

**PARKWAY CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 25, 2023

AGENDA PACKAGE



2005 PAN AM CIR SUITE 300
TAMPA FL, 33607

Parkway Center Community Development District

Agenda Page 2

Board of Supervisors

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

District Staff

Gene Roberts, District Manager
Scott Steady, District Counsel
Tonja Stewart, District Engineer
Clay Wright, District Onsite Manager

Meeting Agenda

Wednesday, October 25, 2023, at 6:30 p.m.

Join Zoom Meeting: <https://us06web.zoom.us/j/85012674733?pwd=txljbHNhIKwEK6fo9h74IOUxCGADv8.1>

Meeting ID: 850 1267 4733

Passcode: 052232

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting

1. Call to Order/Roll Call

2. Business Items

A. Discussion on the Reserve Study Report

3. Consent Agenda

A. Approval of Minutes of the September 27, 2023, Regular Meeting

B. Consideration of Operation and Maintenance Expenditures September 2023

C. Acceptance of the Financials for September 2023

4. Attorney's Report

5. Engineer's Report

6. Manager's Report

A. Community Inspections Reports

7. Supervisors' Requests or Comments

8. Public Comments *(Each individual has the opportunity to comment and is limited to **three (3)** minutes for such comment)*

9. Adjournment

*Next regularly scheduled meeting is November 22, 2023, at 6:30 p.m.

Sincerely,

Gene Roberts

District Manager

District Office

Inframark
2005 Pan Am Circle Suite 300
Tampa, Florida 33607
(813) 873-7300

Meeting Location:

Parkway Center Clubhouse
7461 S Falkenburg Rd
Riverview, FL 33578

Second Order of Business

2A.



Reserve Study for

Parkway Center Community Development District

Riverview, FL

September 21, 2023



Prepared by Global Solution Partners
Parkway Center Community Development District Reserve Study

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Parkway Center Community Development District Reserve Study

September 21, 2023

Mr. Gene Roberts
District Manager
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607

Dear Mr. Roberts,

Global Solution Partners is pleased to present to you and the Parkway Center Community Development District the requested Reserve Study. We believe that you will find this reserve funding study to be thorough and complete. After you have had an opportunity to review the report, please do not hesitate to contact us. We are always happy to answer any questions you may have.

Property Description

Parkway Center Community Development District is a single-family home community located in Riverview, FL. The community consists of 1,796 homes. Some of the common assets of Parkway Center Community Development District include a clubhouse, a pool with a waterslide feature, a playground, entrance monuments, a perimeter wall, and detention ponds. The community is approximately 36 years old and appeared to be in good condition for its age.

Executive Financial Summary

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2024 is \$150,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contributions increase annually by 3.50% in an effort to have today's homeowners and future homeowners share a fair and equitable portion of the financial obligations to maintain the community.

Most association board members find the [Cash Flow Analysis](#) table and the [Projected Reserve Contributions](#) table to be helpful overviews of the study. The cash flow table shows the recommended annual reserve payments by year for the entire 30-year study period. The Projected Reserve Contributions table breaks down the annual contribution based on the number of unit owners in the community and shows how much they will individually be contributing to the reserves on a monthly and annual basis.

It is important to realize that this study is a snapshot based on current conditions and circumstances which no doubt will change. With this in mind, it is essential to have the study updated periodically to maintain its relevance.

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Date of Site Visit

The site visit for Parkway Center Community Development District was conducted by Mr. David Korb of Global Solution Partners on September 06, 2023. Mr. Korb was met on-site by Association Manager, Mr. Gene Roberts, who provided pertinent information used in this report.

Property Observations

- Per information provided by the client, the amenity area located at 7461 S. Falkenburg Road was built in 2022. This amenity area includes a clubhouse, pool, and playground.
- The clubhouse glass and aluminum exterior doors have been included in this reserve study, though they fall outside of the study period for replacement.
- A clubhouse interior refurbishment allowance has been included in the Reserve Study. The purpose of the allowance is to fund flooring, furnishing, decor, and kitchen appliances/upgrades.
- The life expectancy of the current roofing system for the clubhouse is approximately 50 years. Various conditions may impact the actual life expectancy, therefore, it is recommended that periodic evaluations are performed by a qualified contractor and the Reserve Study is updated accordingly.
- The stormwater drainage system can reasonably be expected to last 50+ years depending on the geographical location of the property and the routine maintenance practices. Global Solution Partners has provided a stormwater drainage system repair allowance to fund the general maintenance or necessary repairs to the stormwater drainage system throughout the study period.
- There are 25 detention ponds located on site. Global Solution Partners has included a detention pond maintenance allowance in this Reserve Study. The allowance is based on the square footage of the ponds' surface area, as the depth of the ponds cannot be determined by a visual evaluation. Consult a qualified contractor for maintenance recommendations and schedules. Contractor recommendations may be used in future updates to this Reserve Study.
- Per information provided by the client, the property has experienced drainage problems. Evaluation of the drainage system for functionality is outside the scope of the Reserve Study. Global Solution Partners recommends obtaining further evaluations and costs to cure from qualified contractors. Any new findings may be incorporated into a future update to this study.

Depth of Study

A site visit was made to verify the existing condition as it relates to the average life expectancies of the various reserve study components and to verify component quantities. In-place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take-offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

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Summary of Financial Assumptions

The below table contains a partial summary of information including desired study start date, number of dues-paying members, and beginning reserve fund balance, provided by the client or client's representative for the Parkway Center Community Development District reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2024
Reserve Funding Study Length	30 years
Number of Dues Paying Members	1,796
Reserve Balance as of January 1, 2024	\$341,957
Annual Inflation Rate	2.41%
Interest Rate on Reserve Funds	0.50%
Dues Change Period	1 year

Recommended Payment Schedule

The below table contains Global Solution Partners' recommended schedule of reserve fund contribution payments for the next five years. See the [Projected Reserve Contributions](#) table later in this report for the full 30 years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds and require the use of Special Assessments in the future. The recommended reserve fund contributions have been set to meet future capital expenses while avoiding special assessments and minimizing dues increases.

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2024	\$6.96	\$12,500	\$150,000	\$493,154
2025	\$7.20	\$12,938	\$155,250	\$650,130
2026	\$7.46	\$13,390	\$160,684	\$813,089
2027	\$7.72	\$13,859	\$166,308	\$979,437
2028	\$7.99	\$14,344	\$172,128	\$1,154,993

Reserve Study Assumptions

The below-listed assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current
- No unforeseen circumstances will cause a significant reduction of reserves
- Sufficient comprehensive property insurance exists to protect from insurable risks
- The association plans to continue to maintain the existing common areas and amenities
- Reserve payments occur at the end of every calendar month
- Expenses occur at the end of the expense year

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Parkway Center Community Development District Reserve Study

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the Association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the Association. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the Association.

Inflation Estimate

An annual inflation multiplier of 2.41% has been applied to all future expenses within the 30-year study period. This annual inflation rate was obtained by averaging the previous 30-years' rates as published by the U.S. Bureau of Labor Statistics.

Initial Reserves

Initial reserves for this Reserve Study were projected by the client to be \$341,957 on January 1, 2024. An interest rate of 0.50% per year has been factored into this Reserve Study. The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Financial Condition of the Association

It is recommended that the association adjust its reserve fund contributions to align with the [Cash Flow Analysis](#) and [Projected Reserve Contributions](#) tables contained in this study.

Special Assessments

Special Assessments have not been factored into this Reserve Study.

Reserve Funding Goal

The reserve fund goal is to maintain a reserve account balance that meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.

Study Method

Every reserve item has been given an estimated remaining useful life, an estimated useful life when new, a present cost, and an estimated future cost based on inflation. The present costs of the reserve items in this report have been estimated using a variety of sources including professional cost estimating resources, actual costs provided by the client, our proprietary database, and the knowledge and experience of our Reserve Analysts. Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end-of-period payment method. Interest earned, if applicable, on accumulated reserve funds and taxes on the reserve interest are also calculated. As you review this report, you may find the specifics e.g. quantities, costs, life expectancies, etc. of each reserve item in the [Reserve Study Expense Item Listing](#) table. We hope that you will appreciate the level of detail that is used in developing your customized funding plan.

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Parkway Center Community Development District Reserve Study

Global Solution Partners has estimated future projected expenses for Parkway Center Community Development District based upon the preservation of existing components within the community that the association is responsible for maintaining. The reserve study is limited in scope to those expense items listed in the [Reserve Study Expense Item Listing](#) table. Expense items that have an expected life of more than 30 years may not be included in this reserve study unless payment for these items overlaps the 30-year reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the included reserve funding study, it is our professional opinion that the annual reserve fund contributions recommended in the Annual Reserve Payment column of the [Cash Flow Analysis](#) table and subsequent breakdown of those contributions as member monthly fees shown in the [Projected Reserve Contributions](#) table will realize this goal.

In the process of developing the study, Global Solution Partners gathered specific information about the property by conducting a site visit and performing research through various sources. Additionally, information e.g. current reserve fund balances, number of dues-paying members, desired start date, pertinent maintenance history, etc. were obtained directly from the client and/or the client's representative. Global Solution Partners relies on such information provided by the client and assumes it to be complete and accurate. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, the client or client's representative provided to Global Solution Partners the client's best-estimate age of that item. If the client or client's representative was unable to provide an estimate of a Reserve Item's age, Global Solution Partners made its own estimate of the age of the Reserve Item based on visual observation. The Reserve Study is created for the association's use and is a reflection of information gathered by and provided to Global Solution Partners.

This information is not for the purpose of performing an audit, historical records, quality, or forensic analyses. Any on-site evaluation is not considered to be a project audit, quality inspection, or engineering study.

Keeping Your Reserve Study Current

Global Solution Partners believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years.

This reserve study should be updated when any of the following occur:

- At least once every three years
- At significant changes in inflation rates
- At changes in the number of dues-paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

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Items Beyond the Scope of This Report

- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soil conditions, soil contamination, or geological stability of the site
- Engineering analysis or structural stability of the building(s) or site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon
- Water quality or other environmental hazards
- Invasions by termites and any or all other destroying organisms or insects
- Damage or destruction due to birds, bats, or animals to buildings or site
- This study is not a pest inspection
- Adequacy or efficiency of any system or component on-site
- Specifically excluded reserve items
- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas, or similar items
- Items concealed by signs, carpets, or other things
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- Hidden improvements such as sewer, water, and electrical lines, or other buried or concealed items
- A Property Condition Assessment or other specialty or comprehensive inspection
- A roof inspection
- An electrical inspection
- A plumbing inspection

Governing Documents

The CCR's (conditions, covenants, and restrictions) governing documents were not provided and therefore not reviewed as part of this study.

Items Considered to be Long-Lived

Items considered to be long-lived are intentionally not included in this study. Long-lived items are typically those items that have a useful life expectancy beyond the current study period. The following items have been identified as long-lived and therefore are not included in this study:

- Building structures
- Pool structure
- Clubhouse metal roof

Although the concrete surfaces could be considered to be Long-Lived, a repair and maintenance allowance has been factored into this analysis. Routine maintenance of these items will not only enhance the look of the community but may also extend the design life of these items.

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Items Considered to be Operational

Items considered to be typically included in the operational budget are intentionally not included in this study. Operational budget items typically include routine maintenance and lower-cost items. The following items have been identified as operational budget items and therefore are not included in this study:

- General landscaping
- Pool maintenance contract
- General community signage
- Low-voltage landscape lighting
- Drinking fountains in the pool area
- Bike racks
- Trash receptacles
- Dumpster enclosure wall painting and general maintenance
- Water heater in the clubhouse

Items Maintained by Others

Items maintained by other entities or individuals i.e. municipalities, individual dwelling unit owners, other associations, utility companies, etc... are intentionally not included in this study. The following items have been identified as being maintained by others and therefore are not included in this study:

- Single-family homes and their lots
- Asphalt streets and the associated concrete flatwork
- Street lights
- Community entry gates
- Exterior Clubhouse lighting
- Fitness equipment in Clubhouse
- Dumpsters
- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site

Statement of Qualifications

Global Solution Partners is a professional firm in the business of preparing Reserve Studies and other related property services for resorts, hotels, and community associations. We are familiar with construction practices, construction costs, and contracting practices. Our staff members have vast experience in property due diligence and hold many certifications and licenses including but not limited to; contracting, engineering, roofing, code inspection, real estate, project management, home inspection, and pest control.

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Conflict of Interest

As the preparer of this reserve study, Global Solution Partners certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Global Solution Partners would like to thank the Parkway Center Community Development District for the opportunity to be of service in the preparation of this Reserve Study. If you have any questions, please don't hesitate to contact us.

Prepared by

Sarah Eastridge
Project Manager
Global Solution Partners

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Community Photos



Clubhouse Exterior



Clubhouse Interior



Clubhouse Interior



Typical Clubhouse Restroom



Pool View



Spa

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Waterslide Feature



Playground



Fitness Center



Clubhouse Parking Lot



Typical Pond with Drainage Catch Basin



Perimeter Wall

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Reserve Item Categories

Clubhouse



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum rain gutters replacement	\$4,654.32	28 Yrs	30 Yrs	2052	\$9,066.56	Y
Asphalt parking areas mill and overlay	\$26,015.15	23 Yrs	25 Yrs	2047	\$44,988.42	Y
Asphalt parking areas patch and seal	\$2,612.40	3 Yrs	5 Yrs	2027	\$2,805.87	Y
Clubhouse interior refurbishment allowance	\$191,264.21	13 Yrs	15 Yrs	2037	\$260,666.05	Y
Concrete dumpster pad replacement	\$1,939.68	18 Yrs	20 Yrs	2042	\$2,977.78	Y
Concrete parking stops replacement	\$1,413.75	23 Yrs	25 Yrs	2047	\$2,444.82	Y
Concrete walkways repair allowance (10% every 10 years)	\$2,297.31	8 Yrs	10 Yrs	2032	\$2,779.45	Y
Engineered wood exterior siding surfaces replacement	\$22,160.40	23 Yrs	25 Yrs	2047	\$38,322.34	Y
Exterior siding surfaces painting	\$8,044.10	6 Yrs	8 Yrs	2030	\$9,279.65	Y
Fire alarm system control panel replacement	\$5,197.50	13 Yrs	15 Yrs	2037	\$7,083.46	Y
Fire alarm system upgrade	\$20,000.00	28 Yrs	30 Yrs	2052	\$38,959.76	Y

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Glass and aluminum exterior doors replacement - double doors	\$9,207.00	33 Yrs	35 Yrs	2057	\$20,203.02	Y
Glass and aluminum exterior doors replacement - single door	\$2,301.75	33 Yrs	35 Yrs	2057	\$5,050.75	Y
HVAC system replacement (2.5 ton)	\$9,424.80	10 Yrs	14 Yrs	2034	\$11,959.03	Y
HVAC system replacement (3 ton)	\$9,979.20	10 Yrs	14 Yrs	2034	\$12,662.50	Y
HVAC system replacement (5 ton)	\$8,316.00	10 Yrs	14 Yrs	2034	\$10,552.08	Y
Interior common areas painting	\$11,706.20	8 Yrs	10 Yrs	2032	\$14,162.99	Y
Key fob system upgrades	\$11,781.00	13 Yrs	15 Yrs	2037	\$16,055.84	Y
Metal exterior doors replacement	\$5,821.20	28 Yrs	30 Yrs	2052	\$11,339.63	Y
Pavers parking areas replacement	\$23,996.91	18 Yrs	20 Yrs	2042	\$36,839.86	Y
Restrooms refurbishment	\$45,738.00	14 Yrs	16 Yrs	2038	\$63,836.68	Y
Security system upgrade allowance - amenity area	\$16,360.00	8 Yrs	10 Yrs	2032	\$19,793.48	Y
Windows replacement	\$33,402.60	28 Yrs	30 Yrs	2052	\$65,067.86	Y

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Pool Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement	\$30,888.10	23 Yrs	25 Yrs	2047	\$53,415.29	Y
Pavers pool deck replacement - includes coping	\$149,775.45	23 Yrs	25 Yrs	2047	\$259,009.12	Y
Pedestrian gate electronic access upgrade	\$4,989.60	8 Yrs	10 Yrs	2032	\$6,036.77	Y
Pool awnings fabric and frame replacement	\$30,452.40	6 Yrs	8 Yrs	2030	\$35,129.80	Y
Pool equipment pumps and filters system replacement	\$12,196.80	8 Yrs	10 Yrs	2032	\$14,756.55	Y
Pool furniture replacement	\$95,040.00	6 Yrs	8 Yrs	2030	\$109,637.88	Y
Pool heater replacement	\$8,870.40	6 Yrs	8 Yrs	2030	\$10,232.87	Y
Pool resurface	\$60,489.00	10 Yrs	15 Yrs	2034	\$76,753.83	Y
Pool waterline tile replacement	\$11,597.72	10 Yrs	12 Yrs	2034	\$14,716.22	Y
Pool waterslide refurbishment	\$12,000.00	13 Yrs	15 Yrs	2037	\$16,354.30	Y
Spa resurface	\$1,521.00	10 Yrs	15 Yrs	2034	\$1,929.98	Y
Spa waterline tile replacement	\$1,019.90	18 Yrs	20 Yrs	2042	\$1,565.74	Y

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Recreational Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement - playground	\$7,276.50	23 Yrs	25 Yrs	2047	\$12,583.37	Y
Children's playground equipment replacement	\$49,896.00	18 Yrs	20 Yrs	2042	\$76,599.92	Y
Composite benches replacement	\$4,435.20	18 Yrs	20 Yrs	2042	\$6,808.88	Y

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Site



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Block and stucco wall painting and general repairs - perimeter wall along Riverview Dr.	\$8,174.25	6 Yrs	8 Yrs	2030	\$9,429.79	Y
Concrete drains and stormwater drainage system repair allowance - amenity area	\$18,295.20	13 Yrs	15 Yrs	2037	\$24,933.77	Y
Dumpster enclosure gate replacement	\$4,989.60	10 Yrs	12 Yrs	2034	\$6,331.25	Y
Entrance and monuments refurbishment	\$207,900.00	20 Yrs	35 Yrs	2044	\$334,735.53	Y
Irrigation system pumps and controls replacement allowance	\$69,300.00	6 Yrs	10 Yrs	2030	\$79,944.29	Y

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Ponds



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Concrete drainage catch basin replacement - for detention ponds	\$19,958.40	20 Yrs	40 Yrs	2044	\$32,134.61	Y
Detention pond maintenance and repair allowance - Pond 1	\$113,122.80	5 Yrs	10 Yrs	2029	\$127,427.15	Y
Detention pond maintenance and repair allowance - Pond 10	\$1,521.00	5 Yrs	10 Yrs	2029	\$1,713.33	Y
Detention pond maintenance and repair allowance - Pond 11	\$18,058.32	5 Yrs	10 Yrs	2029	\$20,341.79	Y
Detention pond maintenance and repair allowance - Pond 12	\$65,713.68	5 Yrs	10 Yrs	2029	\$74,023.16	Y
Detention pond maintenance and repair allowance - Pond 13	\$31,730.40	10 Yrs	10 Yrs	2034	\$40,262.36	Y
Detention pond maintenance and repair allowance - Pond 14	\$61,269.84	10 Yrs	10 Yrs	2034	\$77,744.63	Y
Detention pond maintenance and repair allowance - Pond 15	\$278,165.88	10 Yrs	10 Yrs	2034	\$352,961.65	Y
Detention pond maintenance and repair allowance - Pond 16	\$37,976.76	10 Yrs	10 Yrs	2034	\$48,188.30	Y

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Detention pond maintenance and repair allowance - Pond 17	\$18,026.28	10 Yrs	10 Yrs	2034	\$22,873.35	Y
Detention pond maintenance and repair allowance - Pond 18	\$9,521.28	10 Yrs	10 Yrs	2034	\$12,081.45	Y
Detention pond maintenance and repair allowance - Pond 19	\$9,306.72	10 Yrs	10 Yrs	2034	\$11,809.20	Y
Detention pond maintenance and repair allowance - Pond 20	\$7,967.16	10 Yrs	10 Yrs	2034	\$10,109.44	Y
Detention pond maintenance and repair allowance - Pond 21	\$4,738.32	10 Yrs	10 Yrs	2034	\$6,012.40	Y
Detention pond maintenance and repair allowance - Pond 22	\$23,198.04	10 Yrs	10 Yrs	2034	\$29,435.74	Y
Detention pond maintenance and repair allowance - Pond 23	\$32,419.08	10 Yrs	10 Yrs	2034	\$41,136.22	Y
Detention pond maintenance and repair allowance - Pond 24	\$2,318.40	10 Yrs	10 Yrs	2034	\$2,941.79	Y
Detention pond maintenance and repair allowance - Pond 25	\$1,725.84	10 Yrs	10 Yrs	2034	\$2,189.90	Y
Detention pond maintenance and repair allowance - Pond 3	\$91,905.84	5 Yrs	10 Yrs	2029	\$103,527.31	Y
Detention pond maintenance and repair allowance - Pond 4	\$6,893.64	5 Yrs	10 Yrs	2029	\$7,765.34	Y
Detention pond maintenance and repair allowance - Pond 5	\$1,063.44	5 Yrs	10 Yrs	2029	\$1,197.91	Y
Detention pond maintenance and repair allowance - Pond 6	\$20,920.68	5 Yrs	10 Yrs	2029	\$23,566.10	Y
Detention pond maintenance and repair allowance - Pond 7	\$2,199.96	5 Yrs	10 Yrs	2029	\$2,478.14	Y
Detention pond maintenance and repair allowance - Pond 8	\$22,289.40	5 Yrs	10 Yrs	2029	\$25,107.89	Y
Detention pond maintenance and repair allowance - Pond 9	\$12,785.40	5 Yrs	10 Yrs	2029	\$14,402.11	Y

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Detention pond maintenance and repair allowance - Wetland Mitigation Area	\$61,896.60	5 Yrs	10 Yrs	2029	\$69,723.41	Y
Pond aerator replacement - Pond 11	\$2,182.95	9 Yrs	15 Yrs	2033	\$2,704.74	Y
Pond aerator replacement - Pond 3	\$3,276.90	9 Yrs	15 Yrs	2033	\$4,060.17	Y
Pond aerator replacement - Pond 9	\$2,182.95	9 Yrs	15 Yrs	2033	\$2,704.74	Y

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Clubhouse	Aluminum rain gutters replacement	\$13.12 Inft	355 Inft	\$4,654	28 Yrs	30 Yrs	2052 2082 2112	\$9,067 \$18,523 \$37,843	\$313 \$617 \$1,261
Clubhouse	Asphalt parking areas mill and overlay	\$2.39 sqft	10,885 sqft	\$26,015	23 Yrs	25 Yrs	2047 2072 2097	\$44,988 \$81,594 \$147,985	\$1,875 \$3,264 \$5,919
Clubhouse	Asphalt parking areas patch and seal	\$0.24 ea	10,885 ea	\$2,612	3 Yrs	5 Yrs	2027 2032 2037	\$2,806 \$3,161 \$3,560	\$701 \$632 \$712
Clubhouse	Clubhouse interior refurbishment allowance	\$40.19 sqft	4,759 sqft	\$191,264	13 Yrs	15 Yrs	2037 2052 2067	\$260,666 \$372,580 \$532,544	\$18,619 \$24,839 \$35,503
Clubhouse	Concrete dumpster pad replacement	\$13.47 sqft	144 sqft	\$1,940	18 Yrs	20 Yrs	2042 2062 2082	\$2,978 \$4,794 \$7,719	\$157 \$240 \$386
Clubhouse	Concrete parking stops replacement	\$94.25 ea	15 ea	\$1,414	23 Yrs	25 Yrs	2047 2072 2097	\$2,445 \$4,434 \$8,042	\$102 \$177 \$322
Clubhouse	Concrete walkways repair allowance (10% every 10 years)	\$13.47 sqft	171 sqft	\$2,297	8 Yrs	10 Yrs	2032 2042 2052	\$2,779 \$3,527 \$4,475	\$309 \$353 \$448
Clubhouse	Engineered wood exterior siding surfaces replacement	\$7.08 sqft	3,130 sqft	\$22,160	23 Yrs	25 Yrs	2047 2072 2097	\$38,322 \$69,504 \$126,058	\$1,597 \$2,780 \$5,042
Clubhouse	Exterior siding surfaces painting	\$2.57 sqft	3,130 sqft	\$8,044	6 Yrs	8 Yrs	2030 2038 2046	\$9,280 \$11,227 \$13,583	\$1,326 \$1,403 \$1,698
Clubhouse	Fire alarm system control panel replacement	\$5197.50 ea	1 ea	\$5,198	13 Yrs	15 Yrs	2037 2052 2067	\$7,083 \$10,125 \$14,472	\$506 \$675 \$965
Clubhouse	Fire alarm system upgrade	\$20000.00 ea	1 ea	\$20,000	28 Yrs	30 Yrs	2052 2082 2112	\$38,960 \$79,595 \$162,614	\$1,343 \$2,653 \$5,420
Clubhouse	Glass and aluminum exterior doors replacement - double doors	\$4603.50 ea	2 ea	\$9,207	33 Yrs	35 Yrs	2057 2092 2127	\$20,203 \$46,494 \$107,000	\$594 \$1,328 \$3,057
Clubhouse	Glass and aluminum exterior doors replacement - single door	\$2301.75 ea	1 ea	\$2,302	33 Yrs	35 Yrs	2057 2092 2127	\$5,051 \$11,624 \$26,750	\$149 \$332 \$764

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Clubhouse	HVAC system replacement (2.5 ton)	\$4712.40 ea	2 ea	\$9,425	10 Yrs	14 Yrs	2034 2048 2062	\$11,959 \$16,691 \$23,296	\$1,087 \$1,192 \$1,664
Clubhouse	HVAC system replacement (3 ton)	\$4989.60 ea	2 ea	\$9,979	10 Yrs	14 Yrs	2034 2048 2062	\$12,662 \$17,673 \$24,666	\$1,151 \$1,262 \$1,762
Clubhouse	HVAC system replacement (5 ton)	\$8316.00 ea	1 ea	\$8,316	10 Yrs	14 Yrs	2034 2048 2062	\$10,552 \$14,728 \$20,555	\$959 \$1,052 \$1,468
Clubhouse	Interior common areas painting	\$1.87 sqft	6,260 sqft	\$11,706	8 Yrs	10 Yrs	2032 2042 2052	\$14,163 \$17,971 \$22,804	\$1,574 \$1,797 \$2,280
Clubhouse	Key fob system upgrades	\$11781.00 ea	1 ea	\$11,781	13 Yrs	15 Yrs	2037 2052 2067	\$16,056 \$22,949 \$32,802	\$1,147 \$1,530 \$2,187
Clubhouse	Metal exterior doors replacement	\$2910.60 ea	2 ea	\$5,821	28 Yrs	30 Yrs	2052 2082 2112	\$11,340 \$23,167 \$47,330	\$391 \$772 \$1,578
Clubhouse	Pavers parking areas replacement	\$14.97 sqft	1,603 sqft	\$23,997	18 Yrs	20 Yrs	2042 2062 2082	\$36,840 \$59,315 \$95,502	\$1,939 \$2,966 \$4,775
Clubhouse	Restrooms refurbishment	\$15246.00 ea	3 ea	\$45,738	14 Yrs	16 Yrs	2038 2054 2070	\$63,837 \$93,443 \$136,781	\$4,256 \$5,840 \$8,549
Clubhouse	Security system upgrade allowance - amenity area	\$16360.00 ea	1 ea	\$16,360	8 Yrs	10 Yrs	2032 2042 2052	\$19,793 \$25,116 \$31,869	\$2,199 \$2,512 \$3,187
Clubhouse	Windows replacement	\$1192.95 ea	28 ea	\$33,403	28 Yrs	30 Yrs	2052 2082 2112	\$65,068 \$132,934 \$271,587	\$2,244 \$4,431 \$9,053
Ponds	Concrete drainage catch basin replacement - for detention ponds	\$1663.20 ea	12 ea	\$19,958	20 Yrs	40 Yrs	2044 2084 2124	\$32,135 \$83,304 \$215,955	\$1,530 \$2,083 \$5,399
Ponds	Detention pond maintenance and repair allowance - Pond 1	\$0.36 sqft	314,230 sqft	\$113,123	5 Yrs	10 Yrs	2029 2039 2049	\$127,427 \$161,691 \$205,168	\$21,238 \$16,169 \$20,517
Ponds	Detention pond maintenance and repair allowance - Pond 10	\$0.36 sqft	4,225 sqft	\$1,521	5 Yrs	10 Yrs	2029 2039 2049	\$1,713 \$2,174 \$2,759	\$286 \$217 \$276
Ponds	Detention pond maintenance and repair allowance - Pond 11	\$0.36 sqft	50,162 sqft	\$18,058	5 Yrs	10 Yrs	2029 2039 2049	\$20,342 \$25,811 \$32,752	\$3,390 \$2,581 \$3,275

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Ponds	Detention pond maintenance and repair allowance - Pond 12	\$0.36 sqft	182,538 sqft	\$65,714	5 Yrs	10 Yrs	2029 2039 2049	\$74,023 \$93,927 \$119,183	\$12,337 \$9,393 \$11,918
Ponds	Detention pond maintenance and repair allowance - Pond 13	\$0.36 sqft	88,140 sqft	\$31,730	10 Yrs	10 Yrs	2034 2044 2054	\$40,262 \$51,088 \$64,826	\$3,660 \$5,109 \$6,483
Ponds	Detention pond maintenance and repair allowance - Pond 14	\$0.36 sqft	170,194 sqft	\$61,270	10 Yrs	10 Yrs	2034 2044 2054	\$77,745 \$98,649 \$125,175	\$7,068 \$9,865 \$12,518
Ponds	Detention pond maintenance and repair allowance - Pond 15	\$0.36 sqft	772,683 sqft	\$278,166	10 Yrs	10 Yrs	2034 2044 2054	\$352,962 \$447,869 \$568,296	\$32,087 \$44,787 \$56,830
Ponds	Detention pond maintenance and repair allowance - Pond 16	\$0.36 sqft	105,491 sqft	\$37,977	10 Yrs	10 Yrs	2034 2044 2054	\$48,188 \$61,146 \$77,587	\$4,381 \$6,115 \$7,759
Ponds	Detention pond maintenance and repair allowance - Pond 17	\$0.36 sqft	50,073 sqft	\$18,026	10 Yrs	10 Yrs	2034 2044 2054	\$22,873 \$29,024 \$36,828	\$2,079 \$2,902 \$3,683
Ponds	Detention pond maintenance and repair allowance - Pond 18	\$0.36 sqft	26,448 sqft	\$9,521	10 Yrs	10 Yrs	2034 2044 2054	\$12,081 \$15,330 \$19,452	\$1,098 \$1,533 \$1,945
Ponds	Detention pond maintenance and repair allowance - Pond 19	\$0.36 sqft	25,852 sqft	\$9,307	10 Yrs	10 Yrs	2034 2044 2054	\$11,809 \$14,985 \$19,014	\$1,074 \$1,498 \$1,901
Ponds	Detention pond maintenance and repair allowance - Pond 20	\$0.36 sqft	22,131 sqft	\$7,967	10 Yrs	10 Yrs	2034 2044 2054	\$10,109 \$12,828 \$16,277	\$919 \$1,283 \$1,628
Ponds	Detention pond maintenance and repair allowance - Pond 21	\$0.36 sqft	13,162 sqft	\$4,738	10 Yrs	10 Yrs	2034 2044 2054	\$6,012 \$7,629 \$9,680	\$547 \$763 \$968
Ponds	Detention pond maintenance and repair allowance - Pond 22	\$0.36 sqft	64,439 sqft	\$23,198	10 Yrs	10 Yrs	2034 2044 2054	\$29,436 \$37,351 \$47,394	\$2,676 \$3,735 \$4,739

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Ponds	Detention pond maintenance and repair allowance - Pond 23	\$0.36 sqft	90,053 sqft	\$32,419	10 Yrs	10 Yrs	2034 2044 2054	\$41,136 \$52,197 \$66,233	\$3,740 \$5,220 \$6,623
Ponds	Detention pond maintenance and repair allowance - Pond 24	\$0.36 sqft	6,440 sqft	\$2,318	10 Yrs	10 Yrs	2034 2044 2054	\$2,942 \$3,733 \$4,737	\$267 \$373 \$474
Ponds	Detention pond maintenance and repair allowance - Pond 25	\$0.36 sqft	4,794 sqft	\$1,726	10 Yrs	10 Yrs	2034 2044 2054	\$2,190 \$2,779 \$3,526	\$199 \$278 \$353
Ponds	Detention pond maintenance and repair allowance - Pond 3	\$0.36 sqft	255,294 sqft	\$91,906	5 Yrs	10 Yrs	2029 2039 2049	\$103,527 \$131,365 \$166,687	\$17,255 \$13,136 \$16,669
Ponds	Detention pond maintenance and repair allowance - Pond 4	\$0.36 sqft	19,149 sqft	\$6,894	5 Yrs	10 Yrs	2029 2039 2049	\$7,765 \$9,853 \$12,503	\$1,294 \$985 \$1,250
Ponds	Detention pond maintenance and repair allowance - Pond 5	\$0.36 sqft	2,954 sqft	\$1,063	5 Yrs	10 Yrs	2029 2039 2049	\$1,198 \$1,520 \$1,929	\$200 \$152 \$193
Ponds	Detention pond maintenance and repair allowance - Pond 6	\$0.36 sqft	58,113 sqft	\$20,921	5 Yrs	10 Yrs	2029 2039 2049	\$23,566 \$29,903 \$37,943	\$3,928 \$2,990 \$3,794
Ponds	Detention pond maintenance and repair allowance - Pond 7	\$0.36 sqft	6,111 sqft	\$2,200	5 Yrs	10 Yrs	2029 2039 2049	\$2,478 \$3,144 \$3,990	\$413 \$314 \$399
Ponds	Detention pond maintenance and repair allowance - Pond 8	\$0.36 sqft	61,915 sqft	\$22,289	5 Yrs	10 Yrs	2029 2039 2049	\$25,108 \$31,859 \$40,426	\$4,185 \$3,186 \$4,043
Ponds	Detention pond maintenance and repair allowance - Pond 9	\$0.36 sqft	35,515 sqft	\$12,785	5 Yrs	10 Yrs	2029 2039 2049	\$14,402 \$18,275 \$23,189	\$2,400 \$1,827 \$2,319
Ponds	Detention pond maintenance and repair allowance - Wetland Mitigation Area	\$0.36 sqft	171,935 sqft	\$61,897	5 Yrs	10 Yrs	2029 2039 2049	\$69,723 \$88,471 \$112,260	\$11,621 \$8,847 \$11,226

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Ponds	Pond aerator replacement - Pond 11	\$2182.95 ea	1 ea	\$2,183	9 Yrs	15 Yrs	2033 2048 2063	\$2,705 \$3,866 \$5,526	\$270 \$258 \$368
Ponds	Pond aerator replacement - Pond 3	\$3276.90 ea	1 ea	\$3,277	9 Yrs	15 Yrs	2033 2048 2063	\$4,060 \$5,803 \$8,295	\$406 \$387 \$553
Ponds	Pond aerator replacement - Pond 9	\$2182.95 ea	1 ea	\$2,183	9 Yrs	15 Yrs	2033 2048 2063	\$2,705 \$3,866 \$5,526	\$270 \$258 \$368
Pool Area	Aluminum fencing replacement	\$49.90 Inft	619 Inft	\$30,888	23 Yrs	25 Yrs	2047 2072 2097	\$53,415 \$96,878 \$175,705	\$2,226 \$3,875 \$7,028
Pool Area	Pavers pool deck replacement - includes coping	\$14.19 sqft	10,555 sqft	\$149,775	23 Yrs	25 Yrs	2047 2072 2097	\$259,009 \$469,758 \$851,988	\$10,792 \$18,790 \$34,080
Pool Area	Pedestrian gate electronic access upgrade	\$2494.80 ea	2 ea	\$4,990	8 Yrs	10 Yrs	2032 2042 2052	\$6,037 \$7,660 \$9,720	\$671 \$766 \$972
Pool Area	Pool awnings fabric and frame replacement	\$39.60 sqft	769 sqft	\$30,452	6 Yrs	8 Yrs	2030 2038 2046	\$35,130 \$42,503 \$51,423	\$5,019 \$5,313 \$6,428
Pool Area	Pool equipment pumps and filters system replacement	\$12196.80 ea	1 ea	\$12,197	8 Yrs	10 Yrs	2032 2042 2052	\$14,757 \$18,724 \$23,759	\$1,640 \$1,872 \$2,376
Pool Area	Pool furniture replacement	\$742.50 ea	128 ea	\$95,040	6 Yrs	8 Yrs	2030 2038 2046	\$109,638 \$132,648 \$160,486	\$15,663 \$16,581 \$20,061
Pool Area	Pool heater replacement	\$8870.40 ea	1 ea	\$8,870	6 Yrs	8 Yrs	2030 2038 2046	\$10,233 \$12,380 \$14,979	\$1,462 \$1,548 \$1,872
Pool Area	Pool resurface	\$9.36 sqft	6,463 sqft	\$60,489	10 Yrs	15 Yrs	2034 2049 2064	\$76,754 \$109,707 \$156,809	\$6,978 \$7,314 \$10,454
Pool Area	Pool waterline tile replacement	\$29.14 Inft	398 Inft	\$11,598	10 Yrs	12 Yrs	2034 2046 2058	\$14,716 \$19,584 \$26,062	\$1,338 \$1,632 \$2,172
Pool Area	Pool waterslide refurbishment	\$12000.00 lump sum	1 lump sum	\$12,000	13 Yrs	15 Yrs	2037 2052 2067	\$16,354 \$23,376 \$33,412	\$1,168 \$1,558 \$2,227
Pool Area	Spa resurface	\$9.36 sqft	163 sqft	\$1,521	10 Yrs	15 Yrs	2034 2049 2064	\$1,930 \$2,759 \$3,943	\$175 \$184 \$263
Pool Area	Spa waterline tile replacement	\$29.14 Inft	35 Inft	\$1,020	18 Yrs	20 Yrs	2042 2062 2082	\$1,566 \$2,521 \$4,059	\$082 \$126 \$203

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Recreational Area	Aluminum fencing replacement - playground	\$41.58 Inft	175 Inft	\$7,277	23 Yrs	25 Yrs	2047 2072 2097	\$12,583 \$22,822 \$41,392	\$524 \$913 \$1,656
Recreational Area	Children's playground equipment replacement	\$49896.00 ea	1 ea	\$49,896	18 Yrs	20 Yrs	2042 2062 2082	\$76,600 \$123,332 \$198,574	\$4,032 \$6,167 \$9,929
Recreational Area	Composite benches replacement	\$1108.80 ea	4 ea	\$4,435	18 Yrs	20 Yrs	2042 2062 2082	\$6,809 \$10,963 \$17,651	\$358 \$548 \$883
Site	Block and stucco wall painting and general repairs - perimeter wall along Riverview Dr.	\$3.15 sqft	2,595 sqft	\$8,174	6 Yrs	8 Yrs	2030 2038 2046	\$9,430 \$11,409 \$13,803	\$1,347 \$1,426 \$1,725
Site	Concrete drains and stormwater drainage system repair allowance - amenity area	\$3049.20 ea	6 ea	\$18,295	13 Yrs	15 Yrs	2037 2052 2067	\$24,934 \$35,639 \$50,940	\$1,781 \$2,376 \$3,396
Site	Dumpster enclosure gate replacement	\$4989.60 lump sum	1 lump sum	\$4,990	10 Yrs	12 Yrs	2034 2046 2058	\$6,331 \$8,426 \$11,213	\$576 \$702 \$934
Site	Entrance and monuments refurbishment	\$13860.00 lump sum	15 lump sum	\$207,900	20 Yrs	35 Yrs	2044 2079 2114	\$334,736 \$770,344 \$1,772,831	\$15,940 \$22,010 \$50,652
Site	Irrigation system pumps and controls replacement allowance	\$69300.00 lump sum	1 lump sum	\$69,300	6 Yrs	10 Yrs	2030 2040 2050	\$79,944 \$101,440 \$128,717	\$11,421 \$10,144 \$12,872

Note for communities using straight line funding: Straight Line Annual Payments do not include earned interest, tax adjustments, or payments made with initial reserves.

