

Parkway Center Community Development District

Board of Supervisors

Koko Miller, Chairman
JoAnn Ward, Vice Chairperson
Tanya O' Conner, Assistant Secretary
Linda Bell, Assistant Secretary
Charlotte Hazlewood, Assistant Secretary

Gene Roberts, District Manager
Scott Steady, District Counsel
Tonja Stewart, District Engineer

Public Hearing & Regular Meeting Agenda

Wednesday, August 30, 2023, at 6:30 p.m.

Zoom Meeting Link:

<https://us06web.zoom.us/j/88673319099?pwd=akVUZDA3M3U4aEJvY1VsR2NFQVNiZ09>

Meeting ID: 886 7331 9099

Passcode: 846865

The Public Hearing & Regular Meeting of the **Parkway Center Community Development District** will be held on **August 30, 2023, at 6:30 p.m. at Parkway Center Clubhouse located at 7461 S Falkenburg Rd, Riverview, FL 33578**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

PUBLIC HEARINGS AND REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS ON AGENDA ITEMS
3. RECESS TO PUBLIC HEARINGS
4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET
 - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2023-06; Adopting Final Fiscal Year 2024 Budget..... Tab 01
 - E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2023-07; Levying O&M Assessments..... Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
6. RETURN TO REGULAR MEETING
7. BUSINESS ITEMS
 - A. Consideration of Resolution 2023-08; Setting Fiscal Year 2024 Meeting Schedule Tab 03
 - B. Consideration of Holiday Proposal..... Tab 04
 - C. General Matters of the District
8. CONSENT AGENDA
 - A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
July 26, 2023,..... Tab 05
 - B. Consideration of Operation and Maintenance Expenditures July 2023, Tab 06
 - C. Review of Financial Statements Month Ending July 31, 2023, Tab 07
9. STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 08
 - i. Community Inspection Reports
10. ADJOURNMENT

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

Sincerely,

Gene Roberts

District Manager

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Parkway Center Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Parkway

Center Community Development District for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of **\$1,813,153.00**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$980,110.00</u>
Total Debt Service Funds	<u>\$833,043.00</u>
Total All Funds*	<u>\$1,813,153.00</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 30, 2023.

Attested By:

**Parkway Center Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Adopted Budget

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2008

REVENUES

CDD Debt Service Assessments	\$	167,382
TOTAL REVENUES	\$	167,382

EXPENDITURES

Series 2008 May Bond Principal Payment	\$	105,000
Series 2008 May Bond Interest Payment	\$	32,462
Series 2008 November Bond Interest Payment	\$	29,921
TOTAL EXPENDITURES	\$	167,382
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	1,320,000
Principal Payment Applied Toward Series 2008 Bonds	\$	105,000
Bonds Outstanding - Period Ending 11/1/2023	\$	1,215,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018-1

REVENUES

CDD Debt Service Assessments	\$	381,719
TOTAL REVENUES	\$	381,719

EXPENDITURES

Series 2018-1 May Bond Principal Payment	\$	230,000
Series 2018-1 May Bond Interest Payment	\$	77,872
Series 2018-1 November Bond Interest Payment	\$	73,847
TOTAL EXPENDITURES	\$	381,719
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	3,785,000
Principal Payment Applied Toward Series 2018-1 Bonds	\$	230,000
Bonds Outstanding - Period Ending 11/1/2022	\$	3,555,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018-2

AMENITY PROJECT

REVENUES

CDD Debt Service Assessments	\$	287,495
TOTAL REVENUES	\$	287,495

EXPENDITURES

Series 2018-2 May Bond Principal Payment	\$	90,000
Series 2018-2 May Bond Interest Payment	\$	99,535
Series 2018-2 November Bond Interest Payment	\$	97,960
TOTAL EXPENDITURES	\$	287,495
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	4,515,000
Bonds Outstanding - Period Ending 11/1/2022	\$	90,000
Bonds Outstanding - Period Ending 11/1/2020	\$	4,425,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

		Unit Count		Fiscal Year 2022 ⁽³⁾					Fiscal Year 2023 ⁽³⁾					Inc/(Dec) in Annual CDD Fees Per Unit ⁽⁴⁾	
Lot Size	ERU Value	O&M ⁽²⁾	Senior Bond DS	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	O&M - Amenity Per Unit	Fiscal Year 2022 Total Assessment	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	O&M - Amenity Per Unit	Fiscal Year 2023 Total Assessment	Debt Service	O&M
Phase 1 - Series 2008															
SF 40'	1.00	199	199	\$318.06	\$174.65	\$403.91	\$100.86	\$997.48	\$318.06	\$171.44	\$403.91	\$100.86	\$994.27	(\$3.21)	\$0.00
SF 50'	1.25	217	217	\$397.53	\$174.65	\$504.88	\$100.86	\$1,177.92	\$397.53	\$171.44	\$504.88	\$100.86	\$1,174.71	(\$3.21)	\$0.00
SF 65'	1.50	73	72	\$477.09	\$174.65	\$605.86	\$100.86	\$1,358.46	\$477.09	\$171.44	\$605.86	\$100.86	\$1,355.25	(\$3.21)	\$0.00
Phase 2 - Series 2018-1															
Townhome	0.75	604	416	\$260.09	\$174.65	\$302.93	\$100.86	\$838.53	\$251.24	\$171.44	\$302.93	\$100.86	\$826.47	(\$12.06)	\$0.00
SF 50'	1.25	607	605	\$433.48	\$174.65	\$504.88	\$100.86	\$1,213.87	\$418.73	\$171.44	\$504.88	\$100.86	\$1,195.91	(\$17.96)	\$0.00
SF 60'	1.50	96	96	\$520.18	\$174.65	\$605.86	\$100.86	\$1,401.55	\$502.47	\$171.44	\$605.86	\$100.86	\$1,380.63	(\$20.92)	\$0.00

1,796 1,605

Notations:

- ⁽¹⁾ Annual assessments are adjusted for the 6% County collection costs and statutory early payment discounts.
- ⁽²⁾ Phase 1: Additional 50' lot platted and merged with HOA tract
- ⁽³⁾ O&M Amenity is based on the Amenity related changes in the expenses which are spread evenly across the properties
- ⁽⁴⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

2024

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET



August 30, 2023

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

PROPOSED ANNUAL OPERATING BUDGET

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August 30, 2023

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 4/30/23	Projected Revenues & Expenditures 5/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	970,110.00	917,663.00	52,447.00	970,110.00	0.00
Operations and Maintenance Assmts - Developer	0.00	0.00	0.00	0.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	970,110.00	917,663.00	52,447.00	970,110.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	10000.00	8,640.00	1,360.00	10,000.00	0.00
TOTAL MISCELLANEOUS REVENUES	10,000.00	8,640.00	1,360.00	10,000.00	0.00
TOTAL REVENUES	\$980,110.00	\$926,303.00	\$53,807.00	\$980,110.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	7,400.00	4,600.00	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	7,400.00	4,600.00	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	28,840.00	18,797.00	10,043.00	28,840.00	0.00
Recording Secretary	2,772.00	2,333.00	439.00	2,772.00	0.00
District Engineer	7,500.00	9,176.00	0.00	9,176.00	1,676.00
Disclosure Report	6,000.00	3,500.00	2,500.00	6,000.00	0.00
Trustees Fees	12,500.00	17,374.00	0.00	17,374.00	4,874.00
Accounting Services	28,667.00	16,728.00	11,939.00	28,667.00	0.00
Auditing Services	9,500.00	1,500.00	8,000.00	9,500.00	0.00
Arbitrage Rebate Calculation	1,000.00	0.00	1,000.00	1,000.00	0.00
Postage, Phone, Faxes, Copies	750.00	385.00	365.00	750.00	0.00
Public Officials Insurance	3,677.00	3,294.00	0.00	3,294.00	(383.00)
Legal Advertising	1,000.00	1,219.00	0.00	1,219.00	219.00
Bank Fees	350.00	75.00	275.00	350.00	0.00
Dues, Licenses & Fees	200.00	175.00	500.00	675.00	475.00
Miscellaneous Fees	500.00	225.00	275.00	500.00	0.00
Office Supplies	200.00	0.00	200.00	200.00	0.00
Technology Services	3,200.00	1,167.00	2,033.00	3,200.00	0.00
ADA Website Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00
Assessment Mailings	0.00	2,237.00	0.00	2,237.00	2,237.00
Misc-Non Ad Valorem Taxes	0.00	6,826.00	0.00	6,826.00	6,826.00
TOTAL FINANCIAL & ADMINISTRATIVE	108,156.00	85,011.00	39,069.00	124,080.00	15,924.00
LEGAL COUNSEL					
District Counsel	7,500.00	683.00	9,317.00	10,000.00	2,500.00
TOTAL LEGAL COUNSEL	7,500.00	683.00	9,317.00	10,000.00	2,500.00
ELECTRIC UTILITY SERVICES					
Street Lighting/Amenity/Monuments/Wells/Spa	120,000.00	81,595.00	38,405.00	120,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	120,000.00	81,595.00	38,405.00	120,000.00	0.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collections	1200.00	1229.00	0.00	1,229.00	29.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	1200.00	1229.00	0.00	1,229.00	29.00

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 4/30/23	Projected Revenues & Expenditures 5/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
OTHER PHYSICAL ENVIRONMENT					
Staff Costs	50,000.00	9,545.00	40,455.00	50,000.00	0.00
Property & Casualty Insurance	24,000.00	22,927.00	0.00	22,927.00	(1,073.00)
Entry & Walls Maintenance	2,500.00	231.00	969.00	1,200.00	(1,300.00)
Landscape Maintenance - Contract	245,000.00	129,152.00	94,848.00	224,000.00	(21,000.00)
Landscape Maintenance - Other	10,000.00	8,945.00	1,055.00	10,000.00	0.00
Pool Service/Janitorial	28,000.00	14,000.00	14,000.00	28,000.00	0.00
Gate Maintenance	1,500.00	0.00	1,500.00	1,500.00	0.00
Field Manager	27,707.00	16,162.00	11,545.00	27,707.00	0.00
Irrigation Maintenance	12,000.00	7,516.00	4,484.00	12,000.00	0.00
Plant Replacement Program	20,000.00	2,100.00	17,900.00	20,000.00	0.00
Mitigation & Monitoring	9,500.00	0.00	9,500.00	9,500.00	0.00
Waterway Management Program - Contract	21,500.00	26,955.00	0.00	26,955.00	5,455.00
Waterway Management Program - Other	77,500.00	0.00	77,500.00	77,500.00	0.00
Water-Utilities	0.00	3,577.00	1,423.00	5,000.00	5,000.00
Clubhouse Security Systems	3,000.00	11,982.00	3,018.00	15,000.00	12,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	532,207.00	253,092.00	278,197.00	531,289.00	(918.00)
ROAD & STREET FACILITIES					
Street/Decorative Light Maintenance	5,000.00	450.00	4,550.00	5,000.00	0.00
Pavement & Signage Repairs	1,500.00	2,040.00	0.00	2,040.00	540.00
Holiday Lighting	16,050.00	16,354.00	0.00	16,354.00	304.00
TOTAL ROAD & STREET FACILITIES	22,550.00	18,844.00	4,550.00	23,394.00	844.00
PARKS & RECREATION					
Pool Service Repairs	841.00	1,200.00	0.00	1,200.00	359.00
Security Patrol	14,156.00	11,424.00	576.00	12,000.00	(2,156.00)
Special Events	7,500.00	89.00	1,411.00	1,500.00	(6,000.00)
Playground/Amenity	10,000.00	12,208.00	0.00	12,208.00	2,208.00
Miscellaneous Reserve/Contingency	144,000.00	23,706.00	111,023.00	134,729.00	(9,271.00)
TOTAL PARKS & RECREATION	176,497.00	48,627.00	113,010.00	161,637.00	(14,860.00)
RESERVE AND CAPITAL PROJECTS					
Reserves	0.00	0.00	0.00	0.00	0.00
Capital Improvements	0.00	0.00	0.00	0.00	0.00
TOTAL RESERVE AND CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	\$980,110.00	\$496,481.00	\$487,148.00	\$983,629.00	\$3,519.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$429,822.00	(\$433,341.00)	(\$3,519.00)	(\$3,519.00)

Parkway Center Community Development District

	Fiscal Year 2023 Final Operating Budget	Total Actuals and Projections Through 9/30/23	Fiscal Year 2024 Proposed Operating Budget
REVENUES			
SPECIAL ASSESSMENTS			
Operations & Maintenance Assmts-Tax Roll	970,110.00	970,110.00	970,110.00
Operations and Maintenance Assmts - Developer	0.00	0.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	970,110.00	970,110.00	970,110.00
INTEREST EARNINGS			
Interest Earnings	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00
OTHER MISCELLANEOUS REVENUES			
Miscellaneous	10,000.00	10,000.00	10,000.00
TOTAL MISCELLANEOUS REVENUES	10,000.00	10,000.00	10,000.00
TOTAL REVENUES	\$980,110.00	\$980,110.00	\$980,110.00
EXPENDITURES			
LEGISLATIVE			
Supervisor Fees	12,000.00	12,000.00	12,000.00
TOTAL LEGISLATIVE	12,000.00	12,000.00	12,000.00
FINANCIAL & ADMINISTRATIVE			
District Manager	28,840.00	28,840.00	28,840.00
Recording Secretary	2,772.00	2,772.00	2,772.00
District Engineer	7,500.00	9,176.00	7,500.00
Disclosure Report	6,000.00	6,000.00	6,000.00
Trustees Fees	12,500.00	17,374.00	12,500.00
Accounting Services	28,667.00	28,667.00	28,667.00
Auditing Services	9,500.00	9,500.00	9,500.00
Arbitrage Rebate Calculation	1,000.00	1,000.00	1,000.00
Postage, Phone, Faxes, Copies	750.00	750.00	750.00
Public Officials Insurance	3,677.00	3,294.00	4,325.00
Legal Advertising	1,000.00	1,219.00	1,000.00
Bank Fees	350.00	350.00	350.00
Dues, Licenses & Fees	200.00	675.00	500.00
Miscellaneous Fees	500.00	500.00	500.00
Office Supplies	200.00	200.00	200.00
Technology Services	3,200.00	3,200.00	3,200.00
ADA Website Compliance	1,500.00	1,500.00	1,500.00
Assessment Mailings	0.00	2,237.00	0.00
Misc-Non Ad Valorem Taxes	0.00	6,826.00	7,000.00
TOTAL FINANCIAL & ADMINISTRATIVE	108,156.00	124,080.00	116,104.00
LEGAL COUNSEL			
District Counsel	7,500.00	10,000.00	7,500.00
TOTAL LEGAL COUNSEL	7,500.00	10,000.00	7,500.00

Parkway Center Community Development District

ELECTRIC UTILITY SERVICES			
Street Lighting/Amenity/Monuments/Wells/Spa	120,000.00	120,000.00	120,000.00
TOTAL ELECTRIC UTILITY SERVICES	120,000.00	120,000.00	120,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES			
Garbage Collections	1,200.00	1,229.00	1,700.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	1200.00	1,229.00	1700.00
OTHER PHYSICAL ENVIRONMENT			
Staff Costs	50,000.00	50,000.00	60,000.00
Property & Casualty Insurance	24,000.00	22,927.00	28,300.00
Entry & Walls Maintenance	2,500.00	1,200.00	4,000.00
Landscape Maintenance - Contract	245,000.00	224,000.00	274,413.00
Landscape Maintenance - Other	10,000.00	10,000.00	10,000.00
Pool Service/Janitorial	28,000.00	28,000.00	39,600.00
Gate Maintenance	1,500.00	1,500.00	1,500.00
Field Manager	27,707.00	27,707.00	27,707.00
Irrigation Maintenance	12,000.00	12,000.00	12,000.00
Plant Replacement Program	20,000.00	20,000.00	20,000.00
Mitigation & Monitoring	9,500.00	9,500.00	9,500.00
Waterway Management Program - Contract	21,500.00	26,955.00	22,300.00
Waterway Management Program - Other	77,500.00	77,500.00	2,500.00
Water-Utilities	0.00	5,000.00	16,800.00
Clubhouse Security Systems	3,000.00	15,000.00	14,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	532,207.00	531,289.00	542,620.00
ROAD & STREET FACILITIES			
Street/Decorative Light Maintenance	5,000.00	5,000.00	5,000.00
Pavement & Signage Repairs	1,500.00	2,040.00	1,500.00
Holiday Lighting	16,050.00	16,354.00	16,050.00
TOTAL ROAD & STREET FACILITIES	22,550.00	23,394.00	22,550.00
PARKS & RECREATION			
Pool Service Repairs	841.00	1,200.00	2,500.00
Security Patrol	14,156.00	12,000.00	15,000.00
Special Events	7,500.00	1,500.00	3,000.00
Playground/Amenity	10,000.00	12,208.00	12,000.00
Miscellaneous Reserve/Contingency	144,000.00	134,729.00	20,136.00
TOTAL PARKS & RECREATION	176,497.00	161,637.00	52,636.00
RESERVE AND CAPITAL PROJECTS			
Reserves	0.00	0.00	75,000.00
Capital Improvements	0.00	0.00	30,000.00
TOTAL RESERVE AND CAPITAL PROJECTS	0.00	0.00	105,000.00
TOTAL EXPENDITURES	\$980,110.00	\$983,629.00	\$980,110.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$3,519.00)	\$0.00

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legislative

Supervisor's Fees

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

Financial & Administrative

District Manager

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

Recording Secretary

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

District Engineer

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

Disclosure Report

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

Trustees Fees

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

Auditing Services

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

Arbitrage Rebate Calculation

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

Financial Services

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

Travel Per Diem

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

Postage, Phone, Fax, Copies

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

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Rentals & Leases

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Water-Sewer Combination Services

Water Utility Services

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

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Other Physical Environment

Field Manager

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance - Contract

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

Landscape Maintenance - Other

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

Miscellaneous Maintenance

To provide for unbudgeted repairs and maintenance.

Irrigation Maintenance

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

Plant Replacement Program

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

Waterway Mgt Program - Contract

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

Waterway Mgt Program - Other

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

Waterway Mgt Program - Erosion Co

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

Capital Improvements

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

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Road & Street Facilities

Decorative Light Maintenance

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

Pavement and Signage Repairs

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

Street Sweeping

This item provides for cleaning of the District roadways.

Parks & Recreation

Security Patrol

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

Capital Improvements

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

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2008

REVENUES

CDD Debt Service Assessments	\$	167,179
TOTAL REVENUES	\$	167,179

EXPENDITURES

Series 2008 May Bond Principal Payment	\$	110,000
Series 2008 May Bond Interest Payment	\$	29,921
Series 2008 November Bond Interest Payment	\$	27,259
TOTAL EXPENDITURES	\$	167,179
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	1,215,000
Principal Payment Applied Toward Series 2008 Bonds	\$	110,000
Bonds Outstanding - Period Ending 11/1/2023	\$	1,105,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018-1

REVENUES

CDD Debt Service Assessments	\$	378,581
TOTAL REVENUES	\$	378,581

EXPENDITURES

Series 2018-1 May Bond Principal Payment	\$	235,000
Series 2018-1 May Bond Interest Payment	\$	73,847
Series 2018-1 November Bond Interest Payment	\$	69,734
TOTAL EXPENDITURES	\$	378,581
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	3,555,000
Principal Payment Applied Toward Series 2018-1 Bonds	\$	235,000
Bonds Outstanding - Period Ending 11/1/2023	\$	3,320,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018-2

AMENITY PROJECT

REVENUES

CDD Debt Service Assessments	\$	287,283
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TOTAL REVENUES	\$	287,283
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EXPENDITURES

Series 2018-2 May Bond Principal Payment	\$	90,000
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Series 2018-2 May Bond Interest Payment	\$	99,429
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Series 2018-2 November Bond Interest Payment	\$	97,854
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TOTAL EXPENDITURES	\$	287,283
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EXCESS OF REVENUES OVER EXPENDITURES	\$	-
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	4,425,000
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Principal Payment Applied Toward Series 2018-2 Bonds	\$	90,000
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Bonds Outstanding - Period Ending 11/1/2023	\$	4,335,000
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PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

		Unit Count		Fiscal Year 2023 ⁽³⁾					Fiscal Year 2024 ⁽³⁾					Inc/(Dec) in Annual CDD Fees Per Unit ⁽⁴⁾	
Lot Size	ERU Value	O&M ⁽²⁾	Senior Bond DS	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	Amenity O&M Budget	Fiscal Year 2023 Total Assessment	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	Amenity O&M Budget	Fiscal Year 2024 Total Assessment	Debt Service	O&M
Phase 1 - Series 2008															
SF 40'	1.00	199	199	\$318.06	\$171.44	\$445.13	\$100.86	\$934.63	\$318.06	\$171.44	\$445.13	\$100.86	\$934.63	\$0.00	\$ -
SF 50'	1.25	217	217	\$397.53	\$171.44	\$556.41	\$100.86	\$1,125.38	\$397.53	\$171.44	\$556.41	\$100.86	\$1,125.38	\$0.00	\$ -
SF 65'	1.50	73	72	\$477.09	\$171.44	\$667.69	\$100.86	\$1,316.22	\$477.09	\$171.44	\$667.69	\$100.86	\$1,316.22	\$0.00	\$ -
Phase 2 - Series 2018-1															
Townhome	0.75	604	416	\$251.24	\$171.44	\$333.85	\$100.86	\$756.53	\$251.24	\$171.44	\$333.85	\$100.86	\$756.53	\$0.00	\$ -
SF 50'	1.25	607	605	\$418.73	\$171.44	\$556.41	\$100.86	\$1,146.58	\$418.73	\$171.44	\$556.41	\$100.86	\$1,146.58	\$0.00	\$ -
SF 60'	1.50	96	96	\$502.47	\$171.44	\$667.69	\$100.86	\$1,341.60	\$502.47	\$171.44	\$667.69	\$100.86	\$1,341.60	\$0.00	\$ -
		1,796	1,605												

Notations:

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

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

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

Proposed Budget is based on 42 Eagle's Nest lots with Certificates of Occupancy received (included in the SF 50' line for assessment purposes)

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

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

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Parkway Center Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 30, 2023.

Attested By:

**Parkway Center Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

RESOLUTION 2023-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND
LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS
AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 30TH DAY OF AUGUST, 2023

ATTEST:

**PARKWAY CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/VICE-CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2023/2024

October	25, 2023	6:30 p.m.
November	__, 2023	6:30 p.m.
December	27, 2023	6:30 p.m.
January	24, 2024	6:30 p.m.
February	28, 2024	6:30 p.m.
March	27, 2024	6:30 p.m.
April	24, 2024	6:30 p.m.
May	22, 2024	6:30 p.m.
June	26, 2024	6:30 p.m.
July	31, 2024	6:30 p.m.
August	28, 2024	6:30 p.m.
September	25, 2024	6:30 p.m.

**All meetings will convene at the Parkway Center CDD Clubhouse
Located at 7461 S Falkenburg Rd Riverview, FL 33578.**

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Parkway Center CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607
attn: Gene Roberts

(813) 397-5120 x324

JOB DESCRIPTION			
Parkway Center CDD Holiday Lighting and Decoration at the following entrance signs:			
North Entrance	Amberly	Summer Wood	Pine Ridge (2 entrance signs)
Belmont	Hamlet	South Entrance	Main Entrance - back community
N and S Sanctuary	Harvest Glenn	Baywood	

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Entrance		
Monuments	Install lighted wreaths with bows on 10 entry monument columns	\$12,500.00
North Main Entrance		
Install clear C9s across the top of black fencing		
Install clear C9s across the top of entrance sign		
Install lighted wreaths with bows on entry monument columns		
Install clear mini lights in 3 Palm trees in front of entrance sign		
Roundabout (North part of community)		
Install clear mini lights in Oak tree - center of round about		
Roundabout (South part of community)		
Install clear mini lights in Oak tree - center of round about		
South Main Entrance		
Install lighted wreaths with bows on entry monument columns		
Install clear mini lights in 6 Oak trees (3 exit side / 3 entrance side)		
Amenity Center		
Install warm white, C9s on lower and upper level of the Amenity Center (Clubhouse)		3,750.00
Install wreath with lights and bow on front center gable of Amenity Center		
Maintenance throughout holiday season		
Requires 50% Deposit		
TOTAL ESTIMATED JOB COST		\$16,250.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Please note: Loss of material due to theft or vandalism is reimbursable at cost

* Remaining balance of project due upon receipt of invoice after installation.

Tim Gay

PREPARED BY

8/26/2023

DATE

AUTHORIZED SIGNATURE FOR PARKWAY CENTER MAIN CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Parkway Center CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

**MINUTES OF MEETING
PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Parkway Center Community Development District was held on Wednesday, July 26, 2023, at 6:30 p.m. at The Parkway Center Clubhouse located at 7461 S. Falkenburg Rd., Riverview, FL 33578.

Present and constituting a quorum were:

Koko Miller	Chairperson
JoAnn Ward	Vice Chairperson
Linda Bell	Assistant Secretary
Charlotte Hazelwood	Assistant Secretary

Also present were:

Richard Reidt	District Manager
Dale Wentzel	Amenity Manager
David Manfrin	LMP
Garth Rinard	LMP
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Miller led the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Reidt called the meeting to order, and a quorum was established.

THIRD ORDER OF BUSINESS

Public Comments on Agenda

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Vendor Staff Reports

- i. District Counsel
- ii. District Engineer

There being no reports, the next item followed.

**MINUTES OF MEETING
PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

FIFTH ORDER OF BUSINESS

Business Items

A. Discussion on Annual Proposal

On MOTION by Ms. Ward seconded by Mr. Miller with all in favor the annual proposal, was approved. 4-0

B. Discussion on Mulch Proposal

On MOTION by Ms. Ward seconded by Mr. Miller with all in favor the mulch proposal, was approved. 4-0

C. Discussion on Tree Removal

Ms. Ward requested a motion to approve the Carson Landscaping quote for \$6,950.

On MOTION by Ms. Ward seconded by Mr. Miller with all in favor the Carson Landscaping quote in the amount of \$6,950, was approved. 4-0

D. Discussion to Approve Revised Quote for Trimming Oaks, Root Prune and Stake of Crape Myrtle for a total of \$3,272.50.

On MOTION by Ms. Ward seconded by Ms. Bell with all in favor the revised quote for Oaks, Root Prune and Stake of Crape Myrtle in the amount of \$3,272.50, was approved. 4-0

E. Discussion on LMP Irrigation Proposals Totaling \$13,860.50.

On MOTION by Ms. Ward seconded by Ms. Bell with all in favor the LMP Irrigation proposal in the amount of \$13,860.50, was approved. 4-0

F. Discussion on Reserve Study Proposal with a Motion for Option 1.

On MOTION by Ms. Miller seconded by Ms. Ward with all in favor the Reserve Study proposal for Option 1, was approved. 4-0

G. General Matters of District

1. Review and Discussion of AmeriGas/Suburban Propane Comparison

a. Motion to Send New Agreement to Scott Steady for Review and then Approval.

**MINUTES OF MEETING
PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

On MOTION by Ms. Ward seconded by Ms. Hazelwood with all in favor the District Manager was authorized to send a new agreement of AmeriGas/Suburban Propane Comparison to Mr. Steady for review and approval. 4-0

Mr. Miller to sign agreement with Suburban Propane.

2. Discussion on Zoom Agreement

- The Zoom Agreement discussion was tabled to the August meeting.

3. Review of Work Done by Mr. Wentzel to Obtain Chair Replacement Under Warranty with the Assistance of Winward.

- The result was approximately \$10,000 in savings to the District.

4. Discussion on Amenity Center Manager

- The discussion was tabled to the August meeting.

Mr. Reidt reviewed the Financial Statements with the Board.

- Mr. Roberts will contact accounting as per Ms. Ward's request to list reserves separately on the balance sheet under the reserve category in General Fund under Reserve Fund, and also, to have a separate simple interest-bearing account for the Reserve Fund.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Manager

i. Community Inspection Report

The Community Inspection Report and the Invasive Treatment Monitoring Reports were reviewed by the Board.

- Mr. Reidt to ensure LMP is servicing all dog stations to include Summerwood and Epilate.
- Ms. Ward asked that we make sure last payment was not made to Yellowstone as they basically quit working.
- Mr. Roberts should determine the reason Blue Line pool invoices are dated and late being paid.
- Mr. Roberts was advised to propose other vendors like *Action Security for the Door* *King System* as *Liberty's* services are not satisfactory. Currently, issues with gates and

**MINUTES OF MEETING
PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

doors to community room automatically unlocking. Mr. Miller is to be contacted and if needed, Board approval to change providers.

SEVENTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

- Mr. Miller advised Mr. Roberts will contact Mr. Miller on sections from Belmond to Monument and Summerwood for pond street lighting deficiencies.
- Mr. Roberts should contact *TECO* for cost to install additional lights similar to those currently in place and to adding to the District billing.

Mr. Reidt has a commercial contact at *TECO* if necessary.

- Ms. Ward requested Mr. Roberts arrange for Clay or Mr. Wentzel to proceed to inspect and determine which lights are out, and report results to *TECO*.
- Ms. Bell is to ensure the Reserve Fund issue is addressed with accounting.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business.

On MOTION by Mr. Miller seconded by Ms. Hazelwood with all in favor, the meeting was adjourned at 8:04 pm. 4-0

Richard Reidt
District Manager

Koko Miller
Chairperson

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
BLUE LIFE POOL SERVICE LLC	11949	\$1,600.00		POOL SERVICES - CLEANING JULY 2023
CHARTER COMMUNICATIONS	1423 071423 ACH	\$285.76		INTERNET SERVICES - 07/14/23-08/13/23
ENVERA SYSTEMS	730229	\$428.32		VIDEO MONITORING - AUGUST 2023
FIRST CHOICE AQUATIC WEED	85991	\$1,846.00		WATERWAY SERVICE - 16 WATERWAYS
INFRAMARK LLC	98306	\$8,402.18		DISTRICT INVOICE JULY 2023
LANDSCAPE MAINTENANCE	177486	\$18,917.75		GROUND MAINT. JULY 2023
NEPTUNE MULTI SERVICES LLC	0053389	\$520.00		POND TRASH SERVICE - MAY 2023
NEPTUNE MULTI SERVICES LLC	0053390	\$520.00	\$1,040.00	POND TRASH SERVICE - JUNE 2023
REPUBLIC SERVICES #696	1361 071723 ACH	\$314.80		WASTE SERVICE - 08/01/23-08/31/23
Monthly Contract Subtotal		\$32,834.81		
Variable Contract				
BOCC HILLSBOROUGH COUNTY	WR2301668	\$100.00		VIOLATION
BOCC HILLSBOROUGH COUNTY	WR2301809	\$200.00	\$300.00	VIOLATION - WATER RESTRICTION
CHARLOTTE HAZLEWOOD	CH 072623	\$200.00		SUPERVISOR FEE 07/26/23
JO ANN WARD	JW 072623	\$200.00		SUPERVISOR FEE 07/26/23
KOKO L. MILLER	KM 072612	\$200.00		SUPERVISOR FEE 07/26/23
LINDA W. BELL	LB 072623	\$200.00		SUPERVISOR FEE 07/26/23
Variable Contract Subtotal		\$1,100.00		
Utilities				
TECO	0146 070723 ACH	\$820.50		ELECTRICITY SERVICES 06/02/23-06/30/23
TECO	0319 070623 ACH	\$10,107.49		BULK BILLING - ELECTRICITY SERVICES 05/03/23-06/21/23
TECO	0369 070723 ACH	\$647.78		ELECTRICITY SERVICES 06/02/23-06/30/23
TECO	0609 070723 ACH	\$610.16		ELECTRICITY SERVICES 06/02/23-06/30/23
TECO	1963 070723 ACH	\$308.58		ELECTRICITY SERVICES 06/02/23-06/30/23
TECO	5560 070723 ACH	\$1,130.85	\$13,625.36	ELECTRICITY SERVICES 06/02/23-06/30/23
Utilities Subtotal		\$13,625.36		
Regular Services				
DOORKING INC.	2060431	\$32.95		CELL SUBSCRIPTION - 06/14/23-07/13/23
LANDSCAPE MAINTENANCE	177233	\$545.27		IRRIGATION REPAIRS - CONTROLLERS/TUBING
NAVITAS CREDIT CORP	9292 070423 ACH	\$804.78		FITNESS EQUIPMENT "A"
NEPTUNE MULTI SERVICES LLC	0053391	\$900.00		CH JANITORIAL SERVICES

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
YELLOWSTONE LANDSCAPE	TMC 549177	\$194.85		IRRIGATION REPAIRS
YELLOWSTONE LANDSCAPE	TMC 549178	\$154.00		IRRIGATION CONTROLLER J
YELLOWSTONE LANDSCAPE	TMC 551630	\$402.57		IRRIGATIONS REPAIRS CONTROLLER A&B
YELLOWSTONE LANDSCAPE	TMC 551631	\$539.50		IRRIGATION REPAIRS - APRIL REPAIRS 2023
YELLOWSTONE LANDSCAPE	TMC 551632	\$1,388.80	\$2,679.72	IRRIGATION REPAIRS
Regular Services Subtotal		\$4,962.72		
Additional Services				
AFFORDABLE LOCK & SECURITY SOLUTIONS	0000241682	\$146.50		DOUBLE DOORS DEAD BOLTS
BLUE LIFE POOL SERVICE LLC	12069	\$3,657.00		FILTER GRIDS / LABOR / REPAIR / PARTS
SITE MASTERS OF FLORIDA, LLC	071523-1	\$2,600.00		CUT DOWN VEGETATION
Additional Services Subtotal		\$6,403.50		
TOTAL		\$58,926.39		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

BLUE LIFE POOL SERVICE
 5108 SWALLOW DR
 LAND O LAKES, FL 34639 US
 +1 8135975009
 bluelifepools@gmail.com
 www.bluelifepoolsfl.com

Invoice



BILL TO
PARKWAY CENTER CDD 7461 S FALKENBURG RD RIVERVIEW, FL 33578

SHIP TO
PARKWAY CENTER CDD 7461 S FALKENBURG RD RIVERVIEW, FL 33578

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11949	07/01/2023	\$1,600.00	07/31/2023	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,600.00	1,600.00

BALANCE DUE

\$1,600.00

July 14, 2023
Invoice Number: 2463929071423
Account Number: 8337 12 028 2463929
Security Code: 5433
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Received
JUL 19 2023

Auto Pay Notice

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Summary Service from 07/14/23 through 08/13/23 details on following pages

Previous Balance	285.76
Payments Received -Thank You!	-285.76
Remaining Balance	\$0.00
Spectrum Business™ TV	96.96
Spectrum Business™ Internet	132.97
Spectrum Business™ Voice	19.99
Other Charges	22.20
Taxes, Fees and Charges	13.64
Current Charges	\$285.76
YOUR AUTO PAY WILL BE PROCESSED 07/31/23	
Total Due by Auto Pay	\$285.76

Telecommunications Relay Service (TRS)

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

Channel Lineup and Rate Card: To obtain the current channel lineup available in your area, please go to Business.Spectrum.com/channel-lineup or contact us at 1-800-314-7195 to request a paper copy be mailed to you.

NEW! Save big on mobile when you buy one mobile unlimited mobile line and get a second line free for a year! Call 1-855-670-6767 to get started.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 14 07152023 NNNNNNNN 01 003066 0015

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

July 14, 2023

PARKWAY CENTER CBD

Invoice Number: 2463929071423
Account Number: 8337 12 028 2463929
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Total Due by Auto Pay **\$285.76**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186





Invoice Number: 2463929071423
 Account Number: 8337 12 028 2463929
 Security Code: 5433

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8337 1200 NO RP 14 07152023 NNNNNNNN 01 003066 0015

Charge Details

Previous Balance		285.76
EFT Payment	07/01	-285.76
Remaining Balance		\$0.00

Payments received after 07/14/23 will appear on your next bill.

Service from 07/14/23 through 08/13/23

Spectrum Business™ TV

Spectrum Business		79.99
Premier		
Promotional Discount		-25.00
Spectrum Receivers	2 Receivers at 10.99 each	21.98
DVR Service		19.99
		\$96.96

Spectrum Business™ TV Total **\$96.96**

Spectrum Business™ Internet

Spectrum WiFi		0.00
Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
Static IP 5		29.99
Spectrum Business		199.99
Internet Ultra		
Promotional Discount		-105.00
Business WiFi		7.99
		\$132.97

Spectrum Business™ Internet Total **\$132.97**

Spectrum Business™ Voice

Phone number (813) 570-8126		
Spectrum Business Voice		49.99
Promotional Discount		-30.00
		\$19.99

Spectrum Business™ Voice Continued

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$19.99**

Other Charges

Broadcast TV Surcharge	22.20
Other Charges Total	\$22.20

Taxes, Fees and Charges

State and Local Sales Tax	1.50
Communications Services Tax	12.14
Taxes, Fees and Charges Total	\$13.64

Current Charges **\$285.76**
Total Due by Auto Pay **\$285.76**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.



Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Received
JUL 17 2023

Invoice	
Invoice Number 730229	Date 07/03/2023
Customer Number 400493	Due Date 08/01/2023

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Parkway Center CDD	400493		730229	08/01/2023
Quantity	Description		Rate	Amount
Parkway Center CDD, 7461 S. Faulkenburg Rd, Riverview, FL				
1.00	Active Video Monitoring 08/01/2023 - 08/31/2023		715.00	715.00
1.00	Service & Maintenance 08/01/2023 - 08/31/2023		343.75	343.75
	Sales Tax			79.40
	Payments/Credits Applied			(709.83)
Invoice Balance Due:				\$428.32

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

Date	Invoice #	Description	Amount	Balance Due
07/03/2023	730229	Alarm Monitoring Services	\$428.32	\$428.32

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice	
Invoice Number 730229	Date 07/03/2023
Customer Number 400493	Due Date 08/01/2023

Net Due: \$428.32

Amount Enclosed: _____

|||||
PARKWAY CENTER CDD
C/O INFRAMARK
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

1870

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
7/27/2023	85991

Bill To
Parkway Center CDD c/o Inframark 2005 Pan Am Circle Dr., Ste. 300 Tampa, FL 33067

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/26/2023

Description	Amount
Monthly waterway service for the month this invoice is dated - 16 waterways	1,408.00
Monthly maintenance for clubhouse for the month this invoice is dated	143.00
Monthly waterway service #23 for the month this invoice is dated	212.00
Monthly waterway service #25 for the month this invoice is dated	83.00
	0.00

Thank you for your business.

Total	\$1,846.00
Payments/Credits	\$0.00
Balance Due	\$1,846.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#98306

CUSTOMER ID

C2303

PO#

INVOICE

DATE

7/19/2023

NET TERMS

Net 30

DUE DATE

8/18/2023

BILL TO

Parkway Center CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,403.33		2,403.33
Accounting Services	1	Ea	2,389.75		2,389.75
Field Management	1	Ea	2,308.92		2,308.92
Recording Secretary	1	Ea	333.33		333.33
Technology Services	1	Ea	166.67		166.67
Color Copies	35	Ea	0.39		13.65
Postage	29	Ea	0.60		17.40
Eugene Roberts 5-26-23 ZORO TOOLS INC \$46.85; EBAY \$10.70; ZORO TOOLS \$96.39; AMZN MKTP \$38.31; AMZN MKTP \$31.19; MICROSOFT \$8.25; EBAY \$37.44	1	Ea	269.13		269.13
Dissemination Services	1	Ea	500.00		500.00
Subtotal					8,402.18

Subtotal

\$8,402.18

Tax

\$0.00

Total Due

\$8,402.18

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

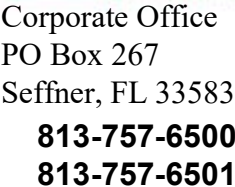
To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Corporate Office
PO Box 267
Seffner, FL 33583
813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/1/2023	177486

Bill To:
Parkway Center CDD c/oInframark 210 N University Dr #702 Coral Springs, FL 33071

Property Information

Services for the month of August 2023

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE EFFECTIVE JULY 1, 2023	1	18,917.75	18,917.75

			Total	\$18,917.75
Questions regarding this invoice? Please e-mail arpayments@lmpopro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	8/31/2023	Balance Due	\$18,917.75



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569
Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
813-778-9857

Invoice

Invoice No: 0053389
Date: 07/10/2023
Terms: NET 0
Due Date: 07/10/2023

Bill To: Park way main Blvd trash services
inframark@avidbill.com

Description	Quantity	Rate	Amount
trash services May 2023	8	\$65.00	\$520.00

Payment Instructions

Zelle @8133257684
Cashapp \$neptunejku

Subtotal	\$520.00
TAX 0%	\$0.00
Total	\$520.00
Paid	\$0.00

Balance Due \$520.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569

Remittance Advice for Invoice # 0053389 on 07/10/2023

Balance Due \$520.00

Paid _____

Received From: Park way main Blvd trash services

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

 /

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569
 Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
 813-778-9857

Invoice

Invoice No: 0053390
 Date: 07/10/2023
 Terms: NET 0
 Due Date: 07/10/2023

Bill To: Park way main Blvd trash services
 inframark@avidbill.com

Description	Quantity	Rate	Amount
Trash pick up June 2023 services	8	\$65.00	\$520.00

Payment Instructions

Zelle @8133257684
 Cashapp \$neptunejku

Subtotal	\$520.00
TAX 0%	\$0.00
Total	\$520.00
Paid	\$0.00

Balance Due \$520.00



Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569

Remittance Advice for Invoice # 0053390 on 07/10/2023

Balance Due \$520.00

Paid _____

Received From: Park way main Blvd trash services

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Received
JUL 24 2023

Account Number 3-0696-0046402
Invoice Number 0696-001121361
Invoice Date July 17, 2023
Previous Balance \$191.81
Payments/Adjustments -\$191.81
Current Invoice Charges \$314.80

Autopayment
\$314.80

Payment Due Date
August 06, 2023

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/07	5555555	-\$191.81

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Parkway Center Cdd 7461 S Falkenburg Rd CSA A217954588				
Riverview, FL				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTH CO - CLASS 1				
Waste/Recycling Overage 07/06		1.0000	\$88.00	\$88.00
Pickup Service 08/01-08/31			\$127.07	\$127.07
Container Refresh 08/01-08/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$90.73
CURRENT INVOICE CHARGES, AutoPayment due on August 06, 2023				\$314.80

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Do not Pay

* Thank You For Your Automatic Payment *

Autopayment \$314.80
Payment Due Date August 06, 2023
Account Number 3-0696-0046402
Invoice Number 0696-001121361

Address Service Requested

☐ For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:



00017740
N207
PARKWAY CENTER CDD
GENE ROBERTS
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008



REPUBLIC SERVICES #696
PO BOX 9001099
LOUISVILLE KY 40290-1099

30696004640200000011213610000314800000314807



Hillsborough
County Florida

Received

JUL 6 2023

PO BOX 1110
Tampa, FL 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, FL 33619-1309

PARKWAY CENTER CDD
C/O DISTRICT MANAGEMENT SERVICES LLC
2005 PAN AM CIR STE 120
TAMPA, FL33607-2529

NOTICE OF VIOLATION
WATER USE RESTRICTION
06-28-2023

The purpose of this notice is to inform you that a violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, was witnessed on the date, time and at the address referenced below. This observance is described as follows:

Case Number: WR2301668
Location: 8380 STILL RIVER DR HBCO
Parcel Number: 049150.2786
Violation: 1: WATERING ON A RESTRICTED DAY
Violation Dated: 06/23/2023 - 05:03AM
Penalty Amount: \$100.00

The enclosed invoice reflects the assessed penalty amount to be paid within twenty (20) business days. If not paid and/or an appeal is not filed within twenty (20) business days, it will constitute a separate violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, and this case will be referred to the Code Enforcement Special Magistrate for a hearing where additional fines may be imposed. Payment may be made online at www.HCFLGOV.net/CodeFines, in person or by mail. Checks and money orders shall be made payable to BOARD OF COUNTY COMMISSIONERS and sent to:

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, FL 33619-1309

TO FILE AN APPEAL:

You have twenty (20) business days from the date of written notification of a penalty assessed under Ordinance 03-07, as amended, to submit a written request for appeal. Appeals can be sent via email to WaterAppeals@HCFLGov.net, or faxed to (813) 274-6609, or mailed to the address above. Please be sure to include your case number. Please note, an appeal cannot be based on a lack of knowledge of water restrictions. For additional information regarding water use restrictions and appeals, please visit www.hcflgov.net/code.

If you have any questions, please call:

Ted Baker, Code Enforcement Officer
(813) 431-4743



Hillsborough
County Florida

Received
JUL 6 2023

Post Office Box 1110
Tampa, Florida 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, Florida 33619-1309

Code Enforcement Department Invoice - Statement of Charges

Case Number: WR2301668
Invoice Date: 06-28-2023
Parcel Number: 049150.2786

Charge Details:

All violations are personally witnessed and photographed by the Code Enforcement Officer assigned to the case.

Description of Violation:	Violation Dated:	Time:	Penalty:
1: WATERING ON A RESTRICTED DAY	06/23/2023	05:03AM	\$100.00

TOTAL AMOUNT DUE: \$100.00

Payment may be made online at www.hcflgov.net/CodeFines or by US Mail. Checks and money orders shall be made payable to the BOARD OF COUNTY COMMISSIONERS, to:

Code Enforcement Department
3629 Queen Palm Dr
Tampa, Fl. 33619

Failure to pay these fines, or file written appeal, within twenty (20) business days of receipt of this notice may result in your case being forwarded to the Hillsborough County Code Enforcement Special Magistrate where additional fines of up to \$5,000 per day may be assessed.

Your prompt attention to this matter is appreciated.

Received

JUL 25 2023



Hillsborough
County Florida

PO BOX 1110
Tampa, FL 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, FL 33619-1309

PARKWAY CENTER CDD
C/O DISTRICT MANAGEMENT SERVICES LLC
2005 PAN AM CIR STE 120
TAMPA, FL33607-2529

NOTICE OF VIOLATION
WATER USE RESTRICTION
07-20-2023

The purpose of this notice is to inform you that a violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, was witnessed on the date, time and at the address referenced below. This observance is described as follows:

Case Number: WR2301809
Location: 8380 STILL RIVER DR HBCO
Parcel Number: 049150.2786
Violation: 1: WATERING ON A RESTRICTED DAY
Violation Dated: 07/14/2023 - 04:49AM
Penalty Amount: \$200.00

The enclosed invoice reflects the assessed penalty amount to be paid within twenty (20) business days. If not paid and/or an appeal is not filed within twenty (20) business days, it will constitute a separate violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, and this case will be referred to the Code Enforcement Special Magistrate for a hearing where additional fines may be imposed. Payment may be made online at www.HCFLGOV.net/CodeFines, in person or by mail. Checks and money orders shall be made payable to BOARD OF COUNTY COMMISSIONERS and sent to:

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, FL 33619-1309

TO FILE AN APPEAL:

You have twenty (20) business days from the date of written notification of a penalty assessed under Ordinance 03-07, as amended, to submit a written request for appeal. Appeals can be sent via email to WaterAppeals@HCFLGov.net, or faxed to (813) 274-6609, or mailed to the address above. Please be sure to include your case number. Please note, an appeal cannot be based on a lack of knowledge of water restrictions. For additional information regarding water use restrictions and appeals, please visit www.hcflgov.net/code.

If you have any questions, please call:

Ted Baker, Code Enforcement Officer
(813) 431-4743

Hillsborough County Code Enforcement Department - Case Number WR2301809



Hillsborough
County Florida

Post Office Box 1110
Tampa, Florida 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, Florida 33619-1309

Code Enforcement Department Invoice - Statement of Charges

Case Number: WR2301809
Invoice Date: 07-20-2023
Parcel Number: 049150.2786

Charge Details:

All violations are personally witnessed and photographed by the Code Enforcement Officer assigned to the case.

Description of Violation:	Violation Dated:	Time:	Penalty:
1: WATERING ON A RESTRICTED DAY	07/14/2023	04:49AM	\$200.00

TOTAL AMOUNT DUE: \$200.00

Payment may be made online at www.hcflgov.net/CodeFines or by US Mail. Checks and money orders shall be made payable to the BOARD OF COUNTY COMMISSIONERS, to:

Code Enforcement Department
3629 Queen Palm Dr
Tampa, FL 33619

Failure to pay these fines, or file written appeal, within twenty (20) business days of receipt of this notice may result in your case being forwarded to the Hillsborough County Code Enforcement Special Magistrate where additional fines of up to \$5,000 per day may be assessed.

Your prompt attention to this matter is appreciated.

Parkway Center CDD

CH 072623

MEETING DATE: July 26 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	<i>yes</i>	Accept	\$200
Linda Bell	<i>yes</i>	Accept	\$200
Tanya O'Conner		Accept	\$200
Charlotte Hazlewood	<i>yes</i>	Accept	\$200
Koko Miller	<i>yes</i>	Accept	\$200

DMS Staff Signature *Rick Reidt*

Parkway Center CDD

MEETING DATE: July 26 2023

JW 072623

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	<i>yes</i>	Accept	\$200
Linda Bell	<i>yes</i>	Accept	\$200
Tanya O'Conner		Accept	\$200
Charlotte Hazlewood	<i>yes</i>	Accept	\$200
Koko Miller	<i>yes</i>	Accept	\$200

DMS Staff Signature *Rick Reidt*

Parkway Center CDD

KM 072623

MEETING DATE: July 26 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	<i>yes</i>	Accept	\$200
Linda Bell	<i>yes</i>	Accept	\$200
Tanya O'Conner		Accept	\$200
Charlotte Hazlewood	<i>yes</i>	Accept	\$200
Koko Miller	<i>yes</i>	Accept	\$200

DMS Staff Signature *Rick Reidt*

Parkway Center CDD

MEETING DATE: July 26 2023

LB 072623

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	<i>yes</i>	Accept	\$200
Linda Bell	<i>yes</i>	Accept	\$200
Tanya O'Conner		Accept	\$200
Charlotte Hazlewood	<i>yes</i>	Accept	\$200
Koko Miller	<i>yes</i>	Accept	\$200

DMS Staff Signature *Rick Reidt*



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

Statement Date: July 07, 2023

Amount Due: \$820.50

Due Date: July 28, 2023

Account #: 211001800146

Received

JUL 12 2023

DO NOT PAY. Your account will be drafted on July 28, 2023



Account Summary

Current Service Period: June 02, 2023 - June 30, 2023

Previous Amount Due \$820.50

Payment(s) Received Since Last Statement -\$820.50

Current Month's Charges \$820.50

Amount Due by July 28, 2023 \$820.50

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



Scan here to view
your account online.



ACT NOW FOR FREE INSTALL!

Keep your business running by protecting
your equipment from harmful surges.

TampaElectric.com/SurgeProtection

ZapCap
SYSTEMS™



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211001800146

Due Date: July 28, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$820.50

Payment Amount: \$ _____

618050708835

Your account will be
drafted on July 28, 2023

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211001800146
Statement Date: July 07, 2023
Charges Due: July 28, 2023

Service Period: Jun 02, 2023 - Jun 30, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	304 kWh @ \$0.03511/kWh	\$10.67
Fixture & Maintenance Charge	19 Fixtures	\$175.37
Lighting Pole / Wire	19 Poles	\$612.37
Lighting Fuel Charge	304 kWh @ \$0.05169/kWh	\$15.71
Storm Protection Charge	304 kWh @ \$0.01466/kWh	\$4.46
Clean Energy Transition Mechanism	304 kWh @ \$0.00036/kWh	\$0.11
Storm Surcharge	304 kWh @ \$0.00326/kWh	\$0.99
Florida Gross Receipt Tax		\$0.82

Lighting Charges **\$820.50**

Total Current Month's Charges

\$820.50

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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 at Tampa Electric. You bear the risk that this unauthorized party will 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.



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

Statement Date: July 06, 2023

Amount Due: \$10,107.49

Due Date: July 20, 2023
Account #: 311000070319

DO NOT PAY. Your account will be drafted on July 20, 2023

Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$10,107.49

Amount Due by July 20, 2023 \$10,107.49

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

Your Locations With The Highest Usage



5707 STILL WATER
DR. #B, RIVERVIEW, FL
33569-0000

**2,634
KWH**



8421 CASTLE CREEK
DR LITES, RIVERVIEW,
FL 33578-0000

**2,131
KWH**



Scan here to view
your account online.

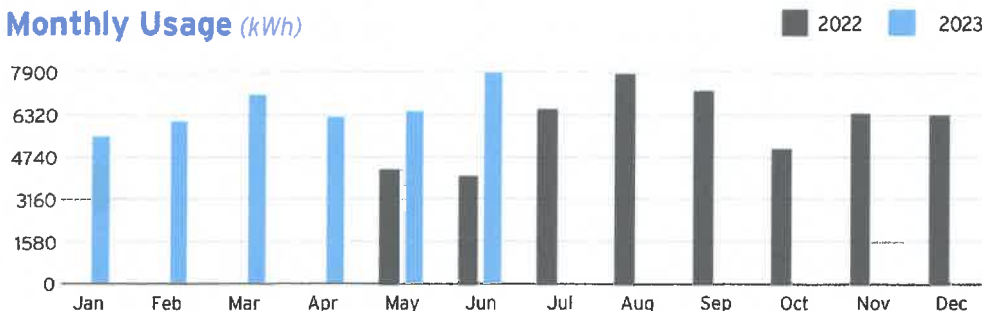


**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety)
for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 311000070319

Due Date: July 20, 2023



Pay your bill online at [TampaElectric.com](https://www.tampaelectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$10,107.49

Payment Amount: \$ _____

700125003080

Your account will be
drafted on July 20, 2023

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2359

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

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

Sub-Account Number: 211001738486

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323060	06/01/2023	21,700		21,662		38 kWh	1	30 Days	\$28.96
									▼ 79.3%

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

Sub-Account Number: 211001738759

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000326790	06/01/2023	30,427		29,498		929 kWh	1	30 Days	\$167.13
									▼ 6.5%

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

Sub-Account Number: 211001739070

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325661	06/01/2023	95,708		93,577		2,131 kWh	1	30 Days	\$353.48
									▲ 16.1%

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

Sub-Account Number: 211001739302

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000705281	06/01/2023	13,607		13,345		262 kWh	1	30 Days	\$63.70
									▼ 11.2%

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

Sub-Account Number: 211001739567

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft
Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person
Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone
Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
[TampaElectric.com](https://www.tampaelectric.com)

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

Amount: \$4,529.19

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

Sub-Account Number: 211001739864

Amount: \$1,209.17

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

Sub-Account Number: 211001800955

Amount: \$855.74

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

Sub-Account Number: 211015022604

Amount: \$966.16

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

Sub-Account Number: 211014450103

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000538189	06/01/2023	32,264		29,630		2,634 kWh	1	30 Days	\$431.49
									<input checked="" type="checkbox"/> 164.7%

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

Sub-Account Number: 211014450376

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492499	06/01/2023	28,106		27,356		750 kWh	1	30 Days	\$139.36
									<input type="checkbox"/> 18.9%

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

Sub-Account Number: 211014450640

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492524	06/01/2023	21,390		20,781		609 kWh	1	30 Days	\$117.51
									<input type="checkbox"/> 5.0%

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

Sub-Account Number: 211014450897

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000536130	06/01/2023	9,028		8,813		215 kWh	1	30 Days	\$56.41
									<input type="checkbox"/> 9.7%

Service Address: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

Sub-Account Number: 211014451127

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323057	06/01/2023	26,255		25,929		326 kWh	1	30 Days	\$73.62
									<input type="checkbox"/> 6.9%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

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

Sub-Account Number: 211014451317

Amount: \$248.44

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

Sub-Account Number: 211014451523

Amount: \$480.68

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

Sub-Account Number: 211014451713

Amount: \$386.45

Total Current Month's Charges

\$10,107.49



Sub-Account #: 211001738486
Statement Date: 06/30/2023

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

Meter Read

Meter Location: # A Pmp

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000323060	06/01/2023	21,700	21,662	38 kWh	1	30 Days

Charge Details

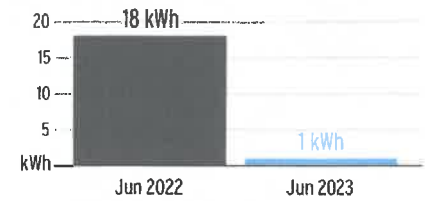


Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	38 kWh @ \$0.07990/kWh	\$3.04
Fuel Charge	38 kWh @ \$0.05239/kWh	\$1.99
Storm Protection Charge	38 kWh @ \$0.00400/kWh	\$0.15
Clean Energy Transition Mechanism	38 kWh @ \$0.00427/kWh	\$0.16
Storm Surcharge	38 kWh @ \$0.01061/kWh	\$0.40
Florida Gross Receipt Tax		\$0.72

Electric Service Cost \$28.96

Avg kWh Used Per Day



Current Month's Electric Charges

\$28.96

Billing information continues on next page →



Sub-Account #: 211001738759
Statement Date: 06/30/2023

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

Meter Read

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000326790	06/01/2023	30,427	29,498	929 kWh	1	30 Days

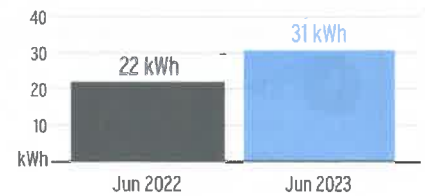
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	929 kWh @ \$0.07990/kWh	\$74.23
Fuel Charge	929 kWh @ \$0.05239/kWh	\$48.67
Storm Protection Charge	929 kWh @ \$0.00400/kWh	\$3.72
Clean Energy Transition Mechanism	929 kWh @ \$0.00427/kWh	\$3.97
Storm Surcharge	929 kWh @ \$0.01061/kWh	\$9.86
Florida Gross Receipt Tax		\$4.18
Electric Service Cost		\$167.13

Avg kWh Used Per Day



Current Month's Electric Charges

\$167.13

Billing information continues on next page →



Sub-Account #: 211001739070
Statement Date: 06/30/2023

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

Meter Read

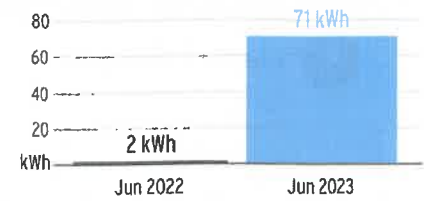
Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	06/01/2023	95,708		93,577		2,131 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	2,131 kWh @ \$0.07990/kWh	\$170.27
Fuel Charge	2,131 kWh @ \$0.05239/kWh	\$111.64
Storm Protection Charge	2,131 kWh @ \$0.00400/kWh	\$8.52
Clean Energy Transition Mechanism	2,131 kWh @ \$0.00427/kWh	\$9.10
Storm Surcharge	2,131 kWh @ \$0.01061/kWh	\$22.61
Florida Gross Receipt Tax		\$8.84

Electric Service Cost **\$353.48**

Current Month's Electric Charges

\$353.48

Billing information continues on next page →



Sub-Account #: 211001739302
Statement Date: 06/30/2023

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

Meter Read

Service Period: 05/03/2023 - 06/01/2023

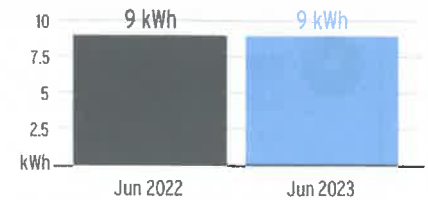
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000705281	06/01/2023	13,607		13,345		262 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	262 kWh @ \$0.07990/kWh		\$20.93
Fuel Charge	262 kWh @ \$0.05239/kWh		\$13.73
Storm Protection Charge	262 kWh @ \$0.00400/kWh		\$1.05
Clean Energy Transition Mechanism	262 kWh @ \$0.00427/kWh		\$1.12
Storm Surcharge	262 kWh @ \$0.01061/kWh		\$2.78
Florida Gross Receipt Tax			\$1.59
Electric Service Cost			\$63.70

Avg kWh Used Per Day



Current Month's Electric Charges

\$63.70

Billing information continues on next page →



Sub-Account #: 211001739567
Statement Date: 06/30/2023

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

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	5878 kWh @ \$0.03511/kWh	\$206.38
Fixture & Maintenance Charge	71 Fixtures	\$1607.36
Lighting Pole / Wire	71 Poles	\$2288.33
Lighting Fuel Charge	5878 kWh @ \$0.05169/kWh	\$303.83
Storm Protection Charge	5878 kWh @ \$0.01466/kWh	\$86.17
Clean Energy Transition Mechanism	5878 kWh @ \$0.00036/kWh	\$2.12
Storm Surcharge	5878 kWh @ \$0.00326/kWh	\$19.16
Florida Gross Receipt Tax		\$15.84

Lighting Charges **\$4,529.19**

Current Month's Electric Charges **\$4,529.19**

Billing information continues on next page →

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Sub-Account #: 211001739864
Statement Date: 06/30/2023

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

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	448 kWh @ \$0.03511/kWh	\$15.73
Fixture & Maintenance Charge	28 Fixtures	\$258.44
Lighting Pole / Wire	28 Poles	\$902.44
Lighting Fuel Charge	448 kWh @ \$0.05169/kWh	\$23.16
Storm Protection Charge	448 kWh @ \$0.01466/kWh	\$6.57
Clean Energy Transition Mechanism	448 kWh @ \$0.00036/kWh	\$0.16
Storm Surcharge	448 kWh @ \$0.00326/kWh	\$1.46
Florida Gross Receipt Tax		\$1.21

Lighting Charges

\$1,209.17

Current Month's Electric Charges

\$1,209.17

Billing information continues on next page →



Sub-Account #: 211001800955
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	496 kWh @ \$0.03511/kWh	\$17.41
Fixture & Maintenance Charge	31 Fixtures	\$286.13
Lighting Pole / Wire	31 Poles	\$516.15
Lighting Fuel Charge	496 kWh @ \$0.05169/kWh	\$25.64
Storm Protection Charge	496 kWh @ \$0.01466/kWh	\$7.27
Clean Energy Transition Mechanism	496 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	496 kWh @ \$0.00326/kWh	\$1.62
Florida Gross Receipt Tax		\$1.34

Lighting Charges \$855.74

Current Month's Electric Charges \$855.74

Billing information continues on next page →

00000033-0000743-Page 13 of 42



Sub-Account #: 211015022604
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	560 kWh @ \$0.03511/kWh	\$19.66
Fixture & Maintenance Charge	35 Fixtures	\$323.05
Lighting Pole / Wire	35 Poles	\$582.75
Lighting Fuel Charge	560 kWh @ \$0.05169/kWh	\$28.95
Storm Protection Charge	560 kWh @ \$0.01466/kWh	\$8.21
Clean Energy Transition Mechanism	560 kWh @ \$0.00036/kWh	\$0.20
Storm Surcharge	560 kWh @ \$0.00326/kWh	\$1.83
Florida Gross Receipt Tax		\$1.51

Lighting Charges **\$966.16**

Current Month's Electric Charges

\$966.16

Billing information continues on next page →



Sub-Account #: 211014450103
Statement Date: 06/30/2023

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

Meter Read

Meter Location: # B

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000538189	06/01/2023	32,264	29,630	2,634 kWh	1	30 Days

Charge Details



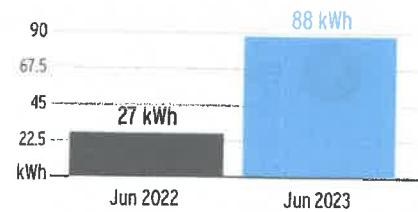
Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	2,634 kWh @ \$0.07990/kWh	\$210.46
Fuel Charge	2,634 kWh @ \$0.05239/kWh	\$138.00
Storm Protection Charge	2,634 kWh @ \$0.00400/kWh	\$10.54
Clean Energy Transition Mechanism	2,634 kWh @ \$0.00427/kWh	\$11.25
Storm Surcharge	2,634 kWh @ \$0.01061/kWh	\$27.95
Florida Gross Receipt Tax		\$10.79

Electric Service Cost

\$431.49

Avg kWh Used Per Day



Current Month's Electric Charges

\$431.49

Billing information continues on next page →



Sub-Account #: 211014450376
Statement Date: 06/30/2023

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

Meter Read

Meter Location: # C

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492499	06/01/2023	28,106		27,356		750 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	750 kWh @ \$0.07990/kWh	\$59.93
Fuel Charge	750 kWh @ \$0.05239/kWh	\$39.29
Storm Protection Charge	750 kWh @ \$0.00400/kWh	\$3.00
Clean Energy Transition Mechanism	750 kWh @ \$0.00427/kWh	\$3.20
Storm Surcharge	750 kWh @ \$0.01061/kWh	\$7.96
Florida Gross Receipt Tax		\$3.48

Electric Service Cost

\$139.36

Current Month's Electric Charges

\$139.36

Billing information continues on next page →

Avg kWh Used Per Day





Sub-Account #: 211014450640
Statement Date: 06/30/2023

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

Meter Read

Meter Location: # D

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492524	06/01/2023	21,390	20,781		609 kWh	1	30 Days

Charge Details



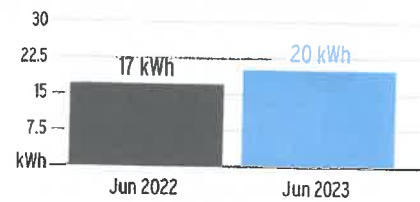
Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	609 kWh @ \$0.07990/kWh	\$48.66
Fuel Charge	609 kWh @ \$0.05239/kWh	\$31.91
Storm Protection Charge	609 kWh @ \$0.00400/kWh	\$2.44
Clean Energy Transition Mechanism	609 kWh @ \$0.00427/kWh	\$2.60
Storm Surcharge	609 kWh @ \$0.01061/kWh	\$6.46
Florida Gross Receipt Tax		\$2.94

Electric Service Cost

\$117.51

Avg kWh Used Per Day



Current Month's Electric Charges

\$117.51

Billing information continues on next page →



Sub-Account #: 211014450897
Statement Date: 06/30/2023

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

Meter Read

Meter Location: # A

Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000536130	06/01/2023	9,028	8,813	215 kWh	1	30 Days

Charge Details



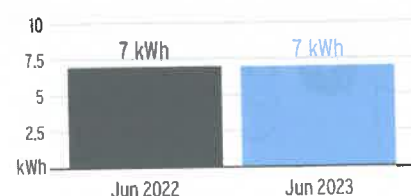
Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	215 kWh @ \$0.07990/kWh	\$17.18
Fuel Charge	215 kWh @ \$0.05239/kWh	\$11.26
Storm Protection Charge	215 kWh @ \$0.00400/kWh	\$0.86
Clean Energy Transition Mechanism	215 kWh @ \$0.00427/kWh	\$0.92
Storm Surcharge	215 kWh @ \$0.01061/kWh	\$2.28
Florida Gross Receipt Tax		\$1.41

Electric Service Cost

\$56.41

Avg kWh Used Per Day



Current Month's Electric Charges

\$56.41

Billing information continues on next page →



Sub-Account #: 211014451127
Statement Date: 06/30/2023

Service Address: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

Meter Read



Service Period: 05/03/2023 - 06/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323057	06/01/2023	26,255	25,929		326 kWh	1	30 Days

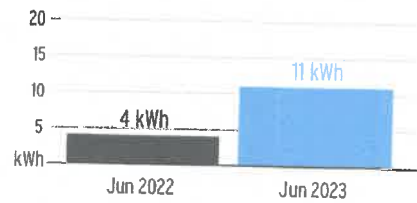
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	326 kWh @ \$0.07990/kWh	\$26.05
Fuel Charge	326 kWh @ \$0.05239/kWh	\$17.08
Storm Protection Charge	326 kWh @ \$0.00400/kWh	\$1.30
Clean Energy Transition Mechanism	326 kWh @ \$0.00427/kWh	\$1.39
Storm Surcharge	326 kWh @ \$0.01061/kWh	\$3.46
Florida Gross Receipt Tax		\$1.84
Electric Service Cost		\$73.62

Avg kWh Used Per Day



Current Month's Electric Charges

\$73.62

Billing information continues on next page →



Sub-Account #: 211014451317
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	144 kWh @ \$0.03511/kWh	\$5.06
Fixture & Maintenance Charge	9 Fixtures	\$83.07
Lighting Pole / Wire	9 Poles	\$149.85
Lighting Fuel Charge	144 kWh @ \$0.05169/kWh	\$7.44
Storm Protection Charge	144 kWh @ \$0.01466/kWh	\$2.11
Clean Energy Transition Mechanism	144 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	144 kWh @ \$0.00326/kWh	\$0.47
Florida Gross Receipt Tax		\$0.39

Lighting Charges **\$248.44**

Current Month's Electric Charges

\$248.44

Billing information continues on next page →

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



00000033-0000747- Page 21 of 42



Electric Charges

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

Lighting Energy Charge	240 kWh @ \$0.03511/kWh	\$8.43
Fixture & Maintenance Charge	15 Fixtures	\$138.45
Lighting Pole / Wire	19 Poles	\$316.35
Lighting Fuel Charge	240 kWh @ \$0.05169/kWh	\$12.41
Storm Protection Charge	240 kWh @ \$0.01466/kWh	\$3.52
Clean Energy Transition Mechanism	240 kWh @ \$0.00036/kWh	\$0.09
Storm Surcharge	240 kWh @ \$0.00326/kWh	\$0.78
Florida Gross Receipt Tax		\$0.65

Lighting Charges

\$480.68

Current Month's Electric Charges

\$480.68

Billing information continues on next page →



Sub-Account #: 211014451713
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	224 kWh @ \$0.03511/kWh	\$7.86
Fixture & Maintenance Charge	14 Fixtures	\$129.22
Lighting Pole / Wire	14 Poles	\$233.10
Lighting Fuel Charge	224 kWh @ \$0.05169/kWh	\$11.58
Storm Protection Charge	224 kWh @ \$0.01466/kWh	\$3.28
Clean Energy Transition Mechanism	224 kWh @ \$0.00036/kWh	\$0.08
Storm Surcharge	224 kWh @ \$0.00326/kWh	\$0.73
Florida Gross Receipt Tax		\$0.60
Lighting Charges		\$386.45

Current Month's Electric Charges

\$386.45

Total Current Month's Charges

\$10,107.49

Important Messages

Removing Your Envelope. 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 TECO P.O. Box 31318, Tampa, Florida 33631-3318.



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

Statement Date: July 07, 2023

Amount Due: \$647.78

Due Date: July 28, 2023

Account #: 211001800369

Received

JUL 12 2023

DO NOT PAY. Your account will be drafted on July 28, 2023

Account Summary

Current Service Period: June 02, 2023 - June 30, 2023

Previous Amount Due \$647.78

Payment(s) Received Since Last Statement -\$647.78

Current Month's Charges \$647.78

Amount Due by July 28, 2023 \$647.78

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



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Account #: 211001800369

Due Date: July 28, 2023



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Amount Due: \$647.78

Payment Amount: \$ _____

618050708836

Your account will be
drafted on July 28, 2023

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211001800369
Statement Date: July 07, 2023
Charges Due: July 28, 2023

Service Period: Jun 02, 2023 - Jun 30, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	240 kWh @ \$0.03511/kWh	\$8.43
Fixture & Maintenance Charge	15 Fixtures	\$138.45
Lighting Pole / Wire	15 Poles	\$483.45
Lighting Fuel Charge	240 kWh @ \$0.05169/kWh	\$12.41
Storm Protection Charge	240 kWh @ \$0.01466/kWh	\$3.52
Clean Energy Transition Mechanism	240 kWh @ \$0.00036/kWh	\$0.09
Storm Surcharge	240 kWh @ \$0.00326/kWh	\$0.78
Florida Gross Receipt Tax		\$0.65

Lighting Charges

\$647.78

Total Current Month's Charges

\$647.78

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866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

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Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 07, 2023

Amount Due: \$610.16

Due Date: July 28, 2023

Account #: 211001800609

JUL 12 2023

DO NOT PAY. Your account will be drafted on July 28, 2023

Account Summary

Current Service Period: June 02, 2023 - June 30, 2023

Previous Amount Due \$610.16

Payment(s) Received Since Last Statement -\$610.16

Current Month's Charges \$610.16

Amount Due by July 28, 2023 \$610.16

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



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Account #: 211001800609

Due Date: July 28, 2023



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Amount Due: \$610.16

Payment Amount: \$ _____

618050708837

Your account will be
drafted on July 28, 2023

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211001800609
Statement Date: July 07, 2023
Charges Due: July 28, 2023

Service Period: Jun 02, 2023 - Jun 30, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

* Lighting Energy Charge	260 kWh @ \$0.03511/kWh	\$9.13
Fixture & Maintenance Charge	13 Fixtures	\$163.15
Lighting Pole / Wire	13 Poles	\$418.99
Lighting Fuel Charge	260 kWh @ \$0.05169/kWh	\$13.44
Storm Protection Charge	260 kWh @ \$0.01466/kWh	\$3.81
Clean Energy Transition Mechanism	260 kWh @ \$0.00036/kWh	\$0.09
Storm Surcharge	260 kWh @ \$0.00326/kWh	\$0.85
Florida Gross Receipt Tax		\$0.70

Lighting Charges

\$610.16

Total Current Month's Charges

\$610.16

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Tampa, FL 33601-0111

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866-832-6249

Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
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Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Received

JUL 12 2023

Statement Date: July 07, 2023

Amount Due: \$308.58

Due Date: July 28, 2023

Account #: 221007991963

DO NOT PAY. Your account will be drafted on July 28, 2023

Account Summary

Current Service Period: June 02, 2023 - June 30, 2023

Previous Amount Due \$308.58

Payment(s) Received Since Last Statement -\$308.58

Current Month's Charges \$308.58

Amount Due by July 28, 2023 \$308.58

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



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Account #: 221007991963

Due Date: July 28, 2023



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Amount Due: \$308.58

Payment Amount: \$ _____

608174199749

Your account will be
drafted on July 28, 2023

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221007991963
Statement Date: July 07, 2023
Charges Due: July 28, 2023

Service Period: Jun 02, 2023 - Jun 30, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	162 kWh @ \$0.03511/kWh	\$5.69
Fixture & Maintenance Charge	6 Fixtures	\$124.38
Lighting Pole / Wire	6 Poles	\$166.74
Lighting Fuel Charge	162 kWh @ \$0.05169/kWh	\$8.37
Storm Protection Charge	162 kWh @ \$0.01466/kWh	\$2.37
Clean Energy Transition Mechanism	162 kWh @ \$0.00036/kWh	\$0.06
Storm Surcharge	162 kWh @ \$0.00326/kWh	\$0.53
Florida Gross Receipt Tax		\$0.44

Lighting Charges **\$308.58**

Total Current Month's Charges

\$308.58

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866-832-6249

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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7-1-1

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813-275-3909

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PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Statement Date: July 07, 2023

Amount Due: \$1,130.85

Due Date: July 28, 2023

Account #: 221008055560

Received

JUL 12 2023

DO NOT PAY. Your account will be drafted on July 28, 2023

Account Summary

Current Service Period: June 02, 2023 - June 30, 2023

Previous Amount Due	\$1,236.57
Payment(s) Received Since Last Statement	-\$1,236.57

Current Month's Charges	\$1,130.85
-------------------------	------------

Amount Due by July 28, 2023	\$1,130.85
-----------------------------	------------

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

Your Energy Insight

Your average daily kWh used was **27.59% lower** than the same period last year.

Your peak billing demand was **16.13% lower** than the same period last year.



Scan here to view your account online.



ACT NOW FOR FREE INSTALL!

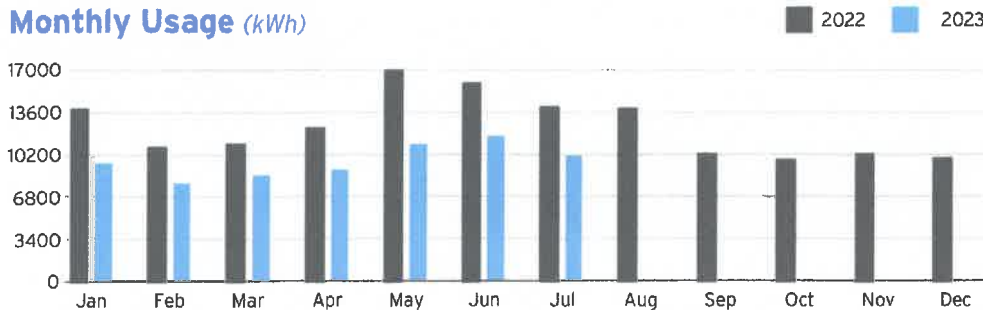
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Zap Cap
SYSTEMS™



Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221008055560

Due Date: July 28, 2023



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00004387 01 AV 0.48 33607 FTECO107072323442310 00000 03 01000000 014 02 14015 003



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

608174199750

Your account will be
drafted on July 28, 2023

Mail payment to:

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Account #: 221008055560
Statement Date: July 07, 2023
Charges Due: July 28, 2023

Meter Read

Meter Location: CLUBHOUSE

Service Period: Jun 02, 2023 - Jun 30, 2023

Rate Schedule: General Service Demand - Standard

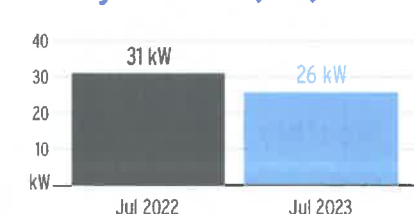
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000813546	06/30/2023	96,915	86,794	10,121 kWh	1	29 Days
1000813546	06/30/2023	25.88	0	25.88 kW	1	29 Days

Charge Details

Avg kWh Used Per Day



Billing Demand (kW)



Electric Charges

Daily Basic Service Charge	29 days @ \$1.08000	\$31.32
Billing Demand Charge	26 kW @ \$14.13000/kW	\$367.38
Energy Charge	10,121 kWh @ \$0.00736/kWh	\$74.49
Fuel Charge	10,121 kWh @ \$0.05239/kWh	\$530.24
Capacity Charge	26 kW @ -\$0.06000/kW	-\$1.56
Storm Protection Charge	26 kW @ \$0.62000/kW	\$16.12
Energy Conservation Charge	26 kW @ \$0.88000/kW	\$22.88
Environmental Cost Recovery	10,121 kWh @ \$0.00084/kWh	\$8.50
Clean Energy Transition Mechanism	26 kW @ \$1.12000/kW	\$29.12
Storm Surcharge	10,121 kWh @ \$0.00238/kWh	\$24.09
Florida Gross Receipt Tax		\$28.27

Electric Service Cost

\$1,130.85

Total Current Month's Charges

\$1,130.85

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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 at Tampa Electric. You bear the risk that this unauthorized party will 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.

Received

JUL 21 2023

DKS Cellular Subscription

Please remit your check together with the Payment Slip from the last page of this invoice.

INVOICE

INVOICE#

2060431

INVOICE DATE

July 14, 2023

Monica Alvarez
Parkway Center CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

User ID: ParkwayCenter

Period Starts: June 14, 2023

Period Ends: July 13, 2023

Previous Balance: \$32.95 **Note: All \$ amounts are in US Dollars.**
 Payment Received: (\$32.95)
 New Charges: \$32.95
Total Amount Due: \$32.95 USD Due upon receipt

Payments

Date	Details	Amount
7/5/2023	Check received	(\$32.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
6/14/2023	7/13/2023		813 230 5734	9999	0	40	\$32.95

Summary

Total Amount Due

This amount is due upon receipt

\$32.95 USD

Cut along the dotted line and include with the check.
 Please also write the Invoice Number (" 2060431 ") on your check.

Invoice# 2060431
 Dated July 14, 2023
 User ID ParkwayCenter
 Period Starts: June 14, 2023
 Period Ends: July 13, 2023
 Amount Due: **\$32.95 USD**

Payment To:
 DoorKing Inc.
 IM Server Payments
 120 S. Glasgow Avenue
 Inglewood, CA 90301



Invoice

Date	Invoice #
7/14/2023	177233

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Bill To:
Parkway Center CDD c/oInframark 210 N University Dr #702 Coral Springs, FL 33071

Property Information

Estimate #
84556

Work Order #

PO / PA #

Description	Qty	Rate	Amount
PROS12 Hunter 12 inch spray head	5	16.90	84.50
spray nozzle	26	1.90	49.40
3/4 inch FIPT x barb x barb drip adapter	3	2.25	6.75
drip irrigation coupling	8	0.69	5.52
drip irrigation tubing	4	0.65	2.60
MAR180W maxiJet mister nozzle	10	0.65	6.50
Labor: 2 men @ \$ 130.00 per hour	3	130.00	390.00
Annual beds for controllers A, B, C, D, F, H, J, K, L and M: Repair leaking spray heads, clogged spray nozzles, drip irrigation leaks and mister nozzles.			
NOTE: Controller E1, E2 and G were not inspected due to main line leak.			
Annual beds.		Total	\$545.27
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	8/13/2023	Balance Due
			\$545.27

Estimate

Submitted To:

Parkway Center CDD
c/oInframark
210 N University Dr #702
Coral Springs, FL 33071

Date	7/11/2023
Estimate #	84556
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

Annual beds.

DESCRIPTION	QTY	COST	TOTAL
PROS12 Hunter 12 inch spray head	5	16.90	84.50
spray nozzle	26	1.90	49.40
3/4 inch FIPT x barb x barb drip adapter	3	2.25	6.75
drip irrigation coupling	8	0.69	5.52
drip irrigation tubing	4	0.65	2.60
MAR180W maxiJet mister nozzle	10	0.65	6.50
Labor: 2 men @ \$ 130.00 per hour	3	130.00	390.00
Annual beds for controllers A, B, C, D, F, H, J, K, L and M: Repair leaking spray heads, clogged spray nozzles, drip irrigation leaks and mister nozzles.			
NOTE: Controller E1, E2 and G were not inspected due to main line leak.			

TERMS AND CONDITIONS:

TOTAL	\$545.27
--------------	-----------------

LMP reserves the right to withdraw this proposal if not accepted within 21 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. 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. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

Irrigation Service/Proposal Request

Property: Parkway Center CAD

DATE 7/7/23

Location Annual Beds

Emergency? ☐

Work Ordered By: _____

Field Contact if any: _____

Phone _____

FSR/PROPOSAL # 84556

Description of Work to be performed:

Repair irrigation for new annual flower installation

• Controllers E1, E2, and G unable to inspect due to mainline break

• Controllers A B C D F H J K L M, repair leaking sprayheads, clogged nozzles, & drip breaks
raise sprayheads (22)

Materials needed:

5 - PROS12	(16.90)	84.50
26 - 8HHUN or SQ	(1.90)	49.40
3 - TL075FTEE	(2.25)	6.75
8 - TL COUP	(0.69)	5.52
4 - XFD0912	(0.65)	2.60
10 - MARKOW	(0.65)	6.50

Foreman: Tom Poncho

Manager _____

Date Completed 7/13/23

Total Man Hours 2 men @ 3hrs (6) (65)

Inspected by _____

Date _____

Special Tools Needed:

Materials 155.27

Labor 390.00

total 545.27



201 EXECUTIVE CENTER DR., SUITE 100
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 07/04/2023

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

Remittance Section

Contract Number: 40819292
Due Date: 7/25/2023
Amount Due: **\$804.78**

This statement is for information purposes only. We will be debiting the bank account you provided to us for the amount due on the due date as specified above.

000408192922023070400000804785

Keep lower portion for your records - Please return upper portion with your payment.



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
7/25/2023	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

INTRODUCING... <http://my.navitascredit.com>

Managing your account at Navitas has never been easier. Your secure sign-on lets you access your account when it's convenient for you. 24X7 service at my.navitascredit.com is now a simple click away.

- ➔ Update Account Information
- ➔ Manage Payments
- ➔ Download Invoices
- ➔ Access Additional Credit

Register Today at: <http://my.navitascredit.com>
Click the Link Above



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Contract Payment	07/25/2023	\$766.03			\$38.75		\$804.78
SUBTOTALS:			\$766.03			\$38.75		\$804.78

Have you moved or changed your phone number or email address?

Please log onto my.navitascredit.com or email customerservice@navitascredit.com

Your Opinion Matters

Navitas values your opinion; the more we listen to our customers, the better we can satisfy their equipment financing needs. Please take a few minutes to let us know how we are doing. Click the link below to get started.

<https://engage.navitascredit.com/Satisfaction-Survey>

Thank you for your business!

IMPORTANT REMINDER: Enclose remittance slip with your check and remit to the address shown below for payments to ensure accurate and timely processing of your payment. For prompt review and handling, please send other correspondence and notices separately to the attention of: **NAVITAS CREDIT CORP. 201 EXECUTIVE CENTER DR. SUITE 100 COLUMBIA, SC 29210**



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
7/25/2023	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

Online: <http://my.navitascredit.com>

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: customerservice@navitascredit.com
- For correspondence other than payments:

NAVITAS CREDIT CORP.
201 EXECUTIVE CENTER DR.
SUITE 100
COLUMBIA, SC 29210

For 24/7 online support, visit us @ <http://my.navitascredit.com>



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569
 Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
 813-778-9857

Invoice

Invoice No: 0053391
 Date: 07/10/2023
 Terms: NET 0
 Due Date: 07/10/2023

Bill To: Park way CDD
 inframark@avidbill.com

Description	Quantity	Rate	Amount
Clubhouse Janitorial Services July 2023	1	\$900.00	\$900.00

Payment Instructions

Zelle @8133257684
 Cashapp \$neptunejku

Subtotal	\$900.00
TAX 0%	\$0.00
Total	\$900.00
Paid	\$0.00

Balance Due \$900.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569

Remittance Advice for Invoice # 0053391 on 07/10/2023

Balance Due \$900.00

Paid

Received From: Park way CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

 /

Signature





INVOICE

INVOICE #	INVOICE DATE
TMC 549177	6/27/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Parkway Center CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Property Name: Parkway Center CDD

Opp # 309706

Irrigation Repairs April 2023 Inspection
(Pool/Clubhouse)

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 27, 2023

Invoice Amount: \$194.85

Description	Current Amount
Irrigation Repairs	\$194.85

Invoice Total **\$194.85**

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Should you have any questions or inquiries please call (386) 437-6211.

Truck # 1728
YELLOWSTONE
LANDSCAPE

Trickett #2687193

9506 N. Trask Street
Tampa, FL 33624
Phone: (813) 886-7755
Fax: (813) 886-4386

CONTROL#	56611
----------	-------

Invoice # _____

Invoice Date # _____

Date: 6-15-23

IRRIGATION WORK AUTHORIZATION

[X] Existing Customer- Job #

[] New Customer (no job#)

CUSTOMER NAME: Park Center

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

Job Address:

clock Pool/clobHusz ~~Prop.~~ # 309706

Description of Work Authorized

Please Print All Information

~~Revised~~ Report A 202 Case Break on Lewis. 7+10

[illegible]

Yellowstone Landscape, herein agrees to provide the services and materials itemized above.

(YS) Prepared By: (X)

(YS) Work Completed By: (X)

Date: 6-15-23

** Post To Accounting Code #

Manager Approval:

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date:

Please Print Name:

Authorized & Accepted by: (X)



Proposal #309706

Date: 05/04/2023

From: Wayne Ebanks

Proposal For

Parkway Center CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

main: 813-873-7300
mobile:
eric.davidson@merituscorp.com

Location

7461 S. Falkenburg Road
Riverview, FL 33578

Property Name: Parkway Center CDD

Irrigation Repairs April 2023 Inspection (Pool/Clubhouse)

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	3.00	\$180.00
Irrigation Material	1.00	\$20.00

Client Notes

- The below are the estimated materials and labor to complete the repairs found during the monthly irrigation inspection. Once completed test for operation and make adjustments.

Signature

x

SUBTOTAL \$200.00

SALES TAX \$0.00

TOTAL \$200.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Wayne Ebanks

Office:

webanks@yellowstonelandscape.com



YELLOWSTONE
LANDSCAPE

Bill To:

Parkway Center CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Property Name: Parkway Center CDD

Opp # 309736

Irrigation Repairs April 2023 Inspection (Controller J)

INVOICE

INVOICE #	INVOICE DATE
TMC 549178	6/27/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 27, 2023

Invoice Amount: \$154.00

Description	Current Amount
Irrigation Repairs	\$154.00

Invoice Total

\$154.00

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Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE
LANDSCAPE

Truck #178

9506 N. Trask Street
Tampa, FL 33624
Phone: (813) 886-7755
Fax: (813) 886-4386

CONTROL# **56619**

Invoice # _____

Invoice Date # _____

Date: 6-15-23

IRRIGATION WORK AUTHORIZATION

☒ Existing Customer- Job # _____

☐ New Customer (no job#) _____

CUSTOMER NAME: Park Center

FAX #: _____

Name of Authorizing Person: _____

Phone #: _____

Billing Address: _____

Job Address: _____

clock J Prop# 309736

Description of Work Authorized

Please Print All Information

Found 2 Broken Heads up & d.

Quantity	Material	Price	Total
2	6" pop up	15.00	30.00
2	nozzle	2.00	4.00
Total Materials:			34.00
Total Labor:			120.00
TOTAL:			154.00

Yellowstone Landscape, herein agrees to provide the services and materials itemized above.

(YS) Prepared By: (X) [Signature]

(YS) Work Completed By: (X) [Signature]

Date: 6-15-23

** Post To Accounting Code # 03

Manager Approval:

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date: _____

Please Print Name: _____

Authorized & Accepted by: (X) _____



Proposal #309736

Date: 05/04/2023

From: Wayne Ebanks

Proposal For

Parkway Center CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

main: 813-873-7300
mobile:
eric.davidson@merituscorp.com

Location

7461 S. Falkenburg Road
Riverview, FL 33578

Property Name: Parkway Center CDD

Irrigation Repairs April 2023 Inspection (Controller J)

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	2.00	\$120.00
Irrigation Material	1.00	\$30.47

Client Notes

- The below are the estimated materials and labor to complete the repairs found during the monthly irrigation inspection. Once completed test for operation and make adjustments.

Signature

x

SUBTOTAL	\$150.47
SALES TAX	\$0.00
TOTAL	\$150.47

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Wayne Ebanks

Office:

webanks@yellowstonelandscape.com



INVOICE

INVOICE #	INVOICE DATE
TMC 551630	6/30/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Parkway Center CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Property Name: Parkway Center CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2023

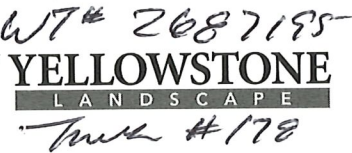
Invoice Amount: \$402.57

Description	Current Amount
Irrigation Repairs April 2023 Inspection (Controller A & B)	
Irrigation Repairs	\$402.57

Invoice Total **\$402.57**

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Should you have any questions or inquiries please call (386) 437-6211.



CONTROL# 56612
Invoice # TML551630
Invoice Date # 6/30/23

Date: 6-15-23

[A] Existing Customer- Job #

[] New Customer (no job#)

CUSTOMER NAME: Park Center

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

Job Address:


Clock A + B Prop# 309708

Description of Work Authorized

Please Print All Information

2012S 1 & 3 A 2012 S B Repaid 2012 Loans from Construction

Yellowstone Landscape, herein agrees to provide the services and materials itemized above.

(YS) Prepared By: (X) 

(YS) Work Completed By: (X)

Date: 6-15-23

** Post To Accounting Code # 02

Manager Approval:

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date:

Please Print Name:

Authorized & Accepted by: (X)



INVOICE

INVOICE #	INVOICE DATE
TMC 551631	6/30/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Parkway Center CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Property Name: Parkway Center CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2023

Invoice Amount: \$539.50

Description	Current Amount
Irrigation Control Valve Repairs April 2023 Inspection (Controller C)	
Irrigation Repairs	\$539.50

Invoice Total **\$539.50**

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Should you have any questions or inquiries please call (386) 437-6211.



Date: 6-15-23

clock C

Zone 1 Down Shocks tracked wire to Valve Dig Found Power +
Shocks, no Gas. Repair with ~~test~~ Solenoid making loud noise repair Also

Date: 6-15-23

103

Schweitzer, Greg

From: Gene Roberts <Gene.Roberts@inframark.com>
Sent: Friday, May 12, 2023 12:30 PM
To: Schweitzer, Greg
Subject: RE: irrigation report and proposal

This Message Is From an External Sender

This message came from outside your organization.

Greg,
All these proposals are approved.

Gene

From: Schweitzer, Greg <gschweitzer@yellowstonelandscape.com>
Sent: Friday, May 12, 2023 12:14 PM
To: Gene Roberts <Gene.Roberts@inframark.com>
Subject: irrigation report and proposal

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

FYI

Greg Schweitzer | *Account Manager – Tampa Central*
Yellowstone Landscape
9506 N. Trask Street Tampa, FL 33624
Ph: 813.886.7755 | Cell: 813.599.1335

**Bill To:**

Parkway Center CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Property Name: Parkway Center CDD

INVOICE

INVOICE #	INVOICE DATE
TMC 551632	6/30/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2023

Invoice Amount: \$1,388.80

Description	Current Amount
Irrigation Control Valve Repairs April 2023 Inspection (Controller J)	
Irrigation Repairs	\$1,388.80

Invoice Total **\$1,388.80**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



CONTROL# 56618
Invoice # TMC551632
Invoice Date # 6/30/23

Date: 6-15-23.

IRRIGATION WORK AUTHORIZATION

[X] Existing Customer- Job #

☐ **New Customer** (no job#)

CUSTOMER NAME: Parkway Center.

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

Job Address:

clock 5 Prop# 309734

Description of Work Authorized

Please Print All Information

2015 1-9 Insf. TESTED found 2 wire path is being shielded traced 2 wire path
checked at all decoders found #4 + #8 decoder no good replaced decoder, program +
TEST

Quantity	Material	Price	Total
2	1 station Hunter Decoder	320.00	640.00
4	DB4R 600V.	5.10	20.40
4	w/p wire nuts	2.10	8.40
		Total Materials:	668.80
Labor: 12.0hr @ 60.00/hr		Total Labor:	720.00
		TOTAL:	1388.80

Yellowstone Landscape, herein agrees to provide the services and materials itemized above.

(YS) Prepared By: (X)

(YS) Work Completed By: (X)

Date:

**** Post To Accounting Code #**

Manager Approval:

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date:

Please Print Name:

Authorized & Accepted by: (X)



INVOICE

DATE

6/28/2023

INVOICE #

0000241682

CUSTOMER #

0059153

Licenses EG13000564 HCLOC14001

sales@affordablelock.com

BILL TO:

Parkway Center CDD
Inframark 2005 Pam Am Cir
Suite 300
Tampa FL 33607

SERVICE ADDRESS:

Parkway Center CDD
7461 S Falkenburg Rd
Riverview FL 33578

P.O. NUMBER		TERMS	TECHNICIAN	SALES PERSON	
7461 S Falkenburg Rd		COD - DUE ON COMPLETION	Brandon Dumaine		
QUAN	DESCRIPTION			PRICE EACH	AMOUNT
1.00	Reported Issue - Double doors, need dead bolts installed Mechanical lock service. Includes first half hour labor. Trip out to diagnose issue with doors not always FP, Main issue at hand is access system.			146.50	146.50
Thank you for your business					
Please ask about other services we offer:					
Locksmith Services					
High Security Locks					
Key Card Access Control Systems					
Security Cameras					
Automatic Door Operators					
Safes, Alarms, Doors, and More...					
TOTAL					\$146.50

REMIT TO ADDRESS: P.O. Box 31261 Tampa Florida 33631-3261 (Payments Only Please!)

NOTE: A late charge of 1.5% per month will be charged if not paid within the terms stated above. 107

NOTE: Amounts over \$2,500 paid by credit card may be subject to a 4% fee.

BLUE LIFE POOL SERVICE
 5108 SWALLOW DR
 LAND O LAKES, FL 34639 US
 +1 8135975009
 bluelifepools@gmail.com
 www.bluelifepoolsfl.com

Invoice



BILL TO

PARKWAY CENTER CDD
 7461 S FALKENBURG RD
 RIVERVIEW, FL 33578

SHIP TO

PARKWAY CENTER CDD
 7461 S FALKENBURG RD
 RIVERVIEW, FL 33578

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
12069	07/18/2023	\$3,657.00	08/17/2023	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	ANTHONY FILTER	RECTANGULAR ANTHONY FILTER GRIDS	67	34.00	2,278.00
	D.E. POWDER	D.E. POWDER	1	39.00	39.00
	LABOR REPAIR	FULL INSTALLATION	1	400.00	400.00
	PART	PENTAIR EQ PUMP LID	2	430.00	860.00
	PART	O-RINGS	2	40.00	80.00

BALANCE DUE

\$3,657.00

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

INVOICE
#071523-1

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

Date: July 15, 2023

Cut down overgrown vegetation from rear
yard fence line down to waters edge along
Willow Beach residences

TOTAL DUE \$2600

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018-2							
	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	SERIES 2018-1 DEBT SERVICE FUND	SERIES 2018-2 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 497,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 497,524
Cash in Transit	200	2,091	4,533	3,435	-	-	-	10,259
Accounts Receivable - Other	425	-	-	-	-	-	-	425
Due From Other Funds	-	1,389	3,068	2,306	19	-	-	6,782
Investments:								
Reserve Fund	-	16,895	190,859	144,716	-	-	-	352,470
Revenue Fund	-	143,979	233,753	137,807	-	-	-	515,539
Deposits	8,368	-	-	-	-	-	-	8,368
Fixed Assets								
Buildings	-	-	-	-	-	30,000	-	30,000
Improvements Other Than Buildings (IOTB)	-	-	-	-	-	2,653,526	-	2,653,526
Ancillary Costs	-	-	-	-	-	937,602	-	937,602
Construction Work In Process	-	-	-	-	-	4,189,295	-	4,189,295
Amount Avail In Debt Services	-	-	-	-	-	-	808,400	808,400
Amount To Be Provided	-	-	-	-	-	-	8,386,600	8,386,600
TOTAL ASSETS	\$ 506,517	\$ 164,354	\$ 432,213	\$ 288,264	\$ 19	\$ 7,810,423	\$ 9,195,000	\$ 18,396,790
LIABILITIES								
Accounts Payable	\$ 3,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,161
Accounts Payable - Other	37	-	-	-	-	-	-	37
Deposits	50	-	-	-	-	-	-	50
Bonds Payable	-	-	-	-	-	-	9,195,000	9,195,000
Due To Other Funds	6,782	-	-	-	-	-	-	6,782
TOTAL LIABILITIES	10,030	-	-	-	-	-	9,195,000	9,205,030
FUND BALANCES								
Restricted for:								
Debt Service	-	164,354	432,213	288,264	-	-	-	884,831
Capital Projects	-	-	-	-	19	-	-	19
Unassigned:	496,487	-	-	-	-	7,810,423	-	8,306,910
TOTAL FUND BALANCES	496,487	164,354	432,213	288,264	19	7,810,423	-	9,191,760
TOTAL LIABILITIES & FUND BALANCES	\$ 506,517	\$ 164,354	\$ 432,213	\$ 288,264	\$ 19	\$ 7,810,423	\$ 9,195,000	\$ 18,396,790

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	970,110	932,828	(37,282)	96.16%
Other Miscellaneous Revenues	10,000	11,957	1,957	119.57%
TOTAL REVENUES	980,110	944,785	(35,325)	96.40%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	11,000	1,000	91.67%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	1,667	1,533	52.09%
ProfServ-Recording Secretary	2,772	3,333	(561)	120.24%
ProfServ-Trustee Fees	12,500	22,145	(9,645)	177.16%
Disclosure Report	6,000	5,000	1,000	83.33%
District Counsel	7,500	4,255	3,245	56.73%
District Engineer	7,500	11,195	(3,695)	149.27%
District Manager	28,840	29,797	(957)	103.32%
Accounting Services	28,667	18,898	9,769	65.92%
Auditing Services	9,500	1,500	8,000	15.79%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	750	449	301	59.87%
Assessment Mailings	-	2,237	(2,237)	0.00%
Public Officials Insurance	3,677	3,294	383	89.58%
Legal Advertising	1,000	1,219	(219)	121.90%
Miscellaneous Services	500	224	276	44.80%
Misc-Non Ad Valorem Taxes	-	6,826	(6,826)	0.00%
Bank Fees	350	75	275	21.43%
Misc-Contingency	-	(1)	1	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	127,656	123,288	4,368	96.58%
<u>Electric Utility Services</u>				
Electricity - Streetlights	120,000	128,768	(8,768)	107.31%
Total Electric Utility Services	120,000	128,768	(8,768)	107.31%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	1,200	3,814	(2,614)	317.83%
Total Garbage/Solid Waste Services	1,200	3,814	(2,614)	317.83%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water-Sewer Comb Services</u>				
Utility - Water	-	13,533	(13,533)	0.00%
Total Water-Sewer Comb Services	-	13,533	(13,533)	0.00%
<u>Other Physical Environment</u>				
Waterway Management	99,000	37,103	61,897	37.48%
Field Services	27,707	23,089	4,618	83.33%
Clubhouse Security Systems	3,000	12,982	(9,982)	432.73%
Onsite Staff	50,000	19,932	30,068	39.86%
Insurance -Property & Casualty	24,000	22,927	1,073	95.53%
R&M-Gate	1,500	200	1,300	13.33%
R&M-Other Landscape	10,000	9,445	555	94.45%
R&M-Pools	28,000	28,522	(522)	101.86%
Landscape Maintenance	245,000	168,230	76,770	68.67%
Entry/Gate/Walls Maintenance	2,500	330	2,170	13.20%
Plant Replacement Program	20,000	2,100	17,900	10.50%
Irrigation Maintenance	12,000	11,277	723	93.98%
Mitigation Area Monitoring & Maintenance	9,500	225	9,275	2.37%
Total Other Physical Environment	532,207	336,362	195,845	63.20%
<u>Road and Street Facilities</u>				
StreetLight - Decorative Light Maint.	5,000	450	4,550	9.00%
Pavement and Signage Repairs	1,500	2,465	(965)	164.33%
Misc-Holiday Lighting	16,050	16,354	(304)	101.89%
Total Road and Street Facilities	22,550	19,269	3,281	85.45%
<u>Parks and Recreation</u>				
Security Patrol Services	14,156	16,968	(2,812)	119.86%
R&M-Pools	841	1,200	(359)	142.69%
Playground Equipment and Maintenance	10,000	13,838	(3,838)	138.38%
Special Events	7,500	89	7,411	1.19%
Misc-Contingency	144,000	32,119	111,881	22.30%
Total Parks and Recreation	176,497	64,214	112,283	36.38%
TOTAL EXPENDITURES	980,110	689,248	290,862	70.32%
Excess (deficiency) of revenues				
Over (under) expenditures	-	255,537	255,537	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		240,951		
FUND BALANCE, ENDING		\$ 496,488		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2008 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,378	\$ 5,378	0.00%
Special Assmnts- Tax Collector	167,179	168,060	881	100.53%
TOTAL REVENUES	167,179	173,438	6,259	103.74%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	110,000	110,000	-	100.00%
Interest Expense	57,179	59,841	(2,662)	104.66%
Total Debt Service	167,179	169,841	(2,662)	101.59%
TOTAL EXPENDITURES	167,179	169,841	(2,662)	101.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3,597	3,597	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		160,757		
FUND BALANCE, ENDING		\$ 164,354		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2018-1 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,004	\$ 5,004	0.00%
Special Assmnts- Tax Collector	378,581	371,317	(7,264)	98.08%
Special Assmnts- CDD Collected	-	4,533	4,533	0.00%
TOTAL REVENUES	378,581	380,854	2,273	100.60%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	235,000	-	100.00%
Interest Expense	143,581	147,694	(4,113)	102.86%
Total Debt Service	378,581	382,694	(4,113)	101.09%
TOTAL EXPENDITURES	378,581	382,694	(4,113)	101.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,840)	(1,840)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		434,053		
FUND BALANCE, ENDING		\$ 432,213		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2018-2 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,273	\$ 3,273	0.00%
Special Assmnts- Tax Collector	287,283	281,372	(5,911)	97.94%
Special Assmnts- CDD Collected	-	3,435	3,435	0.00%
TOTAL REVENUES	287,283	288,080	797	100.28%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	90,000	90,000	-	100.00%
Interest Expense	197,283	198,858	(1,575)	100.80%
Total Debt Service	287,283	288,858	(1,575)	100.55%
TOTAL EXPENDITURES	287,283	288,858	(1,575)	100.55%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(778)	(778)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		289,042		
FUND BALANCE, ENDING		\$ 288,264		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2018-2 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		19		
FUND BALANCE, ENDING		<u><u>\$ 19</u></u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		7,810,423		
FUND BALANCE, ENDING		<u>\$ 7,810,423</u>		

PARKWAY CENTER CDD

Bank Reconciliation

Bank Account No. 1958 Wells Fargo - GF Operating
Statement No. 07-23
Statement Date 7/31/2023

G/L Balance (LCY)	497,524.38	Statement Balance	524,461.29
G/L Balance	497,524.38	Outstanding Deposits	525.00
Positive Adjustments	0.00		
		Subtotal	524,986.29
Subtotal	497,524.38	Outstanding Checks	27,461.91
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	497,524.38	Ending Balance	497,524.38
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/30/2022		JE000020	Check 5755 / Linda Bell	200.00	200.00	0.00
11/30/2022	Payment	5915	LINDA W. BELL	200.00	200.00	0.00
2/3/2023	Payment	5978	LINDA W. BELL	200.00	200.00	0.00
3/30/2023	Payment	6014	DALE WENTZEL	13.96	13.96	0.00
4/6/2023	Payment	6032	LINDA W. BELL	200.00	200.00	0.00
5/4/2023	Payment	6048	LINDA W. BELL	200.00	200.00	0.00
5/31/2023	Payment	DD142	Payment of Invoice 000746	285.76	285.76	0.00
6/15/2023	Payment	6067	ECO PEST SOLUTIONS	150.00	150.00	0.00
6/28/2023	Payment	6081	TECO	0.00	0.00	0.00
6/28/2023	Payment	6082	REPUBLIC SERVICES #696	0.00	0.00	0.00
6/28/2023	Payment	6083	REPUBLIC SERVICES #696	0.00	0.00	0.00
6/29/2023	Payment	6084	ALL A/C AND REFRIGERATION LLC	200.00	200.00	0.00
6/29/2023	Payment	6085	BLUE LIFE POOL SERVICE LLC	6,460.00	6,460.00	0.00
6/29/2023	Payment	6086	BURR & FORMAN LLP	1,560.00	1,560.00	0.00
6/29/2023	Payment	6087	DON HARRISON ENTERPRISES LLC	1,088.50	1,088.50	0.00
6/29/2023	Payment	6088	DOORKING INC.	32.95	32.95	0.00
6/29/2023	Payment	6089	FIRST CHOICE AQUATIC WEED	1,846.00	1,846.00	0.00
6/29/2023	Payment	6090	HAWKINS SERVICE CO.	1,065.00	1,065.00	0.00
6/29/2023	Payment	6091	INFRAMARK LLC	3,114.61	3,114.61	0.00
6/29/2023	Payment	6092	SITE MASTERS OF FLORIDA, LLC	500.00	500.00	0.00
6/29/2023	Payment	6093	STANTEC CONSULTING	1,385.00	1,385.00	0.00
7/6/2023	Payment	6094	CHARLOTTE HAZLEWOOD	200.00	200.00	0.00
7/6/2023	Payment	6095	ECO PEST SOLUTIONS	150.00	150.00	0.00
7/6/2023	Payment	6096	JO ANN WARD	200.00	200.00	0.00
7/13/2023	Payment	6097	AFFORDABLE LOCK & SECURITY	146.50	146.50	0.00
7/13/2023	Payment	6098	BLUE LIFE POOL SERVICE LLC	1,600.00	1,600.00	0.00
7/13/2023	Payment	6099	BOCC HILLSBOROUGH COUNTY	100.00	100.00	0.00
7/13/2023	Payment	6102	US BANK	4,770.63	4,770.63	0.00
7/13/2023	Payment	6103	YELLOWSTONE LANDSCAPE	236.62	236.62	0.00
7/14/2023	Payment	6104	B.O.C.C.	0.00	0.00	0.00
7/14/2023	Payment	6105	B.O.C.C.	0.00	0.00	0.00
7/21/2023	Payment	6107	LANDSCAPE MAINTENANCE	19,463.02	19,463.02	0.00
7/21/2023	Payment	6108	NEPTUNE MULTI SERVICES LLC	1,940.00	1,940.00	0.00
7/21/2023	Payment	6109	SITE MASTERS OF FLORIDA, LLC	2,600.00	2,600.00	0.00
7/21/2023	Payment	6110	YELLOWSTONE LANDSCAPE	2,679.72	2,679.72	0.00

PARKWAY CENTER CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
7/26/2023	Payment	DD155	Payment of Invoice 000762	804.78	804.78	0.00
7/26/2023	Payment	DD156	Payment of Invoice 000740	191.81	191.81	0.00
7/26/2023	Payment	DD157	Payment of Invoice 000788	10,107.49	10,107.49	0.00
7/26/2023	Payment	DD158	Payment of Invoice 000794	308.58	308.58	0.00
7/26/2023	Payment	DD159	Payment of Invoice 000795	1,130.85	1,130.85	0.00
7/26/2023	Payment	DD160	Payment of Invoice 000796	610.16	610.16	0.00
7/26/2023	Payment	DD161	Payment of Invoice 000797	820.50	820.50	0.00
7/26/2023	Payment	DD162	Payment of Invoice 000798	647.78	647.78	0.00
7/27/2023	Payment	6113	INFRAMARK LLC	8,402.18	8,402.18	0.00
7/31/2023		JE000336	Square Refundable - July 2023	661.69	661.69	0.00
7/14/2023		JE000338	Onsite Staff	1,493.78	1,493.78	0.00
7/28/2023		JE000339	Onsite Staff	1,466.06	1,466.06	0.00
7/5/2023	Payment	DD163	Payment of Invoice 000845	2,236.50	2,236.50	0.00
7/26/2023	Payment	DD164	Payment of Invoice 000846	319.46	319.46	0.00

Total Checks 81,989.89 81,989.89 0.00

Deposits

7/31/2023		JE000335	Square Deposits - July 2023 - CH - KF	G/L	1,400.89	1,400.89	0.00
7/25/2023		JE000337	Special Assmnts- Tax Collector	G/L	36.16	36.16	0.00

Total Deposits 1,437.05 1,437.05 0.00

Outstanding Checks

9/30/2022		JE000019	ACH 5589652368 062722 / BOCC		2,053.85	0.00	2,053.85
9/30/2022		JE000021	ACH 5589652368 051922 / BOCC		2,105.96	0.00	2,105.96
10/20/2022	Payment	5870	AQUAPRO POOL SOLUTIONS		2,300.00	0.00	2,300.00
10/20/2022	Payment	5872	NAVITAS CREDIT CORP		804.78	0.00	804.78
3/30/2023	Payment	6023	LINDA W. BELL		200.00	0.00	200.00
4/27/2023	Payment	6038	ECO PEST SOLUTIONS		300.00	0.00	300.00
5/4/2023	Payment	6049	TANYA O'CONNOR		200.00	0.00	200.00
5/31/2023	Payment	DD141	Payment of Invoice 000699		285.76	0.00	285.76
6/15/2023	Payment	6073	LINDA W. BELL		400.00	0.00	400.00
6/28/2023	Payment	DD134	Payment of Invoice 000530		308.58	0.00	308.58
6/28/2023	Payment	DD135	Payment of Invoice 000531		1,009.61	0.00	1,009.61
6/28/2023	Payment	DD136	Payment of Invoice 000532		820.50	0.00	820.50
6/28/2023	Payment	DD137	Payment of Invoice 000533		610.16	0.00	610.16
6/28/2023	Payment	DD138	Payment of Invoice 000534		647.78	0.00	647.78
6/28/2023	Payment	DD139	Payment of Invoice 000536		9,806.12	0.00	9,806.12
6/29/2023	Payment	DD144	Payment of Invoice 000663		804.78	0.00	804.78
7/13/2023	Payment	6100	KOKO L. MILLER		200.00	0.00	200.00
7/13/2023	Payment	6101	TANYA O'CONNOR		200.00	0.00	200.00
7/21/2023	Payment	6106	ENVERA SYSTEMS		428.32	0.00	428.32
7/26/2023	Payment	DD154	Payment of Invoice 000810		285.76	0.00	285.76
7/27/2023	Payment	6111	BLUE LIFE POOL SERVICE LLC		3,657.00	0.00	3,657.00
7/27/2023	Payment	6112	DOORKING INC.		32.95	0.00	32.95

Total Outstanding Checks..... 27,461.91 27,461.91

PARKWAY CENTER CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Outstanding Deposits							
6/30/2023		JE000325	Cleared o/s 09/30 entry in March still o/s	G/L	525.00	0.00	525.00
Total Outstanding Deposits.....					525.00		525.00

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: Wednesday, August 16, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	3	-2	<u>Recovering. Cars damaging turf.</u>
TURF FERTILITY	10	8	-2	<u>Fertilizer ban.</u>
TURF EDGING	5	5	0	<u>Good edging throughout.</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Some small areas.</u>
TURF INSECT/DISEASE CONTROL	10	8	-2	<u>Chinch bugs treated. Still recovering.</u>
PLANT FERTILITY	5	3	-2	<u>Multiple fertility issues.</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Significant improvement.</u>
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Some mites. Pines cut.</u>
PRUNING	10	8	-2	<u>Being done in sections.</u>
CLEANLINESS	5	5	0	<u></u>
MULCHING	5	4	-1	<u></u>
WATER/IRRIGATION MGMT	8	8	0	<u>Repairs made.</u>
CARRYOVERS	5	4	-1	<u>Areas being cleared in stages.</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	0	-7	<u>Awaiting Installation.</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	78	-22	78%
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Manager's Signature: Clay Wright

Supervisor's Signature:

PARKWAY CENTER CDD

Field Inspection - August 2023

Wednesday, August 16, 2023

Prepared For Parkway Center Board Of Supervisors

46 Items Identified



Item 1

Assigned To LMP

Front of the clubhouse looks good.



Item 2

Assigned To LMP

Improvements recommended up front where the palm used to be.



Item 3

Assigned To LMP

Sweet potatoes trimmed away from pavers and the wall.



Item 4

New patio furniture has arrived.



Item 5

Assigned To LMP

Some of the Plumbago in the front row still needs to get pulled. The back row looks good.



Item 6

Assigned To LMP

Hanging palm limbs need to be trimmed.



Item 7

Assigned To LMP

Dead Muhly have been pulled as requested.



Item 8

Assigned To Inframark

Corner irrigation has been capped and ready for pavers. Awaiting quote from Inframark.



Item 9

Assigned To LMP

Scraggly plumbago have been pruned down. New growth is forming.



Item 10

Assigned To LMP

Society Garlic and Jasmine looking rough. Fertilization manager will find a solution.



Item 11

Assigned To LMP

Proposal approved for playground
Mulch. Awaiting installation.



Item 12

Assigned To LMP

Muhly has all been trimmed.



Item 13

Assigned To LMP

Walters Viburnum need to get fertilized. Looking yellow.



Item 14

Assigned To LMP

Pond has been sprayed by the Club-house. Muhly is all trimmed.



Item 15

Assigned To LMP

Peanuts, Blue Daze, Muhly, and Aloe are trimmed and healthy.



Item 16

Assigned To LMP

Conservation needs to get cut back from the landscaping bed.



Item 17

Assigned To LMP

Awaiting installation of annuals. Jasmine needs an irrigation check and possible fertilization.



Item 18

Assigned To Aquatic Weed Control

Pond 11 looks good.



Item 19

Assigned To LMP

Awaiting annuals. Trimming and weeding look good.



Item 20

Assigned To LMP

Tree trimming has been approved to thin out canopy and allow growth of palms and Crepe Myrtles.



Item 21

Assigned To LMP

Fertilization needed on Lilies.



Item 22

Assigned To Aquatic Weed Control

Pond 9 looks good. Buffer zone will be trimmed down to 1ft.



Item 23

Assigned To LMP

S Falkenburg looks significantly better. Torpedo grass and vines all cleared out.



Item 24

Assigned To LMP

Dead Hawthorne will be pulled out along Still Creek.



Item 25

Assigned To LMP

Vines have been removed and peanuts have been edged. Juniper needs to come out.



Item 26

Assigned To LMP

Plumbago died at Harvest Glenn and need to be pulled.



Item 27

Assigned To LMP

South entrance on still Creek. Vines and weeds have been cleared out, plant material is all clean and trim but large patches are dying. Possibly due to construction on Riverview Dr. Fert/pest manager will diagnose.



Item 28

Assigned To LMP

White star Jasmine trimmed along Riverview.



Item 29

Assigned To LMP

Waiting on proposal to kill off the overgrown vines and brush above the sign.



Item 30

Assigned To LMP

Weeds and vines have all been cleared out.



Item 31

Assigned To LMP

Cars have driven over and killed patches of turf in still Creek Dr.



Item 32

Dead pines have been cut down.



Item 33

Assigned To LMP

4 more dead pines.



Item 34

Assigned To Inframark

Sidewalk grinding needed
throughout.



Item 35

Assigned To LMP

Peanuts are over growing and there are some weeds. All else looks good.



Item 36

Assigned To LMP

Copperleaf have been trimmed down.



Item 37

Assigned To LMP

Turf weeds still need treatment in the sanctuary.



Item 38

Assigned To LMP

Trimming/cleanup is being done in phases along S Falkenburg.



Item 39

Assigned To LMP

The monument on Castle Creek has been cleaned up. Trimming and annuals still needed.



Item 40

Assigned To LMP

Castle Creek Dr hasn't gotten cleaned up yet. Weed/vine removal and trimming needed.



Item 41

Assigned To LMP

Sanctuary monument is weeded and trimmed. Needs annuals.



Item 42

Assigned To Aquatic Weed Control

Pond 3 looks good. Some Torpedo grass along the shore.



Item 43

Assigned To LMP

The conservation area needs to be trimmed back from the sidewalk along Castle Creek.



Item 44

Assigned To LMP

Fertilization and trimming needed at the Summerwood monument.



Item 45

Assigned To LMP

Weeding and trimming needed in the Juniper.



Item 46

Assigned To LMP

Dead Hollies need to be removed.