

**PARKWAY CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 13, 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, December 13, 2023, at 6:30 p.m.

Join Zoom Meeting: <https://us06web.zoom.us/j/82061696018?pwd=pu2s2obHOaPvx26tm25pZBYzeH9ASn.1>
Meeting ID: 820 6169 6018 **Passcode:** 140459

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 of Assignment and Assumption Agreement
- B. General Matters of the District

3. Consent Agenda

- A. Approval of Minutes of the November 15, 2023, Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures October 2023
- C. Acceptance of the Financials for October 2023

4. Attorney's Report

5. Engineer's Report

- A. Review proposal #2104 by Finn Outdoor

6. Manager's Report

- A. Community Inspections Reports
- B. Aquatic's Report

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 January 24, 2024, 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.

ASSIGNMENT AND ASSUMPTION AGREEMENT

This **ASSIGNMENT AND ASSUMPTION AGREEMENT** (this “Assignment”), effective as of January 1, 2022 (“Effective Date”), is entered into by and among **Parkway Center Community Development District** (the “Client”), **Meritus Districts, dba District Management Services, LLC** (“Assignor”), and **Inframark, LLC** (“Assignee”).

RECITALS

WHEREAS, the Client and Assignor entered into a District Management Agreement which commenced on June 01, 2005 (the “Agreement”).

WHEREAS, on January 7, 2021, IMS-Meritus, LLC acquired the Assignor.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and of the mutual agreements set forth herein, the parties agree as follows:

1. Client hereby consents to the acquisition of control of Assignor by IMS-Meritus, LLC as of January 7, 2021, and waives any right to declare breach or default or terminate the Agreement because of this acquisition.
2. Assignor hereby transfers and assigns to Assignee for Assignee to assume all of Assignor’s rights, title, and interest as well as all its obligations under the Agreement beginning as of the Effective Date hereof.
3. Assignee hereby accepts such assignment from Assignor and expressly assumes and agrees to keep, perform, and fulfill all the terms, conditions, and obligations of Assignor under the Agreement.
4. The Client hereby consents to the assignment of the Agreement from Assignor to Assignee, in accordance with the terms of this Assignment; provided, however, Assignor shall remain responsible pursuant to the Agreement for obligations, or actions or inactions, of Assignor accruing, or occurring, under the Agreement.
4. This Assignment may be executed in one or more counterparts, including without limitation, facsimile or electronically reproduced counterparts, and all executed counterparts, when taken together, will constitute sufficient proof of the parties’ entry into this Assignment.


(THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the parties have duly executed this Assignment effective as of the Effective Date.


PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

By: _____
Date: _____

MERITUS DISTRICTS

DocuSigned by:

43145E4BDB1BA3D...
By: Brian Lamb
Date: 12/15/2021

INFRAMARK, LLC

DocuSigned by:

43145E4BDB1BA3D...
By: Chris Tarase
Date: 12/15/2021

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, November 15, 2023, at 6:30 p.m. at the Parkway Center Clubhouse located at 7461 S. Falkenburg Road, Riverview, FL 33578.

Present and constituting a quorum were:

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

Also present were:

Gene Roberts	District Manager
Dale Wentzel	Amenity Manager
Tonja Stewart	District Engineer (<i>via zoom call</i>)
David Manfrin	LMP
One Resident	

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.

SECOND ORDER OF BUSINESS **Business Items**

A. General Matters of the District

Mr. David Manfrin of LMP updated the Board on the landscape conditions and answered questions. He mentioned the County has recently imposed stricter watering limits.

THIRD ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of the October 25, 2023, Regular Meeting

Mr. Roberts requested any additions, corrections, or deletions to the minutes of the October 25, 2023, meeting.

There being none,

On MOTION by Ms. Ward seconded by Ms. Miller with all in favor the minutes of the October 25, 2023, meeting, were approved. 5-0

UNAPPROVED

B. Acceptance of Audit for Fiscal Year 2022

The Board reviewed the Audit for Fiscal Year 2022.