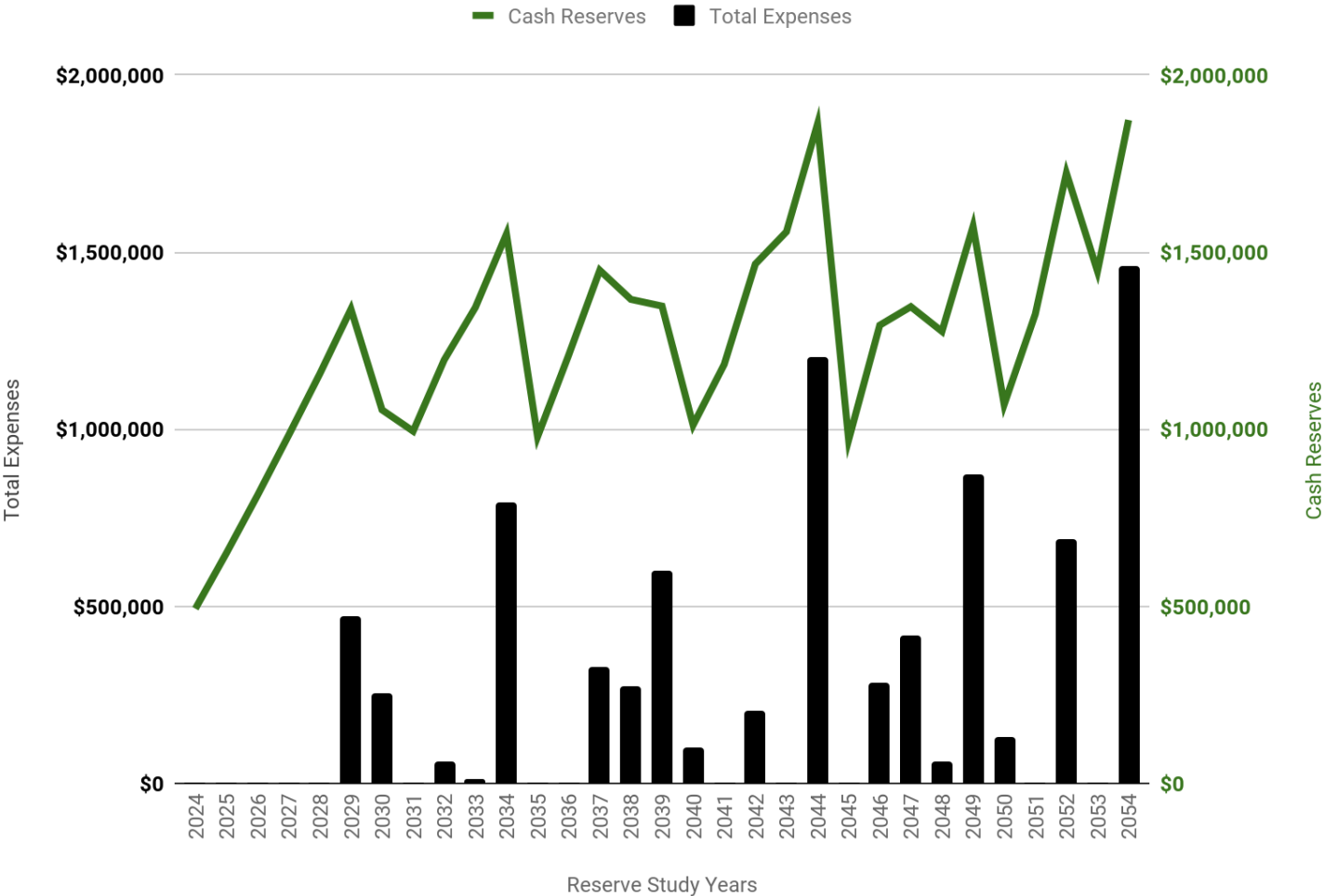
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Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2024	\$150,000	\$1,710		\$513	\$493,154
2025	\$155,250	\$2,466		\$740	\$650,130
2026	\$160,684	\$3,251		\$975	\$813,089
2027	\$166,308	\$4,065	\$2,806	\$1,220	\$979,437
2028	\$172,128	\$4,897		\$1,469	\$1,154,993
2029	\$178,153	\$5,775	\$471,274	\$1,732	\$865,915
2030	\$184,388	\$4,330	\$253,654	\$1,299	\$799,680
2031	\$190,842	\$3,998		\$1,200	\$993,320
2032	\$197,521	\$4,967	\$60,690	\$1,490	\$1,133,629
2033	\$204,435	\$5,668	\$9,470	\$1,700	\$1,332,561
2034	\$211,590	\$6,663	\$792,651	\$1,999	\$756,164
2035	\$218,995	\$3,781		\$1,134	\$977,806
2036	\$226,660	\$4,889		\$1,467	\$1,207,888
2037	\$234,593	\$6,039	\$328,654	\$1,812	\$1,118,056
2038	\$242,804	\$5,590	\$274,003	\$1,677	\$1,090,770
2039	\$251,302	\$5,454	\$597,994	\$1,636	\$747,896
2040	\$260,098	\$3,739	\$101,440	\$1,122	\$909,171
2041	\$269,201	\$4,546		\$1,364	\$1,181,554
2042	\$278,623	\$5,908	\$201,801	\$1,772	\$1,262,512
2043	\$288,375	\$6,313		\$1,894	\$1,555,306
2044	\$298,468	\$7,777	\$1,201,477	\$2,333	\$657,741
2045	\$308,915	\$3,289		\$987	\$968,957
2046	\$319,727	\$4,845	\$282,284	\$1,453	\$1,009,791
2047	\$330,917	\$5,049	\$415,281	\$1,515	\$928,962
2048	\$342,499	\$4,645	\$62,627	\$1,393	\$1,212,085
2049	\$354,487	\$6,060	\$871,254	\$1,818	\$699,560
2050	\$366,894	\$3,498	\$128,717	\$1,049	\$940,186
2051	\$379,735	\$4,701		\$1,410	\$1,323,212
2052	\$393,026	\$6,616	\$686,818	\$1,985	\$1,034,050
2053	\$406,782	\$5,170		\$1,551	\$1,444,451
2054	\$421,019	\$7,222	\$1,460,106	\$2,167	\$410,419
Totals	\$8,164,421	\$152,920	\$8,203,002	\$45,876	

Cash Flow by Calendar Year

The following chart shows that the reserve account balance meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



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Funding Reserve Analysis

Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2024	\$6.96	\$83.52	\$12,500.00	\$150,000.00
2025	\$7.20	\$86.44	\$12,937.50	\$155,250.00
2026	\$7.46	\$89.47	\$13,390.31	\$160,683.75
2027	\$7.72	\$92.60	\$13,858.97	\$166,307.68
2028	\$7.99	\$95.84	\$14,344.04	\$172,128.45
2029	\$8.27	\$99.19	\$14,846.08	\$178,152.95
2030	\$8.56	\$102.67	\$15,365.69	\$184,388.30
2031	\$8.85	\$106.26	\$15,903.49	\$190,841.89
2032	\$9.16	\$109.98	\$16,460.11	\$197,521.36
2033	\$9.49	\$113.83	\$17,036.22	\$204,434.60
2034	\$9.82	\$117.81	\$17,632.48	\$211,589.81
2035	\$10.16	\$121.94	\$18,249.62	\$218,995.46
2036	\$10.52	\$126.20	\$18,888.36	\$226,660.30
2037	\$10.88	\$130.62	\$19,549.45	\$234,593.41
2038	\$11.27	\$135.19	\$20,233.68	\$242,804.18
2039	\$11.66	\$139.92	\$20,941.86	\$251,302.32
2040	\$12.07	\$144.82	\$21,674.83	\$260,097.91
2041	\$12.49	\$149.89	\$22,433.44	\$269,201.33
2042	\$12.93	\$155.14	\$23,218.61	\$278,623.38
2043	\$13.38	\$160.57	\$24,031.27	\$288,375.20
2044	\$13.85	\$166.19	\$24,872.36	\$298,468.33
2045	\$14.33	\$172.00	\$25,742.89	\$308,914.72
2046	\$14.84	\$178.02	\$26,643.89	\$319,726.74
2047	\$15.35	\$184.25	\$27,576.43	\$330,917.17
2048	\$15.89	\$190.70	\$28,541.61	\$342,499.27
2049	\$16.45	\$197.38	\$29,540.56	\$354,486.75
2050	\$17.02	\$204.28	\$30,574.48	\$366,893.78
2051	\$17.62	\$211.43	\$31,644.59	\$379,735.07
2052	\$18.24	\$218.83	\$32,752.15	\$393,025.79
2053	\$18.87	\$226.49	\$33,898.47	\$406,781.70
2054	\$19.54	\$234.42	\$35,084.92	\$421,019.06

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2024		No reserve items for this year.	\$0
Total for 2024:			\$0
2025		No reserve items for this year.	\$0
Total for 2025:			\$0
2026		No reserve items for this year.	\$0
Total for 2026:			\$0
2027	Clubhouse	Asphalt parking areas patch and seal	\$2,806
Total for 2027:			\$2,806
2028		No reserve items for this year.	\$0
Total for 2028:			\$0
2029	Ponds	Detention pond maintenance and repair allowance - Pond 1	\$127,427
2029	Ponds	Detention pond maintenance and repair allowance - Wetland Mitigation Area	\$69,723
2029	Ponds	Detention pond maintenance and repair allowance - Pond 3	\$103,527
2029	Ponds	Detention pond maintenance and repair allowance - Pond 4	\$7,765
2029	Ponds	Detention pond maintenance and repair allowance - Pond 5	\$1,198
2029	Ponds	Detention pond maintenance and repair allowance - Pond 6	\$23,566
2029	Ponds	Detention pond maintenance and repair allowance - Pond 7	\$2,478
2029	Ponds	Detention pond maintenance and repair allowance - Pond 8	\$25,108
2029	Ponds	Detention pond maintenance and repair allowance - Pond 9	\$14,402
2029	Ponds	Detention pond maintenance and repair allowance - Pond 10	\$1,713
2029	Ponds	Detention pond maintenance and repair allowance - Pond 11	\$20,342
2029	Ponds	Detention pond maintenance and repair allowance - Pond 12	\$74,023
Total for 2029:			\$471,274
2030	Clubhouse	Exterior siding surfaces painting	\$9,280
2030	Pool Area	Pool heater replacement	\$10,233
2030	Pool Area	Pool furniture replacement	\$109,638
2030	Pool Area	Pool awnings fabric and frame replacement	\$35,130
2030	Site	Block and stucco wall painting and general repairs - perimeter wall along Riverview Dr.	\$9,430
2030	Site	Irrigation system pumps and controls replacement allowance	\$79,944
Total for 2030:			\$253,654

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2031		No reserve items for this year.	\$0
Total for 2031:			\$0
2032	Clubhouse	Interior common areas painting	\$14,163
2032	Clubhouse	Security system upgrade allowance - amenity area	\$19,793
2032	Clubhouse	Asphalt parking areas patch and seal	\$3,161
2032	Clubhouse	Concrete walkways repair allowance (10% every 10 years)	\$2,779
2032	Pool Area	Pool equipment pumps and filters system replacement	\$14,757
2032	Pool Area	Pedestrian gate electronic access upgrade	\$6,037
Total for 2032:			\$60,690
2033	Ponds	Pond aerator replacement - Pond 3	\$4,060
2033	Ponds	Pond aerator replacement - Pond 9	\$2,705
2033	Ponds	Pond aerator replacement - Pond 11	\$2,705
Total for 2033:			\$9,470
2034	Clubhouse	HVAC system replacement (2.5 ton)	\$11,959
2034	Clubhouse	HVAC system replacement (5 ton)	\$10,552
2034	Clubhouse	HVAC system replacement (3 ton)	\$12,662
2034	Pool Area	Pool resurface	\$76,754
2034	Pool Area	Pool waterline tile replacement	\$14,716
2034	Pool Area	Spa resurface	\$1,930
2034	Site	Dumpster enclosure gate replacement	\$6,331
2034	Ponds	Detention pond maintenance and repair allowance - Pond 13	\$40,262
2034	Ponds	Detention pond maintenance and repair allowance - Pond 14	\$77,745
2034	Ponds	Detention pond maintenance and repair allowance - Pond 15	\$352,962
2034	Ponds	Detention pond maintenance and repair allowance - Pond 16	\$48,188
2034	Ponds	Detention pond maintenance and repair allowance - Pond 17	\$22,873
2034	Ponds	Detention pond maintenance and repair allowance - Pond 18	\$12,081
2034	Ponds	Detention pond maintenance and repair allowance - Pond 19	\$11,809
2034	Ponds	Detention pond maintenance and repair allowance - Pond 20	\$10,109
2034	Ponds	Detention pond maintenance and repair allowance - Pond 21	\$6,012

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2034	Ponds	Detention pond maintenance and repair allowance - Pond 22	\$29,436
2034	Ponds	Detention pond maintenance and repair allowance - Pond 23	\$41,136
2034	Ponds	Detention pond maintenance and repair allowance - Pond 24	\$2,942
2034	Ponds	Detention pond maintenance and repair allowance - Pond 25	\$2,190
Total for 2034:			\$792,651
2035		No reserve items for this year.	\$0
Total for 2035:			\$0
2036		No reserve items for this year.	\$0
Total for 2036:			\$0
2037	Clubhouse	Clubhouse interior refurbishment allowance	\$260,666
2037	Clubhouse	Fire alarm system control panel replacement	\$7,083
2037	Clubhouse	Key fob system upgrades	\$16,056
2037	Clubhouse	Asphalt parking areas patch and seal	\$3,560
2037	Pool Area	Pool waterslide refurbishment	\$16,354
2037	Site	Concrete drains and stormwater drainage system repair allowance - amenity area	\$24,934
Total for 2037:			\$328,654
2038	Clubhouse	Exterior siding surfaces painting	\$11,227
2038	Clubhouse	Restrooms refurbishment	\$63,837
2038	Pool Area	Pool heater replacement	\$12,380
2038	Pool Area	Pool furniture replacement	\$132,648
2038	Pool Area	Pool awnings fabric and frame replacement	\$42,503
2038	Site	Block and stucco wall painting and general repairs - perimeter wall along Riverview Dr.	\$11,409
Total for 2038:			\$274,003
2039	Ponds	Detention pond maintenance and repair allowance - Pond 1	\$161,691
2039	Ponds	Detention pond maintenance and repair allowance - Wetland Mitigation Area	\$88,471
2039	Ponds	Detention pond maintenance and repair allowance - Pond 3	\$131,365
2039	Ponds	Detention pond maintenance and repair allowance - Pond 4	\$9,853
2039	Ponds	Detention pond maintenance and repair allowance - Pond 5	\$1,520
2039	Ponds	Detention pond maintenance and repair allowance - Pond 6	\$29,903
2039	Ponds	Detention pond maintenance and repair allowance - Pond 7	\$3,144

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2039	Ponds	Detention pond maintenance and repair allowance - Pond 8	\$31,859
2039	Ponds	Detention pond maintenance and repair allowance - Pond 9	\$18,275
2039	Ponds	Detention pond maintenance and repair allowance - Pond 10	\$2,174
2039	Ponds	Detention pond maintenance and repair allowance - Pond 11	\$25,811
2039	Ponds	Detention pond maintenance and repair allowance - Pond 12	\$93,927
Total for 2039:			\$597,994
2040	Site	Irrigation system pumps and controls replacement allowance	\$101,440
Total for 2040:			\$101,440
2041		No reserve items for this year.	\$0
Total for 2041:			\$0
2042	Clubhouse	Interior common areas painting	\$17,971
2042	Clubhouse	Security system upgrade allowance - amenity area	\$25,116
2042	Clubhouse	Asphalt parking areas patch and seal	\$4,011
2042	Clubhouse	Pavers parking areas replacement	\$36,840
2042	Clubhouse	Concrete walkways repair allowance (10% every 10 years)	\$3,527
2042	Clubhouse	Concrete dumpster pad replacement	\$2,978
2042	Pool Area	Spa waterline tile replacement	\$1,566
2042	Pool Area	Pool equipment pumps and filters system replacement	\$18,724
2042	Pool Area	Pedestrian gate electronic access upgrade	\$7,660
2042	Recreational Area	Children's playground equipment replacement	\$76,600
2042	Recreational Area	Composite benches replacement	\$6,809
Total for 2042:			\$201,801
2043		No reserve items for this year.	\$0
Total for 2043:			\$0
2044	Site	Entrance and monuments refurbishment	\$334,736
2044	Ponds	Detention pond maintenance and repair allowance - Pond 13	\$51,088
2044	Ponds	Detention pond maintenance and repair allowance - Pond 14	\$98,649
2044	Ponds	Detention pond maintenance and repair allowance - Pond 15	\$447,869
2044	Ponds	Detention pond maintenance and repair allowance - Pond 16	\$61,146

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2044	Ponds	Detention pond maintenance and repair allowance - Pond 17	\$29,024
2044	Ponds	Detention pond maintenance and repair allowance - Pond 18	\$15,330
2044	Ponds	Detention pond maintenance and repair allowance - Pond 19	\$14,985
2044	Ponds	Detention pond maintenance and repair allowance - Pond 20	\$12,828
2044	Ponds	Detention pond maintenance and repair allowance - Pond 21	\$7,629
2044	Ponds	Detention pond maintenance and repair allowance - Pond 22	\$37,351
2044	Ponds	Detention pond maintenance and repair allowance - Pond 23	\$52,197
2044	Ponds	Detention pond maintenance and repair allowance - Pond 24	\$3,733
2044	Ponds	Detention pond maintenance and repair allowance - Pond 25	\$2,779
2044	Ponds	Concrete drainage catch basin replacement - for detention ponds	\$32,135
Total for 2044:			\$1,201,477
2045		No reserve items for this year.	\$0
Total for 2045:			\$0
2046	Clubhouse	Exterior siding surfaces painting	\$13,583
2046	Pool Area	Pool waterline tile replacement	\$19,584
2046	Pool Area	Pool heater replacement	\$14,979
2046	Pool Area	Pool furniture replacement	\$160,486
2046	Pool Area	Pool awnings fabric and frame replacement	\$51,423
2046	Site	Block and stucco wall painting and general repairs - perimeter wall along Riverview Dr.	\$13,803
2046	Site	Dumpster enclosure gate replacement	\$8,426
Total for 2046:			\$282,284
2047	Clubhouse	Engineered wood exterior siding surfaces replacement	\$38,322
2047	Clubhouse	Asphalt parking areas mill and overlay	\$44,988
2047	Clubhouse	Asphalt parking areas patch and seal	\$4,518
2047	Clubhouse	Concrete parking stops replacement	\$2,445
2047	Pool Area	Pavers pool deck replacement - includes coping	\$259,009
2047	Pool Area	Aluminum fencing replacement	\$53,415
2047	Recreational Area	Aluminum fencing replacement - playground	\$12,583

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2047:			\$415,281
2048	Clubhouse	HVAC system replacement (2.5 ton)	\$16,691
2048	Clubhouse	HVAC system replacement (5 ton)	\$14,728
2048	Clubhouse	HVAC system replacement (3 ton)	\$17,673
2048	Ponds	Pond aerator replacement - Pond 3	\$5,803
2048	Ponds	Pond aerator replacement - Pond 9	\$3,866
2048	Ponds	Pond aerator replacement - Pond 11	\$3,866
Total for 2048:			\$62,627
2049	Pool Area	Pool resurface	\$109,707
2049	Pool Area	Spa resurface	\$2,759
2049	Ponds	Detention pond maintenance and repair allowance - Pond 1	\$205,168
2049	Ponds	Detention pond maintenance and repair allowance - Wetland Mitigation Area	\$112,260
2049	Ponds	Detention pond maintenance and repair allowance - Pond 3	\$166,687
2049	Ponds	Detention pond maintenance and repair allowance - Pond 4	\$12,503
2049	Ponds	Detention pond maintenance and repair allowance - Pond 5	\$1,929
2049	Ponds	Detention pond maintenance and repair allowance - Pond 6	\$37,943
2049	Ponds	Detention pond maintenance and repair allowance - Pond 7	\$3,990
2049	Ponds	Detention pond maintenance and repair allowance - Pond 8	\$40,426
2049	Ponds	Detention pond maintenance and repair allowance - Pond 9	\$23,189
2049	Ponds	Detention pond maintenance and repair allowance - Pond 10	\$2,759
2049	Ponds	Detention pond maintenance and repair allowance - Pond 11	\$32,752
2049	Ponds	Detention pond maintenance and repair allowance - Pond 12	\$119,183
Total for 2049:			\$871,254
2050	Site	Irrigation system pumps and controls replacement allowance	\$128,717
Total for 2050:			\$128,717
2051		No reserve items for this year.	\$0
Total for 2051:			\$0
2052	Clubhouse	Aluminum rain gutters replacement	\$9,067
2052	Clubhouse	Metal exterior doors replacement	\$11,340
2052	Clubhouse	Windows replacement	\$65,068
2052	Clubhouse	Interior common areas painting	\$22,804
2052	Clubhouse	Clubhouse interior refurbishment allowance	\$372,580

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2052	Clubhouse	Fire alarm system control panel replacement	\$10,125
2052	Clubhouse	Fire alarm system upgrade	\$38,960
2052	Clubhouse	Key fob system upgrades	\$22,949
2052	Clubhouse	Security system upgrade allowance - amenity area	\$31,869
2052	Clubhouse	Asphalt parking areas patch and seal	\$5,089
2052	Clubhouse	Concrete walkways repair allowance (10% every 10 years)	\$4,475
2052	Pool Area	Pool waterslide refurbishment	\$23,376
2052	Pool Area	Pool equipment pumps and filters system replacement	\$23,759
2052	Pool Area	Pedestrian gate electronic access upgrade	\$9,720
2052	Site	Concrete drains and stormwater drainage system repair allowance - amenity area	\$35,639
Total for 2052:			\$686,818
2053		No reserve items for this year.	\$0
Total for 2053:			\$0
2054	Clubhouse	Exterior siding surfaces painting	\$16,434
2054	Clubhouse	Restrooms refurbishment	\$93,443
2054	Pool Area	Pool heater replacement	\$18,122
2054	Pool Area	Pool furniture replacement	\$194,168
2054	Pool Area	Pool awnings fabric and frame replacement	\$62,215
2054	Site	Block and stucco wall painting and general repairs - perimeter wall along Riverview Dr.	\$16,700
2054	Ponds	Detention pond maintenance and repair allowance - Pond 13	\$64,826
2054	Ponds	Detention pond maintenance and repair allowance - Pond 14	\$125,175
2054	Ponds	Detention pond maintenance and repair allowance - Pond 15	\$568,296
2054	Ponds	Detention pond maintenance and repair allowance - Pond 16	\$77,587
2054	Ponds	Detention pond maintenance and repair allowance - Pond 17	\$36,828
2054	Ponds	Detention pond maintenance and repair allowance - Pond 18	\$19,452
2054	Ponds	Detention pond maintenance and repair allowance - Pond 19	\$19,014
2054	Ponds	Detention pond maintenance and repair allowance - Pond 20	\$16,277
2054	Ponds	Detention pond maintenance and repair allowance - Pond 21	\$9,680

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2054	Ponds	Detention pond maintenance and repair allowance - Pond 22	\$47,394
2054	Ponds	Detention pond maintenance and repair allowance - Pond 23	\$66,233
2054	Ponds	Detention pond maintenance and repair allowance - Pond 24	\$4,737
2054	Ponds	Detention pond maintenance and repair allowance - Pond 25	\$3,526
Total for 2054:			\$1,460,106

Third Order of Business

3A.

**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, September 27, 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
Tanya O'Connor	Assistant Secretary
Linda Bell	Assistant Secretary
Charlotte Hazelwood	Assistant Secretary

Also present were:

Gene Roberts	District Manager
Dale Wentzel	Amenity Manager
David Manfrin	LMP
Residents	

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

EIGHTH ORDER OF BUSINESS **Public Comments**

There being no public comments regarding agenda items, the second order of business followed.

SECOND ORDER OF BUSINESS **Business Items**

- The Board and Mr. Manfrin discussed landscaping conditions.

SIXTH ORDER OF BUSINESS **Manager's Report**

C. Discussion on Mulch Proposal

On MOTION by Mrs. Ward seconded by Ms. O'Connor, with all in favor, the annual mulch proposal, was approved. 5-0

THIRD ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of the September 06, 2023 Regular Meeting

- On line 16, Hazelwood is misspelled.
- On line 136, it should be Mrs. Ward.

On MOTION by Ms. O'Connor seconded by Mrs. Ward, with all in favor, Minutes of the September 06, 2023 Regular Meeting, were approved, as amended. 5-0

B. Consideration of Operation and Maintenance Expenditures August 2023

On MOTION by Mrs. Ward seconded by Ms. O'Connor, with all in favor, Operation and Maintenance Expenditures for August 2023, were approved. 5-0

C. Acceptance of the Financials and Approval of the Check Register for August 2023

- The Board requested the bank statement be added.
- There was a question with regards to the \$192,000 reserve.
- The Board asked an accountant to call in at next meeting.

FOURTH ORDER OF BUSINESS Attorney's Report

There being no reports, the next order of business followed.

FIFTH ORDER OF BUSINESS Engineer's Report

There being no report, the next order of business followed.

SIXTH ORDER OF BUSINESS Manager's Report (Continued)

A. Community Inspections Report

There being no report, the next item followed.

B. Discussion on Amenity Manager

- The Board discussed the job opening and task item list.

SEVENTH ORDER OF BUSINESS Supervisors' Request and Comments

- The debris between the pool and 78th Street needs to be cleaned.
- *Envera* should be contacted regarding broken camera.
- A Board member requested a proposal from *Envera* to add additional cameras.
- Paint color for interior of Clubhouse was discussed.
- There should be a separate line item for *Square* on financials.

EIGHTH ORDER OF BUSINESS Public Comments

- A request was made for *Yellowstone* to continue removing palm fronds in the Sanctuary.

NINTH ORDER OF BUSINESS Adjournment

There being no further business,

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On MOTION by Ms. Hazelwood seconded by Ms. O'Connor, with
all in favor, the meeting was adjourned. 5-0

Gene Roberts
District Manager

Koko Miller
Chairperson

3B.

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	12439	\$1,660.00		POOL SERVICE - SEPTEMBER 2023
CHARTER COMMUNICATIONS	1423 091423 ACH	\$279.76		INTERNET SERVICES - 09/14/23-10/13/23
DON HARRISON ENTERPRISES LLC	3034	\$609.00		ROUTINE MAINT. SEPTEMBER 2023
ECO PEST SOLUTIONS	13029	\$150.00		COMMERCIAL PEST SERVICE - SEPTEMBER 2023
FIRST CHOICE AQUATIC WEED	87892	\$2,276.00		WATERWAY SERVICE - 16 WATERWAYS SEPTEMBER 2023
INFRAMARK LLC	101111	\$8,102.00		DISTRICT INVOICE SEPTEMBER 2023
INFRAMARK LLC	101661	\$127.37	\$8,229.37	DISRICT SERVICES SEPTEMBER 2023
LANDSCAPE MAINTENANCE	178100	\$18,917.75		GROUND MAINT. SEPTMEBER 2023
Monthly Contract Subtotal		\$32,121.88		
Variable Contract				
CHARLOTTE HAZLEWOOD	CH 083023	\$200.00		SUPERVISOR FEE 08/30/23
JO ANN WARD	JW 083023	\$200.00		SUPERVISOR FEE 08/30/23
KOKO L. MILLER	KM 083023	\$200.00		SUPERVISOR FEE 08/30/23
TANYA OCONNOR	TO 083023	\$200.00		SUPERVISOR FEE 08/30/23
Variable Contract Subtotal		\$800.00		
Utilities				
B.O.C.C.	2368 092023 ACH	\$2,227.51		WATER SERVICE 08/17/23-09/18/23
B.O.C.C.	2368 72023 ACH	\$1,942.89		WATER SERVICE 06/16/2023-07/19/2023
B.O.C.C.	2368 82123 ACH	\$1,548.92	\$5,719.32	WATER SERVICE 07/19/23-08/17/23
TECO	0146 090723 ACH	\$820.50		ELECTRICITY SERVICES 08/02/23-08/31/23
TECO	0319 091923 ACH	\$10,013.73		BULK BILLING ELECTRICITY
TECO	0369 090723 ACH	\$647.78		ELECTRICITY SERVICES 08/02/23-08/31/23
TECO	0609 090723 ACH	\$610.16		ELECTRICITY SERVICES 08/02/23-08/31/23
TECO	1963 090723 ACH	\$308.58		ELECTRICITY SERVICES 08/02/23-08/31/23
TECO	5560 090723 ACH	\$1,392.69	\$13,793.44	ELECTRICITY SERVICES 08/02/23-08/31/23
Utilities Subtotal		\$19,512.76		
Regular Services				
ADA SITE COMPLIANCE	2923	\$1,700.00		COMPLIANCE
BLUE LIFE POOL SERVICE LLC	12622	\$750.00		SPECIAL POOL CLEANING / PRESSURE WASH

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
BURR & FORMAN LLP	1415987	\$276.11		PROFESSIONAL SERVICES
COMMERCIAL FIRE &	12456153	\$525.00		FIRE ALARM SYSTEM MONI. - 10/01/23-09/30/24
DOORKING INC.	2097519	\$32.95		CELLULAR SUBCRIPTION - 08/14/23-09/13/23
EGIS INSURANCE	20182	\$39,480.00		POLICY RENEWAL
EMPIRE GEN CONTRACTING CORP	12	\$480.00		POOL DECK REPAIRED
GRAU & ASSOCIATES	24678	\$5,800.00		AUDIT FYE 09/30/2022
ILLUMINATIONS HOLIDAY LIGHTING	623923	\$8,125.00		HOLIDAY LIGHTING - DEPOSIT
LANDSCAPE MAINTENANCE	178257	\$2,890.00		PLAYGROUND MULCH
LANDSCAPE MAINTENANCE	178278.1	\$3,272.50		TREE TRIM
LANDSCAPE MAINTENANCE	178466	\$405.00		HERBICIDE APPLICATION
LANDSCAPE MAINTENANCE	178557	\$1,312.44		SPRAY HEADS
LANDSCAPE MAINTENANCE	178558	\$2,475.98		REPLACE FAULTY CONTROLLER
LANDSCAPE MAINTENANCE	178559	\$3,896.10		IRRIGATION - SPRAY NOZZLE - LABOR
LANDSCAPE MAINTENANCE	178575	\$195.00		PUMP SERVICE CALL - INSPECTED / DIAGNOSE
LANDSCAPE MAINTENANCE	178576	\$1,296.04		INSTALLATION - PUMP CONTROL BOX
LANDSCAPE MAINTENANCE	178579	\$709.33		REPLACE WEEPING 2 INCH CONTROL VALVE
LANDSCAPE MAINTENANCE	178644	\$2,853.76		RAIN SENSOR BATTERY - INITIAL INSPECTION REPAIRS
LANDSCAPE MAINTENANCE	178645	\$1,061.98	\$20,368.13	PIPE RECONNECTION
NAVITAS CREDIT CORP	2792 080123 ACH	\$319.46		FITNESS EQUIPMENT
NAVITAS CREDIT CORP	2792 090123 ACH	\$319.46		FITNESS EQUIPMENT
NAVITAS CREDIT CORP	9292 090123 ACH	\$804.78	\$1,443.70	FITNESS EQUIPMENT "A"
PHOENIX NATIONAL SECURITY LLC	3329 A	\$5,512.50		SECURITY - 05/19/23-08/06/23
SPEAREM ENTERPRISES	5815 A	\$599.00		2 WEEKS CLEANING JUNE 2023 - LAST CLEANING INVOICE
STANTEC CONSULTING	2131638	\$225.00		MITIGATION MAINT.
STANTEC CONSULTING	2131798	\$1,385.00	\$1,610.00	QUARTERLY VEGETATION CONTROL
Regular Services Subtotal		\$86,702.39		
Additional Services				
CARSONS LAWN & LANDSCAPING	7885	\$3,980.00		DEAD PINE/PALM TREES
EMPIRE GEN CONTRACTING CORP	13	\$380.00		DISPOSAL OLD CHAIRS
Additional Services Subtotal		\$4,360.00		
TOTAL		\$143,497.03		

PARKWAY CENTER CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

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
12439	09/01/2023	\$1,660.00	10/01/2023	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,600.00	1,600.00
	CYA	CYA FEE 3 TIMES A YEAR ONLY	1	60.00	60.00

BALANCE DUE

\$1,660.00

September 14, 2023
Invoice Number: 2463929091423
Account Number: 8337 12 028 2463929
Security Code: 5433
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary

Service from 09/14/23 through 10/13/23
details on following pages

Previous Balance	285.76
Payments Received -Thank You!	-285.76
Adjustments	-6.00
Remaining Balance	-\$6.00
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 10/01/23	
Total Due by Auto Pay	\$279.76

NEWS AND INFORMATION

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.

IMPORTANT ACCOUNT UPDATE:

We appreciate your patience while we negotiated a new agreement with The Walt Disney Company. For the inconvenience, a TV Credit has been applied to your account.

Enhance your business communications with Spectrum Mobile. Call 1-855-223-5045 to learn how you can get 1 mobile unlimited line **FREE** for 1 year.



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 09152023 NNNNNNNN 01 002554 0012

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

Received

SEP 20 2023

September 14, 2023

PARKWAY CENTER CBD

Invoice Number: 2463929091423
Account Number: 8337 12 028 2463929
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Total Due by Auto Pay **\$279.76**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028246392900279760

Invoice Number: 2463929091423
 Account Number: 8337 12 028 2463929
 Security Code: 5433

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

8337 1200 NO RP 14 09152023 NNNNNNNN 01 002554 0012

Charge Details

Previous Balance		285.76
EFT Payment	08/31	-285.76

Payments received after 09/14/23 will appear on your next bill.

Adjustments

TV Credit - Adjustment	09/11	-6.00
Adjustments Total		-\$6.00

Remaining Balance		-\$6.00
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Service from 09/14/23 through 10/13/23

Spectrum Business™ TV

Spectrum Business Premier		79.99
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
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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 Internet Ultra		199.99
Promotional Discount		-105.00
Business WiFi		7.99
		\$132.97

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

Phone number (813) 570-8126

Spectrum Business Voice	49.99
Promotional Discount	-30.00
	\$19.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	\$19.99
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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
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Total Due by Auto Pay	\$279.76
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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.

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



[illegible]

Eco Pest Solutions
 PO BOX 1062
 Mulberry, FL 33860 US
 863-318-7378
 ecopestsolutions1@gmail.com
 eco-pestsolutions.com

Invoice


BILL TO

Parkway Center
 7461 S Falkenburg Rd
 Riverview, FL 33578

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
13029	09/29/2023	\$150.00	10/01/2023	Due on receipt	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
09/25/2023	COMMERCIAL PEST CONTROL	September Service	1	150.00	150.00T

SUBTOTAL	150.00
TAX (0%)	0.00
TOTAL	150.00
BALANCE DUE	\$150.00

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

Date	Invoice #
8/31/2023	87892

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	9/30/2023

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
Quarterly waterway service for the month this invoice is dated	430.00

Thank you for your business.

Total	\$2,276.00
Payments/Credits	\$0.00
Balance Due	\$2,276.00



Job Name: _____
Customer Number: 426 Customer: FCA - PARKWAY CENTER CDD
Technician: Aleksey Solano
Date: 08/15/2023 Time: 04:00 PM
Customer Signature: _____

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input checked="" type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input checked="" type="checkbox"/> Rainy

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

☐ Naiad
 ☐ _____

☒ Pickerelweed

☐ Soft Rush
 ☐ _____



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#101111

DATE

9/5/2023

CUSTOMER ID

C2303

NET TERMS

Net 30

PO#
DUE DATE

10/5/2023

BILL TO

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

Services provided for the Month of: September 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
Dissemination Services	1	Ea	500.00		500.00
Subtotal					8,102.00

Subtotal \$8,102.00

Tax \$0.00

Total Due \$8,102.00

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

#101661

CUSTOMER ID

C2303

PO#**DATE**

9/21/2023

NET TERMS

Net 30

DUE DATE

10/21/2023

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	9	Ea	0.15		1.35
Postage	14	Ea	0.63		8.82
Eugene Roberts 8-7-23 MICROSOFT \$8.25; 8-3-23 EBAY \$108.95	1	Ea	117.20		117.20
Subtotal					127.37

Subtotal	\$127.37
-----------------	----------

Tax	\$0.00
------------	--------

Total Due	\$127.37
------------------	----------

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.

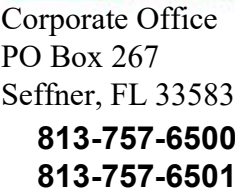
To pay via ACH or Wire, please refer to our banking information below:

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.



Invoice

Date	Invoice #
9/1/2023	178100

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

Property Information	

Services for the month of September 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@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/1/2023	Balance Due	\$18,917.75

Parkway Center CDD

MEETING DATE: Wednesday, August 30, 2023

CIR

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Koko Miller	✓	Accept	\$200
JoAnn Ward	✓	Accept	\$200
Tanya O'Conner	✓	Accept	\$200
Linda Bell		Accept	\$200
Charlotte Hazlewood	✓	Accept	\$200

DMS Staff Signature Gene Roberts

CH 083023

Parkway Center CDD

MEETING DATE: Wednesday, August 30, 2023

CR

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Koko Miller	<input checked="" type="checkbox"/>	Accept	\$200
JoAnn Ward	<input checked="" type="checkbox"/>	Accept	\$200
Tanya O'Conner	<input checked="" type="checkbox"/>	Accept	\$200
Linda Bell	<input type="checkbox"/>	Accept	\$200
Charlotte Hazlewood	<input checked="" type="checkbox"/>	Accept	\$200

DMS Staff Signature Gene Roberts

JW083023

Parkway Center CDD

MEETING DATE: Wednesday, August 30, 2023

CR

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Koko Miller	/	Accept	\$200
JoAnn Ward	/	Accept	\$200
Tanya O'Conner	/	Accept	\$200
Linda Bell		Accept	\$200
Charlotte Hazlewood	/	Accept	\$200

DMS Staff Signature Gene Roberts

KM 083023

Parkway Center CDD**MEETING DATE: Wednesday, August 30, 2023***CR*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Koko Miller	<input checked="" type="checkbox"/>	Accept	\$200
JoAnn Ward	<input checked="" type="checkbox"/>	Accept	\$200
Tanya O'Conner	<input checked="" type="checkbox"/>	Accept	\$200
Linda Bell	<input type="checkbox"/>	Accept	\$200
Charlotte Hazlewood	<input checked="" type="checkbox"/>	Accept	\$200

DMS Staff Signature *Gene Roberts**TO 083023*



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	09/20/2023	10/11/2023

Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	08/17/2023	28763	09/18/2023	30377	161400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$487.43
Water Base Charge	\$39.97
Water Usage Charge	\$662.40
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$96.86
Sewer Usage Charge	\$921.59

Summary of Account Charges

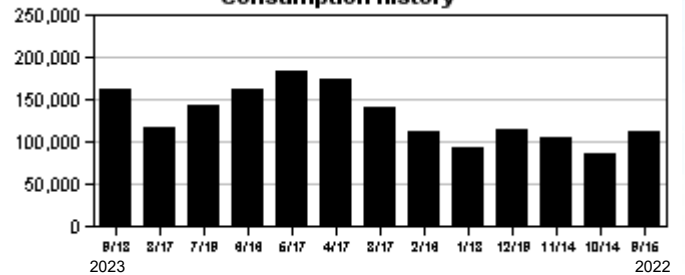
Previous Balance	\$1,548.92
Net Payments - Thank You	\$-1,548.92
Total Account Charges	\$2,227.51

AMOUNT DUE	\$2,227.51
-------------------	-------------------

Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



Single-Piece

PARKWAY CENTER CDD
C/O MERITUS CORP
C/O MERITUS CORP
TAMPA FL 33607

5,010 8

DUE DATE	10/11/2023
AMOUNT DUE	\$2,227.51
AMOUNT PAID	

0055896523689 00002227510



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	07/20/2023	08/10/2023

Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	06/16/2023	26178	07/19/2023	27602	142400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$430.05
Water Base Charge	\$39.97
Water Usage Charge	\$543.65
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$96.86
Sewer Usage Charge	\$813.10

Summary of Account Charges

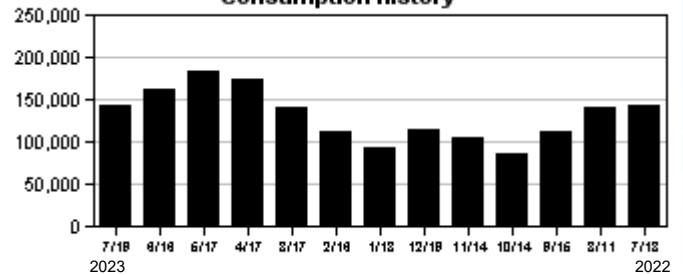
Previous Balance	\$2,236.50
Net Payments - Thank You	\$-2,236.50
Total Account Charges	\$1,942.89

AMOUNT DUE	\$1,942.89
-------------------	-------------------

Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



Single-Piece

PARKWAY CENTER CDD
C/O MERITUS CORP
C/O MERITUS CORP
TAMPA FL 33607

5,089 8

DUE DATE	08/10/2023
AMOUNT DUE	\$1,942.89
AMOUNT PAID	

0055896523689 00001942895



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	08/21/2023	09/11/2023

Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	07/19/2023	27602	08/17/2023	28763	116100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$350.62
Water Base Charge	\$39.97
Water Usage Charge	\$379.28
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$96.86
Sewer Usage Charge	\$662.93

Summary of Account Charges

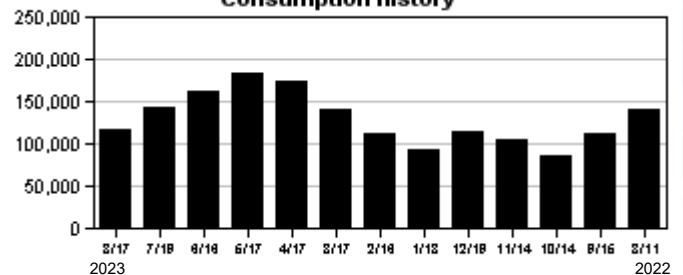
Previous Balance	\$1,942.89
Net Payments - Thank You	\$-1,942.89
Total Account Charges	\$1,548.92

AMOUNT DUE	\$1,548.92
-------------------	-------------------

Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



Single-Piece

PARKWAY CENTER CDD
C/O MERITUS CORP
C/O MERITUS CORP
TAMPA FL 33607

5.933 8

DUE DATE	09/11/2023
AMOUNT DUE	\$1,548.92
AMOUNT PAID	

0055896523689 00001548924



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

Statement Date: September 07, 2023
Agenda Page 68

Amount Due: \$820.50

Due Date: September 28, 2023

Account #: 211001800146

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

Account Summary

Current Service Period: August 02, 2023 - August 31, 2023

Previous Amount Due \$820.50

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

Current Month's Charges \$820.50

Amount Due by September 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.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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: September 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: \$ _____

647680301793

Your account will be
drafted on September 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 CREEK PH 1C-1 RD
RIVERVIEW, FL 33569-0000

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

Service Period: Aug 02, 2023 - Aug 31, 2023

Rate Schedule: Lighting Service

Charge Details

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

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.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

00000046-0000465-Page 12 of 18

For more information about your bill and understanding your charges, please visit 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: September 05, 2023

Agenda Page 70

Amount Due: \$10,013.73

Due Date: September 19, 2023

Account #: 311000070319

DO NOT PAY. Your account will be drafted on September 19, 2023

Account Summary

Previous Amount Due	\$9,822.22
Payment(s) Received Since Last Statement	-\$9,822.22
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$10,013.73

Amount Due by September 19, 2023 \$10,013.73

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

Your Locations With The Highest Usage



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

2,917
KWH



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

1,024
KWH



Scan here to view
your account online.

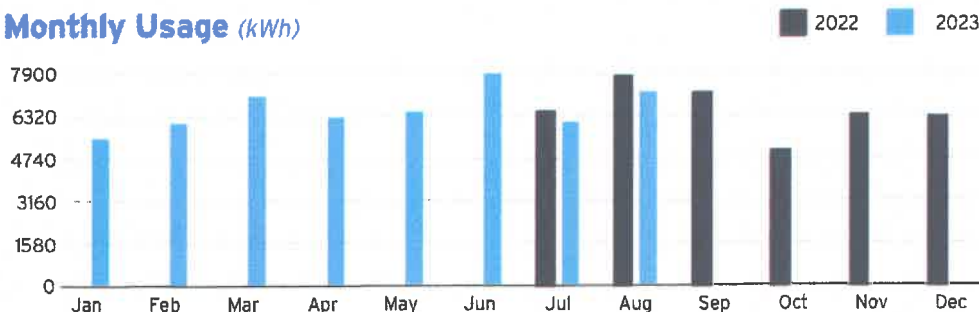


**DOWNED IS
DANGEROUS!**

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 [TECOaccour](https://www.tecoaccour.com)

To ensure prompt credit, please return



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](https://www.tampaelectric.com/paperless) to enroll now.

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 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.

Received
SEP 08 2023

Payment Amount: \$ _____

700125003139

Your account will be
drafted on September 19, 2023

Summary of Charges by Service Address

Account Number: 311000070319

Agenda Page 71

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	08/01/2023	21,700		21,700		0 kWh	1	32 Days	\$24.62

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	08/01/2023	32,141		31,196		945 kWh	1	32 Days	\$171.15
									▲ 22.9%

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	08/01/2023	1,379		98,462		2,917 kWh	1	32 Days	\$476.89
									▲ 5.9%

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	08/01/2023	14,131		13,854		277 kWh	1	32 Days	\$67.56
									▲ 12.1%

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

Sub-Account Number: 211001739567

Amount: \$4,529.19

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

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.


Summary of Charges by Service Address**Account Number:** 311000070319**Energy Usage From Last Month**
 Increased
  Same
  Decreased
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	08/01/2023	33,813		32,789		1,024 kWh	1	32 Days	\$183.38
									 95.0%


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	08/01/2023	29,662		28,843		819 kWh	1	32 Days	\$151.61
									 11.1%


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	08/01/2023	22,607		21,952		655 kWh	1	32 Days	\$126.17
									 16.5%

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	08/01/2023	9,449		9,228		221 kWh	1	32 Days	\$58.87
									 10.5%

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	08/01/2023	26,902		26,560		342 kWh	1	32 Days	\$77.65
									 12.1%

Service Address: OAK CREEK SF, PH 2B4, TAMPA, FL 33602-0000**Sub-Account Number:** 211014451317**Amount:** \$248.44

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 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

\$10,013.73



Agenda Page 74
 Sub-Account #: 211001738486
 Statement Date: 08/30/2023

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

Meter Read

Meter Location: # A Pmp

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000323060	08/01/2023	21,700	21,700	0 kWh	1	32 Days

Charge Details

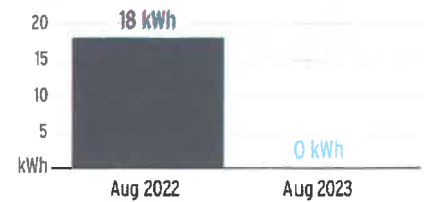


Electric Charges

Daily Basic Service Charge 32 days @ \$0.75000 \$24.00
 Florida Gross Receipt Tax \$0.62

Electric Service Cost \$24.62

Avg kWh Used Per Day



Current Month's Electric Charges

\$24.62

Billing information continues on next page →



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


Meter Read

Service Period: 07/01/2023 - 08/01/2023

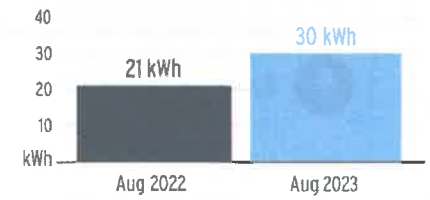
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	08/01/2023	32,141		31,196		945 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	945 kWh @ \$0.07990/kWh		\$75.51
Fuel Charge	945 kWh @ \$0.05239/kWh		\$49.51
Storm Protection Charge	945 kWh @ \$0.00400/kWh		\$3.78
Clean Energy Transition Mechanism	945 kWh @ \$0.00427/kWh		\$4.04
Storm Surcharge	945 kWh @ \$0.01061/kWh		\$10.03
Florida Gross Receipt Tax			\$4.28
Electric Service Cost			\$171.15

Avg kWh Used Per Day



Current Month's Electric Charges

\$171.15

Billing information continues on next page →



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


Meter Read

Service Period: 07/01/2023 - 08/01/2023

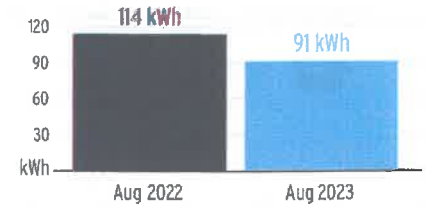
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	08/01/2023	1,379	98,462		2,917 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	2,917 kWh @ \$0.07990/kWh		\$233.07
Fuel Charge	2,917 kWh @ \$0.05239/kWh		\$152.82
Storm Protection Charge	2,917 kWh @ \$0.00400/kWh		\$11.67
Clean Energy Transition Mechanism	2,917 kWh @ \$0.00427/kWh		\$12.46
Storm Surcharge	2,917 kWh @ \$0.01061/kWh		\$30.95
Florida Gross Receipt Tax			\$11.92
Electric Service Cost			\$476.89

Avg kWh Used Per Day



Current Month's Electric Charges

\$476.89

Billing information continues on next page →


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

Meter Read

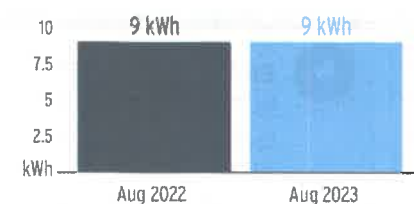
Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000705281	08/01/2023	14,131		13,854		277 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	277 kWh @ \$0.07990/kWh	\$22.13
Fuel Charge	277 kWh @ \$0.05239/kWh	\$14.51
Storm Protection Charge	277 kWh @ \$0.00400/kWh	\$1.11
Clean Energy Transition Mechanism	277 kWh @ \$0.00427/kWh	\$1.18
Storm Surcharge	277 kWh @ \$0.01061/kWh	\$2.94
Florida Gross Receipt Tax		\$1.69

Electric Service Cost
\$67.56
Current Month's Electric Charges
\$67.56

Billing information continues on next page →



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

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: Lighting Service

Charge Details



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Electric Charges

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



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

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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: 08/30/2023


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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service



Charge Details



Electric Charges

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

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



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

Meter Read

Meter Location: # B

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	08/01/2023	33,813		32,789		1,024 kWh	1	32 Days

Charge Details



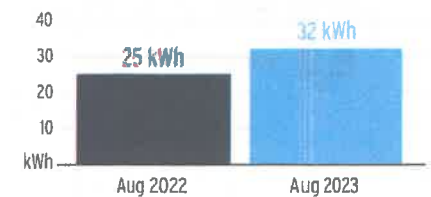
Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	1,024 kWh @ \$0.07990/kWh	\$81.82
Fuel Charge	1,024 kWh @ \$0.05239/kWh	\$53.65
Storm Protection Charge	1,024 kWh @ \$0.00400/kWh	\$4.10
Clean Energy Transition Mechanism	1,024 kWh @ \$0.00427/kWh	\$4.37
Storm Surcharge	1,024 kWh @ \$0.01061/kWh	\$10.86
Florida Gross Receipt Tax		\$4.58

Electric Service Cost

\$183.38

Avg kWh Used Per Day



Current Month's Electric Charges

\$183.38

Billing information continues on next page →


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

Meter Read

Meter Location: # C

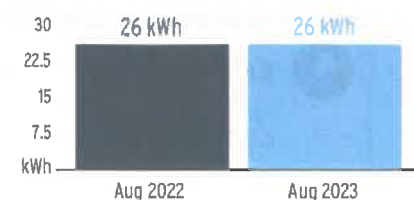
Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492499	08/01/2023	29,662		28,843		819 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	819 kWh @ \$0.07990/kWh	\$65.44
Fuel Charge	819 kWh @ \$0.05239/kWh	\$42.91
Storm Protection Charge	819 kWh @ \$0.00400/kWh	\$3.28
Clean Energy Transition Mechanism	819 kWh @ \$0.00427/kWh	\$3.50
Storm Surcharge	819 kWh @ \$0.01061/kWh	\$8.69
Florida Gross Receipt Tax		\$3.79

Electric Service Cost **\$151.61**
Current Month's Electric Charges
\$151.61

Billing information continues on next page →



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

Meter Read

Meter Location: # D

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492524	08/01/2023	22,607		21,952		655 kWh	1	32 Days

Charge Details



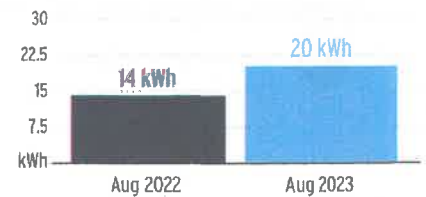
Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	655 kWh @ \$0.07990/kWh	\$52.33
Fuel Charge	655 kWh @ \$0.05239/kWh	\$34.32
Storm Protection Charge	655 kWh @ \$0.00400/kWh	\$2.62
Clean Energy Transition Mechanism	655 kWh @ \$0.00427/kWh	\$2.80
Storm Surcharge	655 kWh @ \$0.01061/kWh	\$6.95
Florida Gross Receipt Tax		\$3.15

Electric Service Cost

\$126.17

Avg kWh Used Per Day



Current Month's Electric Charges

\$126.17

Billing information continues on next page →



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

Meter Read

Meter Location: # A

Service Period: 07/01/2023 - 08/01/2023

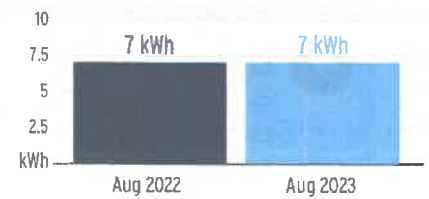
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000536130	08/01/2023	9,449	9,228	221 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	221 kWh @ \$0.07990/kWh	\$17.66
Fuel Charge	221 kWh @ \$0.05239/kWh	\$11.58
Storm Protection Charge	221 kWh @ \$0.00400/kWh	\$0.88
Clean Energy Transition Mechanism	221 kWh @ \$0.00427/kWh	\$0.94
Storm Surcharge	221 kWh @ \$0.01061/kWh	\$2.34
Florida Gross Receipt Tax		\$1.47
Electric Service Cost		\$58.87

Avg kWh Used Per Day



Current Month's Electric Charges

\$58.87

Billing information continues on next page →



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 Sub-Account #: 211014451127
 Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/01/2023 - 08/01/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000323057	08/01/2023	26,902	26,560	342 kWh	1	32 Days

Charge Details



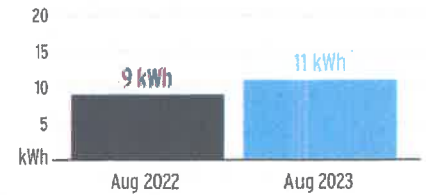
Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	342 kWh @ \$0.07990/kWh	\$27.33
Fuel Charge	342 kWh @ \$0.05239/kWh	\$17.92
Storm Protection Charge	342 kWh @ \$0.00400/kWh	\$1.37
Clean Energy Transition Mechanism	342 kWh @ \$0.00427/kWh	\$1.46
Storm Surcharge	342 kWh @ \$0.01061/kWh	\$3.63
Florida Gross Receipt Tax		\$1.94

Electric Service Cost

\$77.65

Avg kWh Used Per Day



Current Month's Electric Charges

\$77.65

Billing information continues on next page →



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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



Sub-Account #: 211014451523

Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

\$10,013.73

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: September 07, 2023

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Amount Due: \$647.78

Due Date: September 28, 2023

Account #: 211001800369

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

Account Summary

Current Service Period: August 02, 2023 - August 31, 2023

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

Current Month's Charges	\$647.78
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Amount Due by September 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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from our
energy
experts.



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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 #: 211001800369

Due Date: September 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: \$647.78

Payment Amount: \$ _____

647680301794

Your account will be
drafted on September 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.

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

Agenda Page 91
Account #: 211001800369
Statement Date: September 07, 2023
Charges Due: September 28, 2023

Service Period: Aug 02, 2023 - Aug 31, 2023

Rate Schedule: Lighting Service

Charge Details



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	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

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.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

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For more information about your bill and understanding your charges, please visit 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
PARKWAY CENTER CDD
OAK CRK PRC 6 BLVD
RIVERVIEW, FL 33578-0000

Statement Date: September 07, 2023

Agenda Page 92

Amount Due: \$610.16

Due Date: September 28, 2023

Account #: 211001800609

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

Account Summary

Current Service Period: August 02, 2023 - August 31, 2023

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

Current Month's Charges	\$610.16
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Amount Due by September 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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from our
energy
experts.



TampaElectric.com/BizSavingsTips

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 #: 211001800609

Due Date: September 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: \$610.16

Payment Amount: \$ _____

647680301795

Your account will be
drafted on September 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

Agenda Page 93
Account #: 211001800609
Statement Date: September 07, 2023
Charges Due: September 28, 2023

Service Period: Aug 02, 2023 - Aug 31, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

Total Current Month's Charges

\$610.16

00000048-0000487-Page 16 of 18

For more information about your bill and understanding your charges, please visit 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
7461 S FALKENBURG RD. AND S 78TH ST.
RIVERVIEW, FL 33578

Statement Date: September 07, 2023
Agenda Page 94

Amount Due: \$308.58

Due Date: September 28, 2023
Account #: 221007991963

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

Account Summary

Current Service Period: August 02, 2023 - August 31, 2023

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

Current Month's Charges **\$308.58**

Amount Due by September 28, 2023 \$308.58

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



Scan here to view
your account online.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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



Received
SEP 11 2023

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

Account #: 221007991963

Due Date: September 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: \$308.58

Payment Amount: \$ _____

690889971710

Your account will be
drafted on September 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

Agenda Page 95
Account #: 221007991963
Statement Date: September 07, 2023
Charges Due: September 28, 2023

Service Period: Aug 02, 2023 - Aug 31, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Important Messages

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00000046-0000481-Page 4 of 18

For more information about your bill and understanding your charges, please visit 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
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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:
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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

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PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Statement Date: September 07, 2023

Amount Due: \$1,392.69

Due Date: September 28, 2023
Account #: 221008055560

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

Account Summary

Current Service Period: August 02, 2023 - August 31, 2023

Previous Amount Due	\$1,456.12
Payment(s) Received Since Last Statement	-\$1,456.12
Current Month's Charges	\$1,392.69

Amount Due by September 28, 2023 **\$1,392.69**

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 **33.92% higher** than the same period last year.



Your peak billing demand was **12% higher** than the same period last year.



Scan here to view your account online.

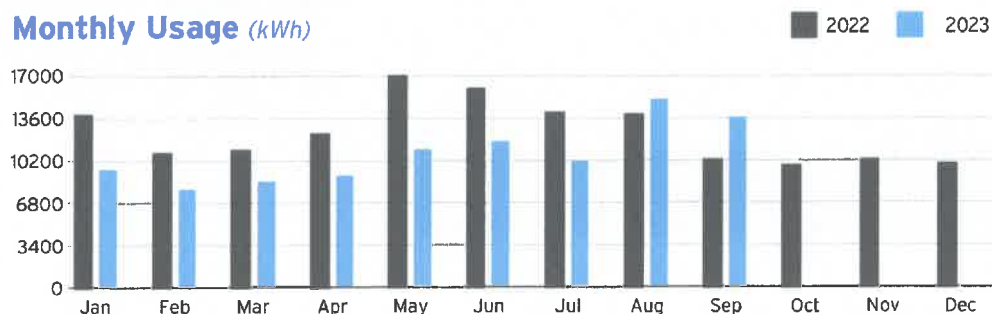
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



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.



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.

Received

SEP 11 2023

Account #: 221008055560

Due Date: September 28, 2023

Amount Due: \$1,392.69

Payment Amount: \$ _____

690889971711

Your account will be drafted on September 28, 2023

00004070 FTECO109072323033510 00000 03 00000000 18030 003

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

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

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: September 07, 2023
Charges Due: September 28, 2023

Meter Read

Meter Location: CLUBHOUSE

Service Period: Aug 02, 2023 - Aug 31, 2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	08/31/2023	25,649	12,021		13,628 kWh	1	30 Days
1000813546	08/31/2023	27.97	0		27.97 kW	1	30 Days

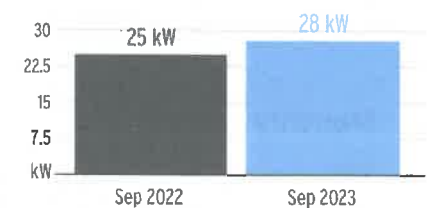
Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$1.08000		\$32.40
Billing Demand Charge	28 kW @ \$14.13000/kW		\$395.64
Energy Charge	13,628 kWh @ \$0.00736/kWh		\$100.30
Fuel Charge	13,628 kWh @ \$0.05239/kWh		\$713.97
Capacity Charge	28 kW @ -\$0.06000/kW		-\$1.68
Storm Protection Charge	28 kW @ \$0.62000/kW		\$17.36
Energy Conservation Charge	28 kW @ \$0.88000/kW		\$24.64
Environmental Cost Recovery	13,628 kWh @ \$0.00084/kWh		\$11.45
Clean Energy Transition Mechanism	28 kW @ \$1.12000/kW		\$31.36
Storm Surcharge	13,628 kWh @ \$0.00238/kWh		\$32.43
Florida Gross Receipt Tax			\$34.82
Electric Service Cost			\$1,392.69

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$1,392.69

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

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



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



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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:

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



Invoice

BILL TO

Parkway Center CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2923	09/19/2023	\$1,700.00	10/03/2023	14	

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

BALANCE DUE

\$1,700.00

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
12622	09/15/2023	\$750.00	10/15/2023	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	SPECIAL POOL CLEANING / PRESSURE WASHING	1	750.00	750.00

BALANCE DUE

\$750.00

Received

SEP 21 2023



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

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

15 Sep 2023
Invoice # 1415987
Bill Atty: S. Steady
As of 08/31/23

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH AUGUST 31, 2023

Professional Services	\$275.00
Disbursements	\$1.11
TOTAL DUE THIS BILL	\$276.11

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

Account Name:	Burr & Forman LLP 420 North 20 th Street, Suite 3400 Birmingham, Alabama 35203
Financial Institution:	Synovus Bank 1137 1 st Avenue Columbus, GA 31901
Domestic Wire and ACH ABA No.:	061100606
Account Number:	1005853518
International Wires SWIFT BIC:	FICOUS44
Burr & Forman Tax ID:	63-0322727
Please list the Invoice Number and Client-Matter Number in the Reference field.	
Should you need assistance, please email AccountsReceivable@burr.com .	

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

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

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

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

15 Sep 2023
Invoice # 1415987
Page 2

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

15 Sep 2023
Invoice # 1415987
Bill Atty: S. Steady
As of 08/31/23

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
08/03/23	Email changes to gas contract to salesperson.	SIS	0.30	325.00	\$97.50
08/08/23	Email for status with commercial propane; email Gene regarding insurance review.	SIS	0.20	325.00	\$65.00
08/16/23	Draft Audit Letter	CEH G	0.10	150.00	\$15.00
08/17/23	Final settlement agreement with Taylor Morrison and email to Manager; email gas company for status.	SIS	0.30	325.00	\$97.50
Total Services					\$275.00

Date	Disbursements	Value
08/17/23	Postage – VENDOR: Postage (Import) INVOICE#: AUG-23 DATE: 8/31/2023 Postage Import,	1.11
Total Disbursements		\$1.11

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

15 Sep 2023
Invoice # 1415987
Page 3

Total Services and Disbursements

\$276.11

TOTAL NOW DUE

\$276.11

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$325.00	0.80	\$260.00
Chrissie E. Goldman	\$150.00	0.10	\$15.00
TOTALS		0.90	\$275.00

Commercial Fire & Communications, Inc.

16333 Bay Vista Drive
Clearwater, FL 33760
7275304521
accounting@cfcscsystems.com



Bill To

Parkway CDD
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice No.

12456153

Customer PO No.

Approved per Executed Service Agreement

Invoice For

**Preventative Maintenance Job
#31297051 (09/21/2023)**

Transaction Date

9/1/2023

Due Date

9/30/2023 (Net 30)

Service Location

Parkway Center Amenity
7461 South Falkenburg Road
Riverview, FL 33578

Notes

Alarm Monitoring Preventative Maintenance

Annual Fire Alarm System Monitoring Subscriber Account Fee 10/01/2023 - 9/30/2024

It is important that payment is received within thirty (30) days in order to prevent an interruption in your life safety services.

Thank you for your business!

Code	Item	Svc	Qty	Unit Price	Amt
	Annual Fire Alarm System Monitoring Subscriber Account Fee 10/01/2023 - 9/30/2024	ALMON	1	\$525.00	\$525.00
GRAND TOTAL					\$525.00

Terms & Conditions

LATE PAYMENT CHARGES

Payments are due thirty (30) days after the date of the applicable invoice and, if past due, shall be subject to finance charges at the rate of 1.5% per month or part thereof (or the maximum rate permitted by law, whichever is less), plus any additional costs of administration and collection (including all reasonable attorneys fees and costs incurred by CFC). Customer expressly agrees that payment to CFC shall not be contingent upon settlement of any insurance claim of Customer.

Received

SEP 18 2023

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

DKS Cellular Subscription

INVOICE

INVOICE#

2097519

INVOICE DATE

September 14, 2023

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

User ID: ParkwayCenter

Period Starts: August 14, 2023

Period Ends: September 13, 2023

Previous Balance: \$32.95

Payment Received: (\$32.95)

Note: All \$ amounts are in US Dollars.

New Charges: \$32.95

Total Amount Due: \$32.95 USD Due upon receipt

Payments

Date	Details	Amount
8/30/2023	Check received	(\$32.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
8/14/2023	9/13/2023		813 230 5734	9999	0	30	\$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 (" 2097519 ") on your check.

Invoice# 2097519
Dated September 14, 2023
User ID ParkwayCenter
Period Starts: August 14, 2023
Period Ends: September 13, 2023
Amount Due: **\$32.95 USD**

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



Customer	Parkway Center Community Development District
Acct #	784
Date	09/25/2023
Customer Service	Charisse Bitner
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 39,480.00
Payment Amount	
Payment for:	Invoice#20182
100123719	

Thank You

Please detach and return with payment



Customer: Parkway Center Community Development District

Invoice	Effective	Transaction	Description	Amount
20182	10/01/2023	Renew policy	Policy #100123719 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/25/2023	39,480.00
				Total
				\$ 39,480.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/25/2023
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	

Bill To

Parkway Center CDD ATTN: Dale Wentzel.
7461 S. Falkenburg
Riverview, FL 33578

Empire Gen Contracting Corp

11766 Winterset Cove Dr
Tampa , FL 33579
Email: Vickbuilding@gmail.com

Payment terms	Due upon receipt
Invoice #	12
Date	09/13/2023
Business / Tax #	(813) 447-9825

Description

Pavers Repair Right Side Of Pool Deck
Remove Paver and re- install to make level with pool capping also fix loose capping labor and materials included.

Subtotal	\$480.00
Total	\$480.00



Signed on: 09/18/2023
Viresh Jowaheer

Parkway Center CDD ATTN: Dale Wentzel.

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

*Invoice No. 24678
Date 08/31/2023*

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>5,800.00</u>
Current Amount Due	\$ <u><u>5,800.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,800.00	0.00	0.00	0.00	0.00	5,800.00

Payment due upon receipt.

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 623923

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	\$16,250.00
	DEPOSIT	\$8,125.00
	AMOUNT DUE	\$8,125.00

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

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

9/24/2023
DATE



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/1/2023	178257

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

Property Information

Estimate #
84659

Work Order #

PO / PA #
99526

Description	Qty	Rate	Amount
Refresh playground mulch. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Mulch - Certified Playground CY	34	85.00	2,890.00
		Total	\$2,890.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/1/2023	Balance Due
			\$0.00
			\$2,890.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
8/23/2023	178278.1

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

Property Information

Estimate #
84514

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Prune 46 Live Oaks and Pine Trees over roadways, sidewalks, blocking street lights and touching townhomes throughout the community. Trees have not been maintained to contract specifications. Includes debris removal. Includes debris removal.			
Flush cut 33 dead Pine trees throughout the community. Includes debris removal.			
Straighten and root prune 1 leaning Crape Myrtle in the center median of Castle Creek.			
Tree Trim/ Prune 43 Live Oaks and 3 Pine Trees	46	70.00	3,220.00
Root Prune and Stake leaning Crape Myrtle	1	52.50	52.50
		Total	\$3,272.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/22/2023	Balance Due
			\$0.00
			\$3,272.50



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/12/2023	178466

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

Property Information

Estimate #
85175

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Scope provides for the elimination of vines growing into the large oak tree at Riverview Dr. / Still Creek Dr, behind the concrete wall. Repeat applications may be necessary and are included as needed. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Herbicide Application	1	405.00	405.00
		Total	\$405.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/12/2023	Balance Due
			\$0.00
			\$405.00



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/19/2023	178557

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

Property Information

Estimate #
84555

Work Order #

PO / PA #

Description	Qty	Rate	Amount
PROS06 Hunter 6 inch spray head	11	13.25	145.75
PGP12CV Hunter 12 inch PGP rotor	4	46.25	185.00
spray nozzle	11	1.90	20.90
1/2 inch male adapter	6	0.77	4.62
1/2 inch female adapter	6	0.77	4.62
1 x 1 x 1/2 inch reducing tee	6	1.90	11.40
1/2 inch tee	5	0.84	4.20
1/2 inch elbow S x FIPT	11	0.84	9.24
1/2 inch x close poly nipple	11	0.66	7.26
1 x 3/4 inch reducer bushing	5	1.29	6.45
3/4 x 1/2 inch reducer bushing	5	0.70	3.50
1/2 inch flex pipe	20	1.15	23.00
1 inch sch 40 pvc pipe	30	1.59	47.70
1/2 inch sch 40 pvc pipe	60	0.89	53.40
1 inch elbow	4	1.35	5.40
Labor: 2 men @ \$ 130.00 per hour	6	130.00	780.00
Triangle islands and open area by pond and fence: Add 3 spray heads along sidewalk by pond. Add 8 spray heads in open area by fence - existing 1 inch stub up.			

Controller F upgrades			Total
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	10/19/2023	Balance Due



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/19/2023	178557

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

Property Information

Estimate #
84555

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Change 4 - 4 inch rotors to 12 inch rotors and install 6 riser extensions on triangle island.			
Controller F upgrades		Total	\$1,312.44
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/19/2023	Balance Due
			\$0.00
			\$1,312.44



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

completed 9/11/23

Estimate

Submitted To:

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

Date	7/11/2023
Estimate #	84555
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

Controller F upgrades

DESCRIPTION	QTY	COST	TOTAL
PROS06 Hunter 6 inch spray head	11	13.25	145.75
PGP12CV Hunter 12 inch PGP rotor	4	46.25	185.00
spray nozzle	11	1.90	20.90
1/2 inch male adapter	6	0.77	4.62
1/2 inch female adapter	6	0.77	4.62
1 x 1 x 1/2 inch reducing tee	6	1.90	11.40
1/2 inch tee	5	0.84	4.20
1/2 inch elbow S x FIPT	11	0.84	9.24
1/2 inch x close poly nipple	11	0.66	7.26
1 x 3/4 inch reducer bushing	5	1.29	6.45
3/4 x 1/2 inch reducer bushing	5	0.70	3.50
1/2 inch flex pipe	20	1.15	23.00
1 inch sch 40 pvc pipe	30	1.59	47.70
1/2 inch sch 40 pvc pipe	60	0.89	53.40
1 inch elbow	4	1.35	5.40
Labor: 2 men @ \$ 130.00 per hour	6	130.00	780.00
Triangle islands and open area by pond and fence: Add 3 spray heads along sidewalk by pond. Add 8 spray heads in open area by fence - existing 1 inch stub up. Change 4 - 4 inch rotors to 12 inch rotors and install 6 riser extensions on triangle island.			

TERMS AND CONDITIONS:

TOTAL \$1,312.44

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.

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OWNER / AGENT

DATE

Roger T. Murphy
26 July 2023

Upgrades Irrigation Service/Proposal Request

Property: <u>Parkway</u>	DATE <u>7/7/23</u>
Location <u>Controller F Throughout (Triangle islands, open area by pond & fence)</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # 89555

Description of Work to be performed:

- Add 3 sprayheads (SSR) along sidewalk by pond
- Add 1 sprayheads in open area by fence (1" stub-up existing)
- Change 4 - 4" rotors to 12" rotors. - Install 6 - PVC riser extensions

Materials needed :

on triangle islands		
11 - PRO586 (13.25) 145.75	5 - 401 005 (0.84) 4.20	30 - 1PVCBE (1.59) 47.70
4 - PGP12CY (46.25) 185.00	11 - 407 005 (0.84) 9.24	60 - 50PVCBE (0.89) 53.40
11 - 124HUN (1.90) 20.90	11 - 6850CLPN (0.66) 7.26	4 - 406 010 (1.35) 5.40
6 - 438 005 (0.77) 4.62	5 - 437 131 (1.29) 6.45	
6 - 435 005 (0.77) 4.62	5 - 437 101 (0.70) 3.50	
6 - 401 130 (1.90) 11.40	20 - KF050 (1.15) 23.00	

Foreman: Tom/Poncho

Manager

Date Completed

Total Man Hours 2 men 6 hrs (12)(40)

Inspected by

Date

Special Tools Needed:

Materials 532.44

Labor 780.00

Total 1012.44



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/19/2023	178558

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

Property Information

Estimate #
85152

Work Order #

PO / PA #

Description	Qty	Rate	Amount
A2C75DP Hunter ACC2 Decoder Controller 75 Station Plastic Outdoor Wall Mount	1	1,968.98	1,968.98
Rainbird wireless rain / freeze sensor	1	122.00	122.00
AG24013 Intermatic surge arrestor	1	125.00	125.00
Labor: 2 men @ \$ 130.00 per hour	2	130.00	260.00
Replace faulty irrigation controller. Install controller with rain sensor and surge arrestor.			
Controller at entrance to Summerwood.		Total	\$2,475.98
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	10/19/2023	Balance Due

\$0.00

Balance Due

\$2,475.98

Done



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

Estimate

Submitted To:

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

Date	8/11/2023
Estimate #	85152
LMP REPRESENTATIVE	
IB-TI	
PO #	
Work Order #	

Controller at entrance to Summerwood.

DESCRIPTION	QTY	COST	TOTAL
A2C75DP Hunter ACC2 Decoder Controller 75 Station	1	1,968.98	1,968.98
Plastic Outdoor Wall Mount			
Rainbird wireless rain / freeze sensor	1	122.00	122.00
AG24013 Intermatic surge arrestor	1	125.00	125.00
Labor: 2 men @ \$ 130.00 per hour	2	130.00	260.00
Replace faulty irrigation controller. Install controller with rain sensor and surge arrestor.			

TERMS AND CONDITIONS:

TOTAL	\$2,475.98
--------------	-------------------

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OWNER / AGENT

DATE

Cork
9.6.23



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/19/2023	178559

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

Property Information

Estimate #
84554

Work Order #

PO / PA #

Description	Qty	Rate	Amount
PGP04 Hunter PGP rotor	10	24.50	245.00
PROS06 Hunter 6 inch spray head	10	13.25	132.50
spray nozzle	10	1.90	19.00
1/2 inch elbow S x FIPT	20	0.84	16.80
1/2 inch tee	12	0.84	10.08
1 x 1 x 1/2 inch reducing tee	8	1.90	15.20
1/2 x 3/4 inch poly nipple	10	0.71	7.10
1/2 inch x close poly nipple	10	0.66	6.60
1 1/4 inch elbow	4	2.40	9.60
1 1/2 inch tee	1	2.81	2.81
1 1/4 inch sch 40 pvc pipe	200	2.51	502.00
1 inch sch 40 pvc pipe	100	1.59	159.00
1/2 inch sch 40 pvc pipe	200	0.89	178.00
1 1/4 x 1 inch reducer bushing	2	1.73	3.46
1 x 3/4 inch reduceer bushing	4	1.29	5.16
3/4 x 1/2 inch reducer bushing	6	0.70	4.20
1/2 inch flex pipe	30	1.15	34.50
1 1/2 inch Rainbird scrubber valve	1	219.73	219.73
ICD100 Hunter 1 station decoder	1	190.00	190.00
14 x 19 x 12 inch valve box	1	49.00	49.00
Pro-Trade wire connector blue	2	1.20	2.40
1 1/2 inch male adapter	2	1.98	3.96

Controller I upgrades.			Total
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	10/19/2023	Balance Due



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/19/2023	178559

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

Property Information

Estimate #
84554

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Labor: 2 men @ \$ 130.00 per hour Zones 2, 4, 7 and 23: Add new zone of rotors at north side of round-a-bout on Blue Beach. Sleeve under 4 sidewalks to add 10 spray heads for small turf areas at Willow Beach and Blue Beach.	16	130.00	2,080.00
Controller I upgrades.		Total	\$3,896.10
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	10/19/2023	Balance Due
			\$0.00
			\$3,896.10

Done



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

Estimate

Submitted To:

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

Controller I upgrades.

Date	7/11/2023
Estimate #	84554
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
PGP04 Hunter PGP rotor	10	24.50	245.00
PROS06 Hunter 6 inch spray head	10	13.25	132.50
spray nozzle	10	1.90	19.00
1/2 inch elbow S x FIPT	20	0.84	16.80
1/2 inch tee	12	0.84	10.08
1 x 1 x 1/2 inch reducing tee	8	1.90	15.20
1/2 x 3/4 inch poly nipple	10	0.71	7.10
1/2 inch x close poly nipple	10	0.66	6.60
1 1/4 inch elbow	4	2.40	9.60
1 1/2 inch tee	1	2.81	2.81
1 1/4 inch sch 40 pvc pipe	200	2.51	502.00
1 inch sch 40 pvc pipe	100	1.59	159.00
1/2 inch sch 40 pvc pipe	200	0.89	178.00
1 1/4 x 1 inch reducer bushing	2	1.73	3.46
1 x 3/4 inch reducer bushing	4	1.29	5.16
3/4 x 1/2 inch reducer bushing	6	0.70	4.20
1/2 inch flex pipe	30	1.15	34.50
1 1/2 inch Rainbird scrubber valve	1	219.73	219.73
ICD100 Hunter 1 station decoder	1	190.00	190.00
14 x 19 x 12 inch valve box	1	49.00	49.00
Pro-Trade wire connector blue	2	1.20	2.40
1 1/2 inch male adapter	2	1.98	3.96
Labor: 2 men @ \$ 130.00 per hour	16	130.00	2,080.00

TERMS AND CONDITIONS:

TOTAL

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OWNER / AGENT

DATE

[Signature]
26 July 2023

Don



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

Estimate

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

Date	7/11/2023
Estimate #	84554
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

Controller I upgrades.

DESCRIPTION	QTY	COST	TOTAL
<p>Zones 2, 4, 7 and 23: Add new zone of rotors at north side of round-a-bout on Blue Beach. Sleeve under 4 sidewalks to add 10 spray heads for small turf areas at Willow Beach and Blue Beach.</p>			

TERMS AND CONDITIONS:

TOTAL	\$3,896.10
--------------	-------------------

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OWNER / AGENT

DATE

[Signature]
26 July 2023



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/19/2023	178575

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

Property Information

Estimate #
85438

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pump service call - inspect and diagnose NOTE: All repairs to be proposed.	1	195.00	195.00
Irrigation pump at south entrance to Sanctuary - controller D.		Total	\$195.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/19/2023	Balance Due
			\$0.00
			\$195.00

Estimate

Date	9/6/2023
Estimate #	85438
LMP REPRESENTATIVE	
SU	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Pump service call - inspect and diagnose	1	195.00	195.00
NOTE: All repairs to be proposed.			

TOTAL	\$195.00
--------------	-----------------

DATE _____



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/19/2023	178576

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

Property Information

Estimate #
85667

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Installation	1	195.00	195.00
5 HP Grundfos Deluxe Control Box 230v 1PH	1	1,036.04	1,036.04
Temporary Fuel Surcharge	1	32.50	32.50
Misc Fittings	1	32.50	32.50
Replace faulty pump control box.			
Sanctuary pump		Total	\$1,296.04
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	10/19/2023	Balance Due
			\$0.00
			\$1,296.04



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

Estimate

Submitted To:

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

Date	9/19/2023
Estimate #	85667
LMP REPRESENTATIVE	
SU	
PO #	
Work Order #	

Sanctuary pump

DESCRIPTION	QTY	COST	TOTAL
Installation	1	195.00	195.00
5 HP Grundfos Deluxe Control Box 230v 1PH	1	1,036.04	1,036.04
Temporary Fuel Surcharge	1	32.50	32.50
Misc Fittings	1	32.50	32.50
Replace faulty pump control box.			

TERMS AND CONDITIONS:
TOTAL
\$1,296.04

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OWNER / AGENT

DATE



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/19/2023	178579

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 9-14-2023 Clubhouse on S. Falkenburg Rd. Irrigation parts Labor: 2 men @ \$ 130.00 per hour	1 1	1.95 130.00	1.95 130.00
Replaced broken 1/2 inch elbow from spray head. Capped off drip irrigation to island in pool area.			
Irrigation repair completed on 9-15-2023 S. Falkenburg Rd. - Belmont entrance - zone 2 Irrigation parts Labor: 2 men @ \$ 130.00 per hour	1 2	317.38 130.00	317.38 260.00
Replace weeping 2 inch irrigation control valve.			
Total			\$709.33
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	10/19/2023	Balance Due
			\$0.00
			\$709.33

Irrigation Service/Proposal Request

Property: <u>Par 5 Way</u>	DATE <u>9-15-23</u>
Location	
<u>S Fall/Benbong rd, Belmont Entrance Zone #2</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

Replaced Weeping Valve.

Materials needed :

1-200PESB-280.67

2-436-020-2.66 5.32

2-429-020-2.43 4.86

3-406-020-4.04 12.12

2-PT-WCS-TN-15-1.67 3.34

3Pee+2PVCBB-3.69 11.07

Foreman: <u>David</u>	Special Tools Needed:
Manager	<u>Labor Rate 65/65</u>
Date Completed	<u>Labor 2hrs</u>
Total Man Hours	<u>Labor. 260.00</u>
Inspected by	<u>total parts 317.38</u>
Date	<u>Grand total 577.38</u>

Irrigation Service Proposal Request

Property: <u>Park Way</u>	DATE <u>9-14-23</u>
Location	
<u>Club House on S Falkenberg rd</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

repaired broken 1/2" 90 from spray head and capped off drip line to island in pool.

Materials needed :

1- 447-010-1.11

1- 407-005-0.84

Foreman: Daniel

Manager _____

Date Completed _____

Total Man Hours _____

Inspected by _____

Date _____

Special Tools Needed:

Labor Rate 65/65

Labor ~~400~~ 1 hr

Labor 130.00

total parts 1.95

Grand total 131.95



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/22/2023	178644

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

Property Information

Estimate #
84625

Work Order #

PO / PA #

Description	Qty	Rate	Amount
CR2032 Rain sensor battery	1	7.50	7.50
PGP12CV Hunter 12 inch PGP rotor	2	46.25	92.50
PGP04 Hunter PGP rotor	8	24.50	196.00
PROS06 Hunter 6 inch spray head	21	13.25	278.25
spray nozzle	26	1.90	49.40
drip irrigation coupling	12	0.69	8.28
drip irrigation tubing	8	0.65	5.20
1 1/4 inch sch 40 pvc pipe	240	2.51	602.40
1 1/4 inch tee	4	2.81	11.24
1 1/4 inch elbow	4	2.40	9.60
1 1/2 inch slipfix	1	17.91	17.91
1 inch slipfix	1	8.56	8.56
1 1/4 x 1 inch reducer bushing	4	1.73	6.92
Labor: 2 men @ \$ 130.00 per hour	12	130.00	1,560.00
Initial inspection repairs needed: Replace dead rain sensor battery. Replace 2 broken or leaking 12 inch rotors. Replace 8 broken or leaking rotors. Replace 20 sprayheads and add 120 ft of pipe on both ends of zone 11.			
Controller C.		Total	
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	10/22/2023	Balance Due



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/22/2023	178644

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

Property Information

Estimate #
84625

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace 1 broken or leaking 6 inch spray head with spray nozzle. Replace 5 clogged or damaged spray nozzles. Repair 8 drip irrigation leaks.			
Controller C.		Total	\$2,853.76
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	10/22/2023	Balance Due
			\$2,853.76



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

Estimate

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

Date	7/13/2023
Estimate #	84625
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

Controller C.

DESCRIPTION	QTY	COST	TOTAL
CR2032 Rain sensor battery	1	7.50	7.50
PGP12CV Hunter 12 inch PGP rotor	2	46.25	92.50
PGP04 Hunter PGP rotor	8	24.50	196.00
PROS06 Hunter 6 inch spray head	21	13.25	278.25
spray nozzle	26	1.90	49.40
drip irrigation coupling	12	0.69	8.28
drip irrigation tubing	8	0.65	5.20
1 1/4 inch sch 40 pvc pipe	240	2.51	602.40
1 1/4 inch tee	4	2.81	11.24
1 1/4 inch elbow	4	2.40	9.60
1 1/2 inch slipfix	1	17.91	17.91
1 inch slipfix	1	8.56	8.56
1 1/4 x 1 inch reducer bushing	4	1.73	6.92
Labor: 2 men @ \$ 130.00 per hour	12	130.00	1,560.00
Initial inspection repairs needed: Replace dead rain sensor battery. Replace 2 broken or leaking 12 inch rotors. Replace 8 broken or leaking rotors. Replace 20 sprayheads and add 120 ft of pipe on both ends of zone 11. Replace 1 broken or leaking 6 inch spray head with spray nozzle.			

TERMS AND CONDITIONS:

TOTAL

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

[Signature]

DATE

26 July 2023



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

Estimate

Submitted To:

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

Controller C.

Date	7/13/2023
Estimate #	84625
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Replace 5 clogged or damaged spray nozzles. Repair 8 drip irrigation leaks.			

TERMS AND CONDITIONS:

TOTAL	\$2,853.76
--------------	-------------------

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.

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OWNER / AGENT

Rp. J. Miller

DATE

26 July 2023



Invoice

Date	Invoice #
9/22/2023	178645

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 #
84550

Work Order #

PO / PA #

Description	Qty	Rate	Amount
1 1/2 inch sch 40 pvc pipe	200	2.65	530.00
1 1/2 inch tee	2	3.42	6.84
1 1/2 inch elbow	2	2.57	5.14
Labor: 2 men @ \$ 130.00 per hour	4	130.00	520.00
Locate 1 1/2 inch pipe near valve and reconnect 200 ft. 200 ft. into end of zone.			
Controller D - zone 2 - turf between sidewalk and road by natural area.		Total	\$1,061.98
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	10/22/2023	Balance Due \$1,061.98



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

Estimate

Submitted To:

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

Date	7/11/2023
Estimate #	84550
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

Controller D - zone 2 - turf between sidewalk and road by natural area.

DESCRIPTION	QTY	COST	TOTAL
1 1/2 inch sch 40 pvc pipe	200	2.65	530.00
1 1/2 inch tee	2	3.42	6.84
1 1/2 inch elbow	2	2.57	5.14
Labor: 2 men @ \$ 130.00 per hour	4	130.00	520.00
Locate 1 1/2 inch pipe near valve and reconnect 200 ft. into end of zone.			

TERMS AND CONDITIONS:

TOTAL	\$1,061.98
--------------	-------------------

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.

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OWNER / AGENT

DATE

Kyle T. Miller
20 July 2023

Upgrades

Irrigation Service Proposal Request

Property: Parkway Center CND	DATE 7/6/23
Location Controller D Zone 2 (turf between sidewalk & road by natural area)	

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # 84550

Description of Work to be performed:

Poor pressure on last 15 sprayheads

- find 1 1/2" pipe close to valve & re-connect 200ft into end of zone

Materials needed :

2 - 401 015 (3.42) 6.84

2 - 406 015 (2.57) 5.14

200 - 150PVCBE (2.65) 530.00

Foreman: Tom / Poncho	Special Tools Needed:
Manager	Materials 541.98
Date Completed	
Total Man Hours 2 men 4 hrs (
Inspected by	
Date	



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

Return Service Requested

Invoice Date: 08/04/2023

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
BRIAN HOWELL
7461 FALKENBURG ROAD S.
RIVERVIEW, FL 33578

Remittance Section

Agenda Page 136

Contract Number:

41082792

Due Date:

8/25/2023

Amount Due:

\$319.46

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.

000410827922023080400000319460

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
8/25/2023	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

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CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41082792-1	Contract Payment	08/25/2023	\$298.61			\$20.85		\$319.46
SUBTOTALS:			\$298.61			\$20.85		\$319.46

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Agenda Page 137

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PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
8/25/2023	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
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>



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

Return Service Requested

Invoice Date: 09/04/2023

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
BRIAN HOWELL
7461 FALKENBURG ROAD S.
RIVERVIEW, FL 33578

Remittance Section

Agenda Page 138

Contract Number:

41082792

Due Date:

9/25/2023

Amount Due:

\$319.46

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.

000410827922023090400000319469

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
9/25/2023	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

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CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41082792-1	Contract Payment	09/25/2023	\$298.61			\$20.85		\$319.46
SUBTOTALS:			\$298.61			\$20.85		\$319.46

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Agenda Page 139

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PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
9/25/2023	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
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>



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

Return Service Requested

Invoice Date: 09/04/2023

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

Remittance Section

Agenda Page 140

Contract Number:

40819292

Due Date:

9/25/2023

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.

000408192922023090400000804783

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
9/25/2023	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

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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	09/25/2023	\$766.03			\$38.75		\$804.78
SUBTOTALS:			\$766.03			\$38.75		\$804.78

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Agenda Page 141

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PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
9/25/2023	40819292	FITNESS EQUIPMENT PER SCHEDULE "A"
CUSTOMER NAME		
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>

INVOICE



Phoenix National Security LLC
 5535 Grand Blvd suit B
 New Port Richey, Florida 34652
 United States

Phone: 1-866-883-8866
 Fax: 727-569-9012
www.phoenixnationalecurity.com

BILL TO
Parkway CDD
 Gene Roberts Roberts
 7461 South Falkenburg Road
 Riverview, 33578

813.873.7300
districtinvoices@inframark.com

Invoice Number: 3329

Invoice Date: July 17, 2023

Payment Due: July 31, 2023

Amount Due (USD): \$5,512.50

 [Pay Securely Online](#)

Services	Hours	Rate	Amount
Security From 5/19/23 to 8/6/23	262.5	\$21.00	\$5,512.50

Subtotal: \$5,512.50

Total: \$5,512.50

Amount Due (USD): \$5,512.50

[Pay Securely Online](#)



link.waveapps.com/wym7tb-p8wn84

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Parkway CDD
Parkway CDD
Meritus
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5815
DATE 07/12/2023
TERMS Net 15
DUE DATE 07/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor clubhouse cleaning services 3 times per week 2 weeks	2	262.00	524.00
Material paper goods trash bags and soap	1	37.50	37.50
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	37.50	37.50

Thank You! We Appreciate Your Business.

BALANCE DUE

\$599.00

Invoice Number	2131638
Invoice Date	September 22, 2023
Purchase Order	238101295
Customer Number	83368
Project Number	238101295

Bill To

Parkway Center Community Development District
 Accounts Payable
 2002 North Lois Avenue #507
 Tampa FL 33607
 United States

Please Remit To

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

Project R19X438000 - Parkway Center CDD: Falkenburg Road Extension

Project Manager	Nunn, Fabian T	Contract Upset	17,075.00
Current Invoice Total (USD)	225.00	Contract Billed to Date	17,525.00
		For Period Ending	August 31, 2023

EMAIL ONLY: districtinvoices@merituscorp.com and gene.roberts@merituscorp.com If you have any questions regarding your project please contact Chris White. Email: Chris.White@cardno.com Phone: 574-249-8504.

Top Task 5822 Mitigation Maint

			Total Invoiced	Previously Invoiced	Current Invoice
Progress Charge	3,150.00 x	114.29 % Complete	3,600.00	3,375.00	225.00
Top Task Subtotal	Mitigation Maint				225.00
		Total Fees & Disbursements			225.00
		INVOICE TOTAL (USD)			225.00

Net Due in 30 Days or in accordance with terms of the contract

Project #:	238101295	Lake Management	
Project Name:	Falkenburg Rd Extension	Mitigation Maintenance	X
		Other	
Phase:	5822.000	Technician:	FTN
TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS		
08/29/23	Mit Site/ Herb Applic		
01/00/00	0		
01/00/00	0		
01/00/00	0		
01/00/00	0		
SPECIES TREATED:			
air potato	-	guinea grass	-
algae	-	hairy-pod cowpea	-
alligator weed	X	hydrilla	-
azola	-	hydrocotyle	-
bacopa	-	indigo	-
bahiagrass	-	paragrass	-
balsam apple vine	-	pea vine	-
barnyard grass	X	pennywort	-
Bermuda grass	-	peppervine	-
Brazilian pepper	-	pokeweed	-
caesarweed	-	pothos	-
Carolina willow	-	primrose willow	X
carrotwood	-	punk tree	-
castorbean	-	ragweed	X
cattail	-	salt bush	X
Chinese tallow	X	sedges	-
climbing hempvine	X	sesbania	X
cogongrass	X	skunk vine	-
dayflower	-	soda apple	-
dog fennel	X	southern niaid	-
dollarweed	-	Spanish needles	-
duckweed	-	spike rush	-
elderberry	-	thistle	-
false button wood	-	torpedograss	X
grasses	X	vetch	-
Additional Services:			
		dead fish clean up	-
		midge treatments	-
		trash pick-up	-
Comments:			
TREATMENT DATE	Temperature	Wind	Skies
08/29/23	88	7	cloudy
01/00/00	0	0	0
01/00/00	0	0	0
01/00/00	0	0	0
01/00/00	0	0	0
01/00/00	0	0	0

Invoice Number	2131798
Invoice Date	September 22, 2023
Purchase Order	238101232
Customer Number	83368
Project Number	238101232

Bill To

Parkway Center Community Development District
 Accounts Payable
 2002 North Lois Avenue #507
 Tampa FL 33607
 United States

Please Remit To

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

Project R189399700 - Parkway Center Oak CreekCDD Preservation Areas

Project Manager	Nunn, Fabian T	Contract Upset	27,720.00
Current Invoice Total (USD)	1,385.00	Contract Billed to Date	27,710.00
		For Period Ending	August 31, 2023

Email invoices to: inframark@avidbill.com If you have any questions regarding your project please contact Chris White.
 Email: chris.white3@stantec.com Phone: 574-249-8504. For any billing inquiries please contact Angela Rappe

Top Task 5821 Quarterly Vegetation Control

			Total Invoiced	Previously Invoiced	Current Invoice
Progress Charge	8,320.00 x	116.65 % Complete	9,705.00	8,320.00	1,385.00
Top Task Subtotal	Quarterly Vegetation Control				1,385.00
	Total Fees & Disbursements				1,385.00
	INVOICE TOTAL (USD)				1,385.00

Net Due in 30 Days or in accordance with terms of the contract

Carson's Lawn □ Landscaping Services**INVOICE**

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: September 29, 2023
Invoice □ 7885

Billing address	Service address
Parkway CDD Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Parkway CDD

ID	LOCATION	□TY	COST	TOTAL
	Along Still Creek Dr and Still River Dr			
	A) Remove (13) dead and declining Pine Trees and cut to ground level			
	B) Remove (2) dead and declining Palm trees and cut to ground level			
	C) Haul all debris away to dump			\$ 3,980.00
				\$ -
				\$ -
THANK YOU FOR USING CARSON'S LAWN □ LANDSCAPING SERVICES			TOTAL	\$ 3,980.00

Payment due upon receipt

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

Bill To

Parkway Center CDD ATTN: Dale Wentzel.
7461 S. Falkenburg
Riverview, FL 33578

Empire Gen Contracting Corp

11766 Winterset Cove Dr
Tampa , FL 33579
Email: Vickbuilding@gmail.com

Payment terms	Due upon receipt
Invoice #	13
Date	09/18/2023
PO #	0099
Business / Tax #	(813) 447-9825

Description

disposal of old chairs

Subtotal	\$380.00
Total	\$380.00



Signed on: 09/18/2023
Viresh Jowaheer

Parkway Center CDD ATTN: Dale Wentzel.

3C

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2023

Prepared by:



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

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008	SERIES 2018-1	SERIES 2018-2	SERIES 2018-2	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 346,449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 346,449
Accounts Receivable - Other	425	-	-	-	-	-	-	425
Due From Other Funds	-	1,386	3,060	2,300	19	-	-	6,765
Investments:								
Reserve Fund	-	17,293	190,859	144,716	-	-	-	352,868
Revenue Fund	-	148,021	237,241	140,129	-	-	-	525,391
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	\$ 355,242	\$ 166,700	\$ 431,160	\$ 287,145	\$ 19	\$ 7,810,423	\$ 9,195,000	\$ 18,245,689
LIABILITIES								
Accounts Payable	\$ 27,457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,457
Accounts Payable - Other	37	-	-	-	-	-	-	37
Deposits	50	-	-	-	-	-	-	50
Bonds Payable	-	-	-	-	-	-	9,195,000	9,195,000
Due To Other Funds	6,765	-	-	-	-	-	-	6,765
TOTAL LIABILITIES	34,309	-	-	-	-	-	9,195,000	9,229,309

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	SERIES 2018-1 DEBT SERVICE FUND	SERIES 2018-2 DEBT SERVICE FUND	SERIES 2018-2 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	166,700	431,160	287,145	-	-	-	885,005
Capital Projects	-	-	-	-	19	-	-	19
Unassigned:	320,933	-	-	-	-	7,810,423	-	8,131,356
TOTAL FUND BALANCES	320,933	166,700	431,160	287,145	19	7,810,423	-	9,016,380
TOTAL LIABILITIES & FUND BALANCES	\$ 355,242	\$ 166,700	\$ 431,160	\$ 287,145	\$ 19	\$ 7,810,423	\$ 9,195,000	\$ 18,245,689

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	973,612	3,502	100.36%
Other Miscellaneous Revenues	10,000	13,421	3,421	134.21%
TOTAL REVENUES	980,110	987,033	6,923	100.71%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	12,800	(800)	106.67%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	2,117	1,083	66.16%
ProfServ-Recording Secretary	2,772	4,000	(1,228)	144.30%
ProfServ-Trustee Fees	12,500	22,145	(9,645)	177.16%
Disclosure Report	6,000	6,000	-	100.00%
District Counsel	7,500	4,856	2,644	64.75%
District Engineer	7,500	12,805	(5,305)	170.73%
District Manager	28,840	34,829	(5,989)	120.77%
Accounting Services	28,667	23,677	4,990	82.59%
Auditing Services	9,500	-	9,500	0.00%
Website Compliance	1,500	1,700	(200)	113.33%
Postage, Phone, Faxes, Copies	750	469	281	62.53%
Assessment Mailings	-	2,237	(2,237)	0.00%
Public Officials Insurance	3,677	3,294	383	89.58%
Legal Advertising	1,000	4,651	(3,651)	465.10%
Miscellaneous Services	500	4,126	(3,626)	825.20%
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	146,783	(19,127)	114.98%
<u>Electric Utility Services</u>				
Electricity - Streetlights	120,000	143,024	(23,024)	119.19%
Total Electric Utility Services	120,000	143,024	(23,024)	119.19%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	1,200	4,817	(3,617)	401.42%
Playground Equipment and Maintenance	-	2,890	(2,890)	0.00%
Total Garbage/Solid Waste Services	1,200	7,707	(6,507)	642.25%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	-	15,092	(15,092)	0.00%
Total Water-Sewer Comb Services	-	15,092	(15,092)	0.00%
<u>Other Physical Environment</u>				
Waterway Management	99,000	41,225	57,775	41.64%
Field Services	27,707	27,707	-	100.00%
Clubhouse Security Systems	3,000	18,520	(15,520)	617.33%
Onsite Staff	50,000	25,992	24,008	51.98%
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	30,812	(20,812)	308.12%
R&M-Pools	28,000	32,532	(4,532)	116.19%
Landscape Maintenance	245,000	206,066	38,934	84.11%
Entry/Gate/Walls Maintenance	2,500	395	2,105	15.80%
Plant Replacement Program	20,000	6,315	13,685	31.58%
Irrigation Maintenance	12,000	30,163	(18,163)	251.36%
Mitigation Area Monitoring & Maintenance	9,500	225	9,275	2.37%
Total Other Physical Environment	532,207	443,079	89,128	83.25%
<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	24,479	(8,429)	152.52%
Total Road and Street Facilities	22,550	27,394	(4,844)	121.48%
<u>Parks and Recreation</u>				
Security Patrol Services	14,156	22,481	(8,325)	158.81%
R&M-Pools	841	1,680	(839)	199.76%
Playground Equipment and Maintenance	10,000	14,288	(4,288)	142.88%
Special Events	7,500	89	7,411	1.19%
Misc-Contingency	144,000	35,351	108,649	24.55%
Total Parks and Recreation	176,497	73,889	102,608	41.86%
TOTAL EXPENDITURES	980,110	856,968	123,142	87.44%
Excess (deficiency) of revenues				
Over (under) expenditures	-	130,065	130,065	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		190,867		
FUND BALANCE, ENDING		\$ 320,932		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ -	\$ 7,724	\$ 7,724	0.00%
Special Assmnts- Tax Collector	167,179	175,325	8,146	104.87%
TOTAL REVENUES	167,179	183,049	15,870	109.49%
<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	-	13,208	13,208	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		153,492		
FUND BALANCE, ENDING		\$ 166,700		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ -	\$ 8,483	\$ 8,483	0.00%
Special Assmnts- Tax Collector	378,581	387,371	8,790	102.32%
TOTAL REVENUES	378,581	395,854	17,273	104.56%
<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	-	13,160	13,160	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		418,000		
FUND BALANCE, ENDING		\$ 431,160		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ -	\$ 5,589	\$ 5,589	0.00%
Special Assmnts- Tax Collector	287,283	293,536	6,253	102.18%
TOTAL REVENUES	287,283	299,125	11,842	104.12%
<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	-	10,267	10,267	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		276,878		
FUND BALANCE, ENDING		\$ 287,145		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>\$ 19</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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. 09-23
Statement Date 9/30/2023

G/L Balance (LCY)	346,449.49	Statement Balance	359,481.80
G/L Balance	346,449.49	Outstanding Deposits	525.00
Positive Adjustments	0.00		
		Subtotal	360,006.80
Subtotal	346,449.49	Outstanding Checks	13,557.31
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	346,449.49	Ending Balance	346,449.49
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/3/2023	Payment	6118	KOKO L. MILLER	200.00	200.00	0.00
8/30/2023	Payment	DD176	Payment of Invoice 000976	1,548.92	1,548.92	0.00
9/1/2023	Payment	6136	NEPTUNE MULTI SERVICES LLC	520.00	520.00	0.00
9/5/2023	Payment	6137	BURR & FORMAN LLP	325.00	325.00	0.00
9/5/2023	Payment	6138	DON HARRISON ENTERPRISES LLC	450.00	450.00	0.00
9/5/2023	Payment	6139	INFRAMARK LLC	8,475.67	8,475.67	0.00
9/5/2023	Payment	6140	LANDSCAPE MAINTENANCE	3,743.31	3,743.31	0.00
9/5/2023	Payment	6141	NEPTUNE MULTI SERVICES LLC	1,140.00	1,140.00	0.00
9/6/2023	Payment	DD179	Payment of Invoice 000896	240.11	240.11	0.00
9/13/2023	Payment	6142	ENVERA SYSTEMS	4,447.11	4,447.11	0.00
9/14/2023	Payment	6143	BLUE LIFE POOL SERVICE LLC	1,660.00	1,660.00	0.00
9/14/2023	Payment	6144	FIRST CHOICE AQUATIC WEED	2,276.00	2,276.00	0.00
9/14/2023	Payment	6145	GLOBAL SOLUTION PARTNERS	3,900.00	3,900.00	0.00
9/14/2023	Payment	6146	GRAU & ASSOCIATES	5,800.00	5,800.00	0.00
9/14/2023	Payment	6147	INFRAMARK LLC	8,102.00	8,102.00	0.00
9/14/2023	Payment	6148	LANDSCAPE MAINTENANCE	26,022.75	26,022.75	0.00
9/14/2023	Payment	6149	PHOENIX NATIONAL SECURITY LLC	5,512.50	5,512.50	0.00
9/19/2023	Payment	DD185	Payment of Invoice 000946	10,013.73	10,013.73	0.00
9/21/2023	Payment	6158	BLUE LIFE POOL SERVICE LLC	750.00	750.00	0.00
9/21/2023	Payment	6159	CHARLOTTE HAZLEWOOD	200.00	200.00	0.00
9/21/2023	Payment	6160	ENVERA SYSTEMS	1,138.15	1,138.15	0.00
9/21/2023	Payment	6161	JO ANN WARD	200.00	200.00	0.00
9/21/2023	Payment	6163	LANDSCAPE MAINTENANCE	6,950.00	6,950.00	0.00
9/21/2023	Payment	6164	SPEAREM ENTERPRISES	599.00	599.00	0.00
9/21/2023	Payment	6165	TANYA O'CONNOR	200.00	200.00	0.00
9/25/2023	Payment	DD177	Payment of Invoice 000934	804.78	804.78	0.00
9/25/2023	Payment	DD178	Payment of Invoice 000982	319.46	319.46	0.00
9/28/2023	Payment	6171	INFRAMARK LLC	127.37	127.37	0.00
9/28/2023	Payment	DD180	Payment of Invoice 000967	647.78	647.78	0.00
9/28/2023	Payment	DD181	Payment of Invoice 000968	610.16	610.16	0.00
9/28/2023	Payment	DD182	Payment of Invoice 000969	308.58	308.58	0.00
9/28/2023	Payment	DD183	Payment of Invoice 000970	1,392.69	1,392.69	0.00
9/28/2023	Payment	DD184	Payment of Invoice 000971	820.50	820.50	0.00
9/30/2023		JE000357	Clear B/S BOCC	4,159.81	4,159.81	0.00
9/30/2023		JE000363	On-site Staff Payroll	2,991.47	2,991.47	0.00

PARKWAY CENTER CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
9/30/2023		JE000364	Spectrum Monthly Billing		285.76	285.76	0.00
Total Checks					106,882.61	106,882.61	0.00
Deposits							
9/30/2023		JE000357	Clear B/S BOCC	G/L	4,159.81	4,159.81	0.00
9/30/2023		JE000362	Square Activity Sept 2023	G/L	738.23	738.23	0.00
Total Deposits					4,898.04	4,898.04	0.00
Outstanding Checks							
10/20/2022	Payment	5870	AQUAPRO POOL SOLUTIONS		2,300.00	0.00	2,300.00
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
6/15/2023	Payment	6073	LINDA W. BELL		400.00	0.00	400.00
8/3/2023	Payment	6119	LINDA W. BELL		200.00	0.00	200.00
9/21/2023	Payment	6162	KOKO L. MILLER		200.00	0.00	200.00
9/28/2023	Payment	6166	ADA SITE COMPLIANCE		1,700.00	0.00	1,700.00
9/28/2023	Payment	6167	BURR & FORMAN LLP		276.11	0.00	276.11
9/28/2023	Payment	6168	COMMERCIAL FIRE &		525.00	0.00	525.00
9/28/2023	Payment	6169	DOORKING INC.		32.95	0.00	32.95
9/28/2023	Payment	6170	EMPIRE GEN CONTRACTING CORP		860.00	0.00	860.00
9/28/2023	Payment	6172	LANDSCAPE MAINTENANCE		4,110.74	0.00	4,110.74
9/28/2023	Payment	6173	STANTEC CONSULTING		225.00	0.00	225.00
9/29/2023	Payment	DD186	Payment of Invoice 001012		2,227.51	0.00	2,227.51
Total Outstanding Checks.....					13,557.31		13,557.31
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

Commercial Checking Acct Public Funds

Agenda Page 162

**WELLS
FARGO**

Account number: [REDACTED] ■ September 1, 2023 - September 30, 2023 ■ Page 1 of 3
Image count: 23

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: [wellsfargo.com](https://www.wellsfargo.com)

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$461,466.37	\$1,376.52	-\$103,361.09	\$359,481.80

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
09/01		169.60	Square Inc 230901P2 230901 L217956955 Parkway Center Cdd
09/06		24.25	Square Inc 230906P2 230906 L2171040224 Parkway Center Cdd
09/07		24.25	Square Inc 230907P2 230907 L2171052358 Parkway Center Cdd
09/11		140.70	Square Inc 230911P2 230911 L21551359657 Parkway Center Cdd
09/14		218.17	Square Inc 230914P2 230914 L2171155410 Parkway Center Cdd
09/15		145.35	Square Inc 230915P2 230915 L21551721205 Parkway Center Cdd
09/20		24.25	Square Inc 230920P2 230920 L2171246700 Parkway Center Cdd
09/20		145.35	Square Inc 230920P2 230920 L21552088802 Parkway Center Cdd
09/21		145.35	Square Inc 230921P2 230921 L21552178571 Parkway Center Cdd
09/22		121.05	Square Inc 230922P2 230922 L2171273548 Parkway Center Cdd
09/25		24.25	Square Inc 230925P2 230925 L2171312234 Parkway Center Cdd
09/25		48.60	Square Inc 230925P2 230925 L2171312233 Parkway Center Cdd
09/29		145.35	Square Inc 230929P2 230929 L21552906063 Parkway Center Cdd
		\$1,376.52	Total electronic deposits/bank credits
		\$1,376.52	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	09/01	1,548.92	Business to Business ACH Debit - Hc-Water Internet 230831 043000098970126 1400310000037024801425
	09/05	126.03	Square Inc 230904P2 230904 L217993595 Parkway Center Cdd

Electronic debits/bank debits (continued)

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	09/05	285.76	Spectrum Spectrum 230901 0087741 Parkway Center Cdd
	09/06	150.00 <	Business to Business ACH Debit - Square Inc 230906P2 230906 L21550956623 Parkway Center Cdd
	09/07	240.11	Republicservices Rsibillpay 090723 306960046402 Parkway Center Cdd
	09/08	1,280.20 <	Business to Business ACH Debit - Decisionhr Payroll 230908 9019 Parkway Center Communi
	09/11	81.86	Square Inc 230911P2 230911 L2171101977 Parkway Center Cdd
	09/18	4.65 <	Business to Business ACH Debit - Square Inc 230918P2 230918 L21551930938 Parkway Center Cdd
	09/18	150.00	Square Inc 230918P2 230918 L2171211809 Parkway Center Cdd
	09/21	10,013.73	Teco/People Gas Utilitybil 311000070319 Parkway Center Cdd
	09/22	1,711.27 <	Business to Business ACH Debit - Decisionhr Payroll 230922 9019 Parkway Center Communi
	09/26	319.46	Navitas Credit C Cash Conc 230925 CT-Bund41082792 Parkway Center Communi
	09/26	804.78	Navitas Credit C Cash Conc 230925 CT-Bund40819292 Parkway Center Communi
	09/27	125.75	Square Inc 230927P2 230927 L2171352896 Parkway Center Cdd
	09/29	308.58	Teco/People Gas Utilitybil 221007991963 Parkway Ctr Cdd
	09/29	610.16	Teco/People Gas Utilitybil 211001800609 Parkway Ctr Cdd
	09/29	647.78	Teco/People Gas Utilitybil 211001800369 Parkway Ctr Cdd
	09/29	820.50	Teco/People Gas Utilitybil 211001800146 Parkway Ctr Cdd
	09/29	1,392.69	Teco/People Gas Utilitybil 221008055560 Parkway Ctr Cdd
		\$20,622.23	Total electronic debits/bank debits

< **Business to Business ACH** this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.

Checks paid

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
6118	200.00	09/01	6143	1,660.00	09/19	6159	200.00	09/27
6136*	520.00	09/08	6144	2,276.00	09/19	6160	1,138.15	09/27
6137	325.00	09/11	6145	3,900.00	09/29	6161	200.00	09/27
6138	450.00	09/13	6146	5,800.00	09/19	6163*	6,950.00	09/25
6139	8,475.67	09/08	6147	8,102.00	09/29	6164	599.00	09/26
6140	3,743.31	09/08	6148	26,022.75	09/18	6165	200.00	09/27
6141	1,140.00	09/12	6149	5,512.50	09/19	6171*	127.37	09/29
6142	4,447.11	09/19	6158*	750.00	09/25			
		\$82,738.86						

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
08/31	461,466.37	09/12	443,708.31	09/21	388,050.04
09/01	459,887.05	09/13	443,258.31	09/22	386,459.82
09/05	459,475.26	09/14	443,476.48	09/25	378,832.67
09/06	459,349.51	09/15	443,621.83	09/26	377,109.43
09/07	459,133.65	09/18	417,444.43	09/27	375,245.53
09/08	445,114.47	09/19	397,748.82	09/29	359,481.80
09/11	444,848.31	09/20	397,918.42		
Average daily ledger balance		\$421,498.16			



IMPORTANT ACCOUNT INFORMATION

Limits to your Card

Effective on or after August 28, 2023 in Selected Terms and Conditions for

- Wells Fargo Consumer debit and ATM cards
- Wells Fargo Campus debit and ATM cards
- Wells Fargo Business debit, ATM, and deposit cards
- Wells Fargo Advisors debit cards

In the section titled "Using your card," under subsection titled "Daily limits and funds available for using your Card" bullet titled "The limits for your Card" is deleted and replaced with:

The limits for your Card: We provide you your daily ATM withdrawal and purchase limits when you receive your Card. You can confirm your Card's daily limits by signing on to Wells Fargo Online or the Wells Fargo Mobile® app, or calling us at the number listed in the "Contact Us" section. Note: For security reasons there may be additional limits on the amount, number, or type of transactions you can make using your Card, including the geographic location of the ATM or merchant.

Please see the Wells Fargo debit and ATM card terms and conditions applicable to your card, which can be found at www.wellsfargo.com/debit-card/terms-and-conditions.

MEMO

To: Parkway Center CDD Board of Supervisors

From: Kerri Robertson, Treasury Analyst/Finance FL 8105

CC: Gene Roberts, District Manager

Date: October 19, 2023

Subject: Closing the Parkway Center Wells Fargo Operating Account

As part of our contractual obligation to secure the most advantageous banking relationships for our Districts, we have determined that the Parkway Center operating account at Wells Fargo is not in the best interest of the District. We recommend closing the current account at Wells Fargo and opening both a money market and operating account at BankUnited. This will allow the district to earn interest on your idle funds maintained in a BankUnited money market account while providing ease of access to your operating funds.

By opening these accounts at BankUnited, you benefit from:

1. Paying no monthly service charge
2. Earning interest on your money market funds
3. Ease of access to both accounts held by one bank
4. Fraud protection with positive pay at no charge

Should the board decide to move in this direction, please let us know so that we can move forward in providing the banking solutions mentioned above.

Thank You.

Sixth Order of Business

6A

PARKWAY CENTER CDD

Field Inspection - October 2023

Wednesday, October 18, 2023

Prepared For Parkway Center Board Of Supervisors

43 Items Identified



Item 1

Assigned To LMP

Proposal being prepared for up front.
Probably Bird of Paradise and some
Variegated Liriope.



Item 2

Assigned To LMP

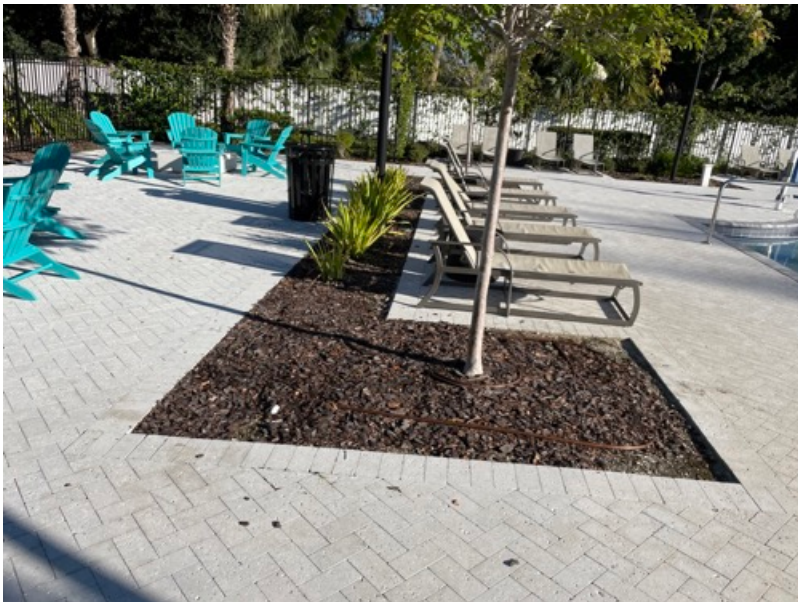
Sweet potato growing strong. Almost
too strong.



Item 3

Assigned To LMP

Blue daze, African Lilies, and Laurel along the fence look good.



Item 4

Assigned To LMP

Mulch approved. Going in late October/early November.



Item 5

Assigned To LMP

Struggling plumbago have been cut down.



Item 6

Assigned To LMP

Pavers still aren't level and are the wrong color.



Item 7

Assigned To LMP

Plumbago that were cut are flushing out.



Item 8

Assigned To LMP

Clubhouse gutters need cleaning.



Item 9

Assigned To LMP

Water is overflowing out of gutters and washing out mulch.



Item 10

Assigned To LMP

No issues in playground.



Item 11

Assigned To LMP

Proposal requested to hide drain with more Fakahatchee.



Item 12

Assigned To LMP

Pond looks good by the clubhouse.



Item 13

Assigned To LMP

The monument looks good up front.
Palms are no longer browning.



Item 14

Assigned To LMP

Fakahatchee on Riverview still needs
clean up.



Item 15

Assigned To LMP

The end of Still Creek is cleaned up.



Item 16

Assigned To LMP

Flax lilies all cut down, weeds removed, will grow back nicely.



Item 17

Assigned To LMP

Many spots of Jasmine and Juniper will still need to be replaced. Everything that is still here is being well maintained.



Item 18

Assigned To LMP

White Star Jasmine is growing strong but needs to be trimmed along the sidewalk on Riverview Dr.



Item 19

Assigned To LMP

Annuals look good. Recommend replacing powderpuff Mimosa with sod.



Item 20

Assigned To LMP

Other side looks good. Sod has naturally filled in.



Item 21

Assigned To LMP

Cutbacks look good. Sidewalk grinding needed.



Item 22

Assigned To LMP

Hamlet monument looks good.
Minimal weeds.



Item 23

Assigned To LMP

Thryallis has been cut back. Some new growth is already forming.



Item 24

Assigned To LMP

2 maybe 3 more dead pines at the Hamlet median.



Item 25

Assigned To LMP

Sanctuary monument looks good.
Jasmine fill ins needed.



Item 26

Assigned To LMP

Harvest Glenn entry is well
maintained.



Item 27

Assigned To LMP

Some weeds in the Juniper.
Everything edged and trimmed at
the south Pine Ridge entry.



Item 28

Assigned To LMP

Trimming along Still River will be
done next.



Item 29

Irrigation pump being replaced in Pine Ridge. No damage to our landscaping.



Item 30

Assigned To LMP

Castle Creek has all been trimmed up.



Item 31

Assigned To LMP

Some weeds in the Castle Creek Median and a possible irrigation leak.



Item 32

Assigned To LMP

Firebush has been cut back behind Sanctuary monument. New growth showing.



Item 33

Assigned To LMP

Monument looks great.



Item 34

Assigned To LMP

Turf great in roundabout.



Item 35

Assigned To LMP

Oak Creek monument looks good.



Item 36

Assigned To LMP

Annuals and Variegated Liriope look good in the median. Juniper fill-ins are needed a little further down.



Item 37

Assigned To LMP

All of the Viburnum, Hawthorne, Ligustrum, Fakahatchee, Bottlebrush, etc. has been cleaned up and is being well maintained along S Falkenburg.



Item 38

Assigned To LMP

Summerwood median looks good.
Palms have all been trimmed.



Item 39

Assigned To LMP

Some weeds. Palms have been trimmed.



Item 40

Assigned To LMP

Blue Beech Dr medians are flushing out.



Item 41

Assigned To LMP

Some turf weeds in the island. Small dead spot where it looks like a chemical spill.



Item 42

Assigned To LMP

Trimming and turf weed treatment needed along Blue Beech Dr.



Item 43

Assigned To LMP

Belmont entry looks good. Oaks were never trimmed here, it will be going on the schedule for next month.



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: Wednesday, October 18, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	Recovering throughout.
TURF FERTILITY	10	8	-2	Some patches throughout.
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	3	-2	Turf weeds need treating.
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	3	-2	Some fill ins needed.
WEED CONTROL - BED AREAS	5	4	-1	Minimal weeds.
PLANT INSECT/DISEASE CONTROL	5	4	-1	3 more pines dead.
PRUNING	10	8	-2	Some trimming needed.
CLEANLINESS	5	5	0	
MULCHING	5	4	-1	Mulch scheduled for early November.
WATER/IRRIGATION MGMT	8	7	-1	Possible leak spotted.
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	Annuals look great.
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	87	-13	87%
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Manager's Signature: Clay Wright

Supervisor's Signature: