/31/20

Reconciliation Date: 12/31/2020

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
5235	12/9/2020	Series 2018-2 Amenity FY21 Tax Dist ID 509	2,468.23	Parkway Center CDD
5236	12/9/2020	Series 2018-1 FY21 Tax Dist ID 509	3,255.24	Parkway Center CDD
5237	12/9/2020	Series 2008 FY21 Tax Dist ID 509	1,474.23	Parkway Center CDD
5244	12/23/2020	System Generated Check/Voucher	132.00	Joel Ramirez-Gonzalez
Outstanding Checks/Vouchers			<hr/> 7,529.70 <hr/> <hr/>	

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

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5206	11/19/2020	System Generated Check/Voucher	132.00	Donald F. Jorden, Sr.
5210	11/24/2020	Series 2008 FY21 Tax Dist ID 503	6,519.30	Parkway Center CDD
5211	11/24/2020	Series 2018 -1 FY21 Tax Dist ID 503	14,395.18	Parkway Center CDD
5212	11/24/2020	Series 2018-2 Amenity - FY21 Tax Dist ID 503	10,914.90	Parkway Center CDD
5213	12/1/2020	System Generated Check/Voucher	3,250.00	Don Harrison Enterprises LLC
5214	12/1/2020	System Generated Check/Voucher	132.00	Kelsie Anthea Maulucci
5215	12/1/2020	System Generated Check/Voucher	200.00	Koko L. Miller
5216	12/1/2020	System Generated Check/Voucher	17,917.15	Landscape Maintenance Professionals, Inc
5217	12/1/2020	System Generated Check/Voucher	7,760.24	Meritus Districts
5218	12/1/2020	System Generated Check/Voucher	200.00	Suzanne DeCopain
5219	12/1/2020	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
5220	12/1/2020	System Generated Check/Voucher	200.00	Jo Ann Ward
5221	12/3/2020	System Generated Check/Voucher	1,575.00	A & B Aquatics, Inc.
5222	12/3/2020	System Generated Check/Voucher	3,485.00	Don Harrison Enterprises LLC
5223	12/3/2020	System Generated Check/Voucher	1,855.00	First Choice Aquatic Weed Management, LLC.
5224	12/3/2020	System Generated Check/Voucher	396.00	Kelsie Anthea Maulucci
5225	12/3/2020	System Generated Check/Voucher	1,479.33	Nichols Landscape Architecture, Inc
CD135-2	12/3/2020	Verizon Payment	190.80	Verizon Wireless
5226	12/4/2020	Series 2018-2 Amenity FY21 Tax Dist ID 507	241,774.68	Parkway Center CDD
5227	12/4/2020	Series 2018-1 Amenity FY21 Tax Dist ID 507	318,865.86	Parkway Center CDD
5228	12/4/2020	Series 2008 FY21 Tax Dist ID 507	144,408.29	Parkway Center CDD
5229	12/10/2020	System Generated Check/Voucher	570.00	Burr & Forman LLP
5230	12/10/2020	System Generated Check/Voucher	225.00	Cardno, Inc.
5231	12/10/2020	System Generated Check/Voucher	231.60	Don Harrison Enterprises LLC
5232	12/10/2020	System Generated Check/Voucher	132.00	Kelsie Anthea Maulucci
5233	12/10/2020	System Generated Check/Voucher	2,900.44	Landscape Maintenance Professionals, Inc

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5234	12/10/2020	System Generated Check/Voucher	1,176.50	Stantec Consulting Services Inc. (SCSI)
CD135-1	12/11/2020	Bank Fee	55.42	
5238	12/17/2020	System Generated Check/Voucher	2,770.00	Cardno, Inc.
5239	12/17/2020	System Generated Check/Voucher	192.46	Hillsborough County Sheriff's Office
5240	12/17/2020	System Generated Check/Voucher	885.89	Nichols Landscape Architecture, Inc
5241	12/17/2020	System Generated Check/Voucher	132.00	Paul A. Gordon
5242	12/17/2020	System Generated Check/Voucher	3,549.56	TECO
311000070319 120420	12/23/2020	paid by ACH service 10/01/20 - 10/30/20	7,840.32	TECO
5243	12/23/2020	System Generated Check/Voucher	132.00	Bryan Schmick
5245	12/23/2020	System Generated Check/Voucher	104.48	Kaeser & Blair Inc.
5246	12/23/2020	System Generated Check/Voucher	18,419.82	Landscape Maintenance Professionals, Inc
Cleared Checks/Vouchers			815,168.22	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR495	12/4/2020	Tax Distribution - 12.04.20	1,445,441.61	
CR496	12/9/2020	Tax Distribution - 12.09.20	<u>14,756.22</u>	
Cleared Deposits			<u>1,460,197.83</u>	

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: 1/20/2021

RE: Memo

Construction:

- The project continues to make great progress.-we expect to have our CO next month.
- Landscape and Irrigation will be starting soon
- Jo Ann and staff have been working hard for furniture selections.
- Koko has finalized the choices for the gym.
- We will need to discuss our grand opening plans as we get closer to completion.

Other District Business:

Please see the resignation of Suzanne. She has sold her home and moved outside of the district. We can discuss filling her seat at the meeting.

The cdd/summerwood agreement has been finalized-we are working on getting the vendors started.

Counsel will be attending the meeting by phone or in person to discuss the Taylor Morrison items. Please see the list below with costs. Once we are good with it, Scott can send over to Taylor Morrison. Just a reminder that they want to cut us a check versus doing the work themselves. I have also included a copy of our previous letter to Taylor Morrison that has everything itemized. The list below follows the letter in numerical order.

1 \$11,472.80

2. No action needed

3 \$10,458.00

4 \$2000

5 \$500

6 No action needed

7 No action needed

8 \$1000

9. \$6,000.00

10. Pending

In addition the cdd is asking for an aeration system for the 2 ponds due to the activity by TM.

Aerators \$22,024.00

Electric hook up to get power to both ponds \$ 17,350

See you soon and stay safe.

Brian



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 12/8/20

	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	Most of the weeds have been sprayed.
INVASIVE MATERIAL (SUBMERSED)	20	20	0	
FOUNTAINS/AERATORS	20	20	0	The one in pond 3 needs to be repaired
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: 12/8/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	25	-5	Fair
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	20	-5	Several potholes on Still River
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	683	-17	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 12/8/20

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	8	-2	Fair
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Some broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	3	-2	Several areas are chlorotic
WEED CONTROL - BED AREAS	5	4	0	Some areas need detailing
PLANT INSECT/DISEASE CONTROL	5	3	-2	Several areas need treatment
PRUNING	10	9	-1	Better
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	3	-4	Looking rough
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	88	-14	86%
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Contractor Signature: _____

Manager's Signature: Gene Roberts

Parkway Ponds December



Pond 6 has some Duck weed but is looking better.



In pond 3 the Alligator weed has been sprayed.



The vegetation in pond 9 has been sprayed.



Pond 1 still has some vegetation floating around the perimeter.



The other ponds all look good.











Parkway Center December



A vehicle rutted the turf along Falkenburg.



The median at Baywood entrance has been sodded.



The Red Fountain grass on Roundleaf needs to be trimmed back.



Once the Muhly grass finishes blooming it will need to be cut back.



The Loropetalum plants along Falkenburg need extra fertilizer.



All the Fakahatchee grass and most of the Jasmine has been trimmed.



The Oak tree limbs need to be raised up by the sidewalk on Willow Beech.



The Gold Mound along Falkenburg appears to have been damaged by White Flies.



Landscape beds at Belmont entrance need some weed detailing.



The Penta's are looking rough and need to be changed out.



LMP has added more stone to the Harvest Glenn entrance.



The turf disease along Still River was treated and has cleared up.



Landscape at the Hamlet entrance looks good.



The landscape at the Sanctuary gates could use more color.



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 1/20/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	<u>Some debris in the ponds</u>
INVASIVE MATERIAL (FLOATING)	20	16	-4	<u>Small amount of Alligator weed and algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u></u>
FOUNTAINS/AERATORS	20	20	0	<u></u>
DESIRABLE PLANTS	15	15	0	<u>Good</u>

AMENITIES

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

MONUMENTS AND SIGNS

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



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 1/20/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	25	-5	Fair
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	County
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	20	-5	Most of the potholes have been patched
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	681	-19	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 1/20/21

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	Off color due to frost
TURF FERTILITY	10	8	-2	Fair
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Dollar weed
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	3	-2	Several areas are chlorotic
WEED CONTROL - BED AREAS	5	4	0	Some areas need detailing
PLANT INSECT/DISEASE CONTROL	5	4	-1	Better
PRUNING	10	10	0	Good
CLEANLINESS	5	5	0	OK
MULCHING	5	5	0	Fair
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	Plant fertility

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	3	-4	Penta's are not doing well
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	88	-12	88%
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Contractor Signature: _____

Manager's Signature: Gene Roberts



Bottle Brush plants along Falkenburg have been cut back.



The Penta's are not doing well and should be changed out.



Landscape at the Hamlet entrance looks decent.



A No Trespassing sign was added along Still Creek where the vehicle is driving over the berm.



Turf will need fertility soon.



Plants at the Still Creek entrance are looking chlorotic.



The Plumbago plants at Harvest Glenn entrance got hit hard by the cold temperatures but should recover.



The Penta's at Belmont entrance look rough.



The Liriope that had the fungus is looking better.



LMP has trimmed up the oak trees around the pocket park on Willow Beach.



All the Muhly grass has been trimmed.

Parkway CDD Ponds January



Pond 6 has some grass weeds along the perimeter.



Pond 4 has some algae.



Pond 9 is looking better; the Alligator weed is dying.



The surface weeds have been treated in pond 3.



Pond 1 condition is improving.



No issues with the other ponds.