On MOTION by Ms. Ward seconded by Ms. Miller with all in favor the Audit for Fiscal Year 2022 was accepted. 5-0

FOURTH ORDER OF BUSINESS**Attorney's Report**

Mr. Roberts stated District Counsel Scott Steady is still working on the issue regarding the resident cutting all the limbs off the tree. Mr. Roberts will update the Board when he has more information.

FIFTH ORDER OF BUSINESS**Engineer's Report****A. Review of LMP Proposal #86539**

Ms. Tonja Stewart discussed the proposals she receive regarding the repairs to the canal bank along Willow Beech. She explained that the residents in the area will need to move their fences 15 feet in the easement. Ms. Stewart is waiting on the final proposal from Finn Outdoor.

On MOTION by Ms. Ward seconded by Ms. O'Connor with all in favor the District Engineer was authorized to proceed with repairs on the canal bank along Willow Beach, and have District Counsel was authorized to send a formal notice to homeowners. 5-0

SIXTH ORDER OF BUSINESS**Manager's Report****A. Community Inspection Report****B. Aquatic's Report**

The Board reviewed the Community Inspection Report and had no questions.

The Board discussed issuing an end of year bonus to the Amenity Manager.

On MOTION by Ms. Hazlewood seconded by Ms. O'Connor with all in favor issuance of an end of year bonus to the Amenity Manager, was approved as discussed. 5-0

SEVENTH ORDER OF BUSINESS**Supervisors' Requests or Comments**

The Board discussed the following business items:

- Dog Station in the Sanctuary needs to be repaired or replaced.
- Teenagers setting fire to the landscape along Falkenburg and Still River was discussed.

- 81 • Have LMP determine whether the irrigation zones in those areas exceed the 50%
82 requirement to enable an increase in watering so new plant material can be added.
83 • Gopher turtle signs need to be replaced.
84 • Pool Pavers need to be leveled.
85 • Pine Ridge monument lights are not working.

86

87 **EIGHTH ORDER OF BUSINESS** **Public Comments**

88 There being no public comments, the next order of business followed.

89

90 **NINTH ORDER OF BUSINESS** **Adjournment**

91 There being no further business,

92

93

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

95

96

97

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99 _____
Gene Roberts

Chairperson/ Vice Chairperson

100 Assistant Secretary

101

102

103

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	12842	\$1,600.00		POOL SERVICE - OCTOBER 2023
CHARTER COMMUNICATIONS	1423 101423 ACH	\$285.76		INTERNET SERVICE - 10/14/23-11/13/23
DON HARRISON ENTERPRISES LLC	3038	\$1,057.00		ROUTINE MAINT. - OCTOBER 2023
ECO PEST SOLUTIONS	13050	\$150.00		PEST CONTROL - AUGUST 2023
ENVERA SYSTEMS	733381	\$79.40		VIDEO MONITORING - NOVEMBER 2023
FIRST CHOICE AQUATIC WEED	89243	\$1,846.00		WATERWAY SERVICE - NOVEMBER 2023
NEPTUNE MULTI SERVICES LLC	0053457	\$975.00		JANITORIAL SERVICE - SEPTEMBER 2023
REPUBLIC SERVICES #696	0521 101723 ACH	\$243.34		PICKUP SERVICE - 11/01/23-11/30/23
Monthly Contract Subtotal		\$6,236.50		
Variable Contract				
CHARLOTTE HAZLEWOOD	CH 092723	\$200.00		SUPERVISOR FEE - 09/27/23
JO ANN WARD	JW 092723	\$200.00		SUPERVISOR FEE - 09/27/23
KOKO L. MILLER	KM 092723	\$200.00		SUPERVISOR FEE - 09/27/23
LINDA W. BELL	LB 092723	\$200.00		SUPERVISOR FEE - 09/27/23
TANYA OCONNOR	TO 092723	\$200.00		SUPERVISOR FEE - 09/27/23
Variable Contract Subtotal		\$1,000.00		
Utilities				
TECO	0146 100623 ACH	\$820.50		ELECTRICITY SERVICE - 09/01/23-10/02/23
TECO	0319 100523 ACH	\$9,900.06		ELECTRICITY BULK BILLING
TECO	0369 100623 ACH	\$647.78		ELECTRICITY SERVICE - 09/01/23-10/02/23
TECO	0609 100623 ACH	\$610.16		ELECTRICITY SERVICE - 09/01/23-10/02/23
TECO	1963 100623 ACH	\$308.58		ELECTRICITY SERVICE - 09/01/23-10/02/23
TECO	5560 100623 ACH	\$1,326.33	\$13,613.41	ELECTRICITY SERVICE - 09/01/23-10/02/23
Utilities Subtotal		\$13,613.41		
Regular Services				

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
DEPARTMENT OF ECONOMIC OPPORTY	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
DOORKING INC.	2116218	\$32.95		CELLULAR SUBSCRIPTION - 09/14/23-10/13/23
EMPIRE GEN CONTRACTING CORP	14	\$370.00		WATER SLIDE REPAIR
EMPIRE GEN CONTRACTING CORP	15	\$1,347.01	\$1,717.01	POOL PAVERS
LANDSCAPE MAINTENANCE	179180	\$195.00		PUMP SERVICE CALL - IRRIGATON
LANDSCAPE MAINTENANCE	179195	\$371.12		IRRIGATION REPAIR - 10/09/23
LANDSCAPE MAINTENANCE	179375	\$201.29	\$767.41	IRRIGATION SERVICES - 10/19/23
NAVITAS CREDIT CORP	9292 100423 ACH	\$804.78		FITNESS EQUIPMENT "A"
PHOENIX NATIONAL SECURITY LLC	3415	\$3,696.00		SECURITY - 08/11/23-10/01/23
STANTEC CONSULTING	2144434	\$225.00		MITIGATION MAINT.
TIMES PUBLISHING COM	308188 101123	\$429.98		MEETING SCHEDULE AD
Regular Services Subtotal		\$7,848.13		
Additional Services				
CARSONS LAWN & LANDSCAPING	7885	\$3,980.00		DEAD PINE/PALM TREES
Additional Services Subtotal		\$3,980.00		
TOTAL		\$32,678.04		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

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

☐ 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
12842	10/01/2023	\$1,600.00	10/31/2023	Net 30	

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

BALANCE DUE

\$1,600.00

October 14, 2023
Invoice Number: 2463929101423
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 10/14/23 through 11/13/23
details on following pages

Previous Balance	279.76
Payments Received -Thank You!	-279.76
Remaining Balance	\$0.00
Spectrum Business™ TV	96.96
Spectrum Business™ Internet	132.97
Spectrum Business™ Voice	19.99
Other Charges	22.20
Taxes, Fees and Charges	13.64
Current Charges	\$285.76
YOUR AUTO PAY WILL BE PROCESSED 10/31/23	
Total Due by Auto Pay	\$285.76

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.

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 10152023 NNNNNNNN 01 002978 0015

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

Received
OCT 23 2023

October 14, 2023
PARKWAY CENTER CBD
Invoice Number: 2463929101423
Account Number: 8337 12 028 2463929
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

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



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028246392900285767

Invoice Number: 2463929101423
 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 10152023 NNNNNNNN 01 002978 0015

Charge Details

Previous Balance		279.76
EFT Payment	10/01	-279.76
Remaining Balance		\$0.00

Payments received after 10/14/23 will appear on your next bill.

Service from 10/14/23 through 11/13/23

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**

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**

Spectrum Business™ Voice

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

Spectrum Business™ Voice Continued

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

Broadcast TV Surcharge	22.20
Other Charges Total	\$22.20

Taxes, Fees and Charges

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

Current Charges **\$285.76**

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

Billing Information

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

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

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

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

Continued on the next page....

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

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



[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
13050	10/05/2023	\$150.00	11/01/2023	Due on receipt	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	COMMERCIAL PEST CONTROL	August service	1	150.00	150.00

BALANCE DUE

\$150.00

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

Invoice	
Agenda Page 21	
Invoice Number 733381	Date 10/02/2023
Customer Number 400493	Due Date 11/01/2023

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Parkway Center CDD	400493		733381	11/01/2023
Quantity	Description		Rate	Amount
<i>Parkway Center CDD, 7461 S. Faulkenburg Rd, Riverview, FL</i>				
1.00	Active Video Monitoring 11/01/2023 - 11/30/2023		715.00	715.00
1.00	Service & Maintenance 11/01/2023 - 11/30/2023		343.75	343.75
	Sales Tax			0.00
	Payments/Credits Applied			(979.35)
Invoice Balance Due:				\$79.40

IMPORTANT MESSAGES

Important Numbers to Know:

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

Date	Invoice #	Description	Amount	Balance Due
10/02/2023	733381	Alarm Monitoring Services	\$79.40	\$79.40

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

Return Service Requested

Received
OCT 10 2023

Invoice	
Invoice Number 733381	Date 10/02/2023
Customer Number 400493	Due Date 11/01/2023

Net Due: \$79.40

Amount Enclosed: _____

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

3255

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

Date	Invoice #
10/27/2023	89243

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	11/26/2023

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

Thank you for your business.

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



Job Name: _____
Customer Number: 426 Customer: FCA - PARKWAY CENTER CDD
Technician: Aleks and dakota
Date: 10/26/2023 Time: 11:33 AM
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 type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack			<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'						<input type="checkbox"/> Rainy

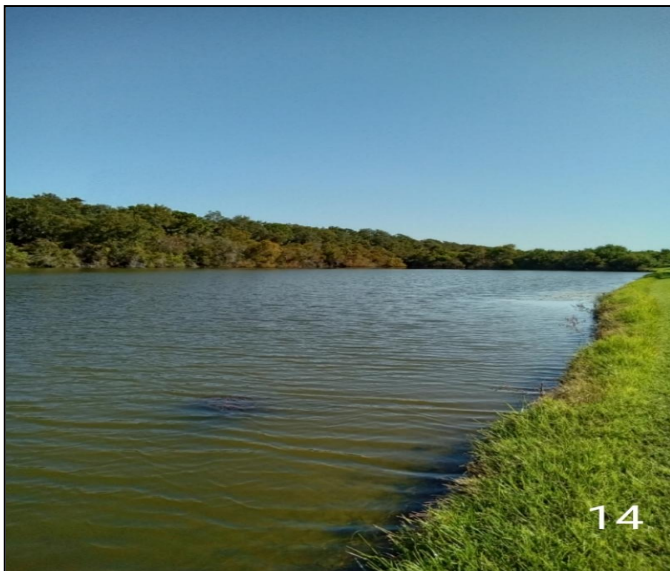
<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<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 type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

<input 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 ☐









Job Name: _____
Customer Number: 426 Customer: FCA - PARKWAY CENTER CDD
Technician: Aleks and dakota
Date: 10/26/2023 Time: 02:17 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 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 checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input 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 type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input 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
 ☐ _____





Job Name: _____
Customer Number: 426 Customer: FCA - PARKWAY CENTER CDD
Technician: Aleks and dakota
Date: 10/26/2023 Time: 02:07 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 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 checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

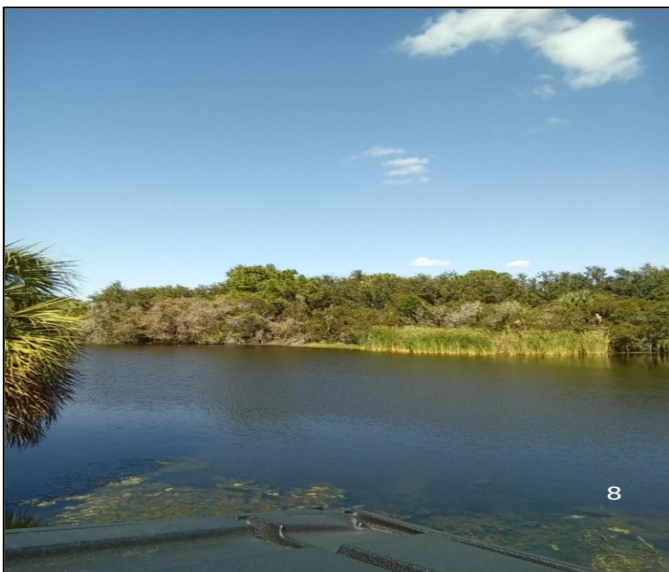
<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<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 type="checkbox"/> Ibis	<input 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 ☐ _____









Neptune Multi services LLC

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

Invoice

Invoice No: 0053457
 Date: 10/12/2023
 Terms: NET 0
 Due Date: 10/12/2023

Bill To: Park way CDD
 inframark@avidbill.com

Description	Quantity	Rate	Amount
Janitorial Services September 2023 One extra clean charged due to a rental clean up (Manager was notified)	1	\$975.00	\$975.00

Payment Instructions

Zelle @8133257684
 Cashapp \$neptunejku

Subtotal	\$975.00
TAX 0%	\$0.00
Total	\$975.00
Paid	\$0.00

Balance Due \$975.00

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053457 on 10/12/2023

Balance Due \$975.00

Paid

Received From: Park way CDD

Agenda Page 34

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

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

Account Number 3-0696-0046402
Invoice Number 0696-001140521
Invoice Date October 17, 2023
Previous Balance \$242.16
Payments/Adjustments -\$242.16
Current Invoice Charges \$243.34

Autopayment
\$243.34

Payment Due Date
November 06, 2023

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 10/07	5555555	-\$242.16

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Parkway Center Cdd 7461 S Falkenburg Rd CSA A217954588 Riverview, FL 1 Waste Container 4 Cu Yd, 1 Lift Per Week Disposal:SOUTH CO - CLASS 1 Pickup Service 11/01-11/30 Container Refresh 11/01-11/30 Total Fuel/Environmental Recovery Fee				
		1.0000	\$156.75	\$156.75
			\$9.00	\$9.00
				\$77.59
CURRENT INVOICE CHARGES, AutoPayment due on November 06, 2023				\$243.34

Simple account access at your fingertips.

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

Do not Pay
* Thank You For Your Automatic Payment *

Received
OCT 23 2023

Address Service Requested



00002018
N210

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

Autopayment \$243.34
Payment Due Date November 06, 2023
Account Number 3-0696-0046402
Invoice Number 0696-001140521

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

Make Checks Payable To:



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

30696004640200000011405210000243340000243345

Parkway Center CDD

MEETING DATE: Wednesday, September 27, 2023

GR

CH092723

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

Parkway Center CDD**MEETING DATE: Wednesday, September 27, 2023**

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

Parkway Center CDD

MEETING DATE: Wednesday, September 27, 2023

GR

K m092723

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

Parkway Center CDD

MEETING DATE: Wednesday, September 27, 2023

LB092723

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

Parkway Center CDD

MEETING DATE: Wednesday, September 27, 2023

CR

TO 092723

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



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

Statement Date: October 06, 2023
Agenda Page 41

Amount Due: \$820.50

Due Date: October 27, 2023

Account #: 211001800146

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 2023

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

Current Month's Charges	\$820.50
-------------------------	----------

Amount Due by October 27, 2023	\$820.50
--------------------------------	----------

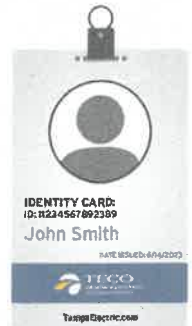
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

SAFETY TIP: Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



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: October 27, 2023

Amount Due: \$820.50

Payment Amount: \$ _____

613112516812

Your account will be
drafted on October 27, 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.

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: October 06, 2023
Charges Due: October 27, 2023

Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 32 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.

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

00000041-0000417-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.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- 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**

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 Page 05, 2023

Amount Due: \$9,900.06

Due Date: October 19, 2023

Account #: 311000070319

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

Account Summary

Previous Amount Due	\$10,013.73
Payment(s) Received Since Last Statement	-\$10,013.73
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$9,900.06

Amount Due by October 19, 2023 \$9,900.06

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

**2,957
KWH**



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

**849
KWH**



Scan here to interact
with your bill online.

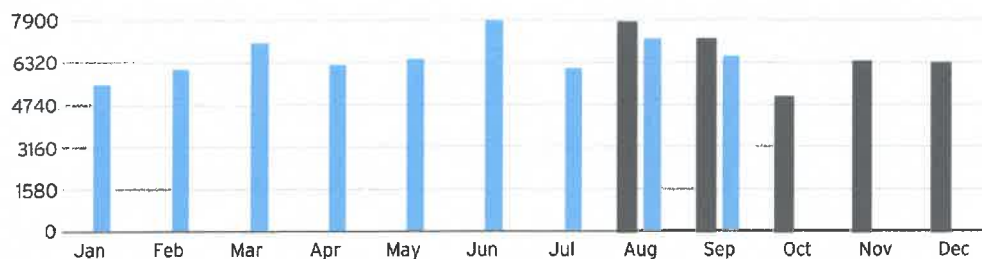


**DOWNED IS
DANGEROUS!**

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

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

Monthly Usage (kWh)



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



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

Received

Account #: 311000070319

Due Date: October 19, 2023

OCT 11 2023

Amount Due: \$9,900.06

Payment Amount: \$

700875002366

Your account will be
drafted on October 19, 2023

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

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

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

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

 Increased
  Same
  Decreased


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

Sub-Account Number: 211001738486

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323060	08/31/2023	21,700		21,700		0 kWh	1	30 Days	\$23.08


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	08/31/2023	32,679		32,141		538 kWh	1	30 Days	\$106.50
									 43.1%


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	08/31/2023	4,336		1,379		2,957 kWh	1	30 Days	\$481.55
									 1.4%

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	08/31/2023	14,404		14,131		273 kWh	1	30 Days	\$65.41
									 1.4%

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	08/31/2023	34,577		33,813		764 kWh	1	30 Days	\$141.54
									▼ 25.4%

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	08/31/2023	30,511		29,662		849 kWh	1	30 Days	\$154.73
									▲ 3.7%

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	08/31/2023	23,244		22,607		637 kWh	1	30 Days	\$121.85
									▼ 2.7%

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	08/31/2023	9,652		9,449		203 kWh	1	30 Days	\$54.55
									▼ 8.1%

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	08/31/2023	27,237		26,902		335 kWh	1	30 Days	\$75.02
									▼ 2.0%

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

\$9,900.06



Sub-Account #: 211001738486
Statement Date: 10/02/2023

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

Meter Read

Meter Location: # A Pmp

Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	08/31/2023	21,700		21,700		0 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.08

Current Month's Electric Charges \$23.08

Billing information continues on next page →

Avg kWh Used Per Day




Sub-Account #: 211001738759
Statement Date: 10/02/2023

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

Meter Read

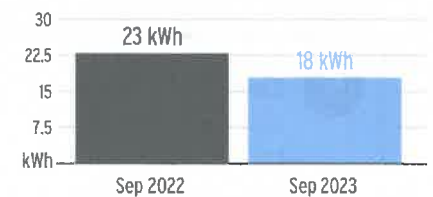
Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	08/31/2023	32,679		32,141		538 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	538 kWh @ \$0.07990/kWh	\$42.99
Fuel Charge	538 kWh @ \$0.05239/kWh	\$28.19
Storm Protection Charge	538 kWh @ \$0.00400/kWh	\$2.15
Clean Energy Transition Mechanism	538 kWh @ \$0.00427/kWh	\$2.30
Storm Surcharge	538 kWh @ \$0.01061/kWh	\$5.71
Florida Gross Receipt Tax		\$2.66

Electric Service Cost

\$106.50
Current Month's Electric Charges
\$106.50

Billing information continues on next page →



Sub-Account #: 211001739070
Statement Date: 10/02/2023

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


Meter Read

Service Period: 08/02/2023 - 08/31/2023

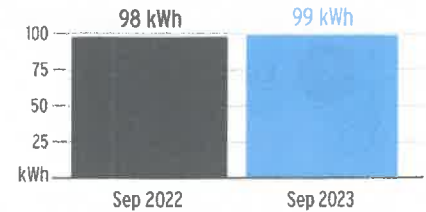
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	08/31/2023	4,336		1,379		2,957 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	2,957 kWh @ \$0.07990/kWh		\$236.26
Fuel Charge	2,957 kWh @ \$0.05239/kWh		\$154.92
Storm Protection Charge	2,957 kWh @ \$0.00400/kWh		\$11.83
Clean Energy Transition Mechanism	2,957 kWh @ \$0.00427/kWh		\$12.63
Storm Surcharge	2,957 kWh @ \$0.01061/kWh		\$31.37
Florida Gross Receipt Tax			\$12.04
Electric Service Cost			\$481.55

Avg kWh Used Per Day



Current Month's Electric Charges

\$481.55

Billing information continues on next page →



Sub-Account #: 211001739302
Statement Date: 10/02/2023

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

Meter Read

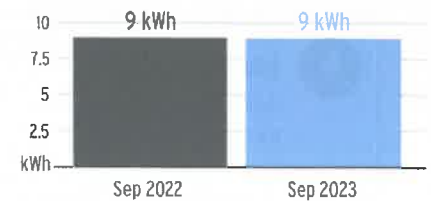
Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000705281	08/31/2023	14,404	14,131	273 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	273 kWh @ \$0.07990/kWh	\$21.81
Fuel Charge	273 kWh @ \$0.05239/kWh	\$14.30
Storm Protection Charge	273 kWh @ \$0.00400/kWh	\$1.09
Clean Energy Transition Mechanism	273 kWh @ \$0.00427/kWh	\$1.17
Storm Surcharge	273 kWh @ \$0.01061/kWh	\$2.90
Florida Gross Receipt Tax		\$1.64

Electric Service Cost \$65.41

Current Month's Electric Charges

\$65.41

Billing information continues on next page →



Sub-Account #: 211001739567
Statement Date: 10/02/2023

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

Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges

\$4,529.19

Current Month's Electric Charges

\$4,529.19

Billing information continues on next page →



Sub-Account #: 211001739864
Statement Date: 10/02/2023

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

Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges

\$1,209.17

Current Month's Electric Charges

\$1,209.17

Billing information continues on next page →



Sub-Account #: 211001800955
Statement Date: 10/02/2023

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

Service Period: 08/22/2023 - 09/21/2023

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 →




Sub-Account #: 211015022604
Statement Date: 10/02/2023

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

Service Period: 08/22/2023 - 09/21/2023 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 →

00000028-0000303-Page 14 of 22



Sub-Account #: 211014450103
Statement Date: 10/02/2023

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

Meter Read


Meter Location: # B

Service Period: 08/02/2023 - 08/31/2023

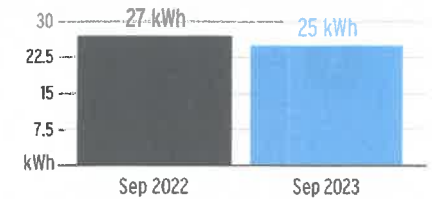
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	08/31/2023	34,577	33,813		764 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	764 kWh @ \$0.07990/kWh		\$61.04
Fuel Charge	764 kWh @ \$0.05239/kWh		\$40.03
Storm Protection Charge	764 kWh @ \$0.00400/kWh		\$3.06
Clean Energy Transition Mechanism	764 kWh @ \$0.00427/kWh		\$3.26
Storm Surcharge	764 kWh @ \$0.01061/kWh		\$8.11
Florida Gross Receipt Tax			\$3.54
Electric Service Cost			\$141.54

Avg kWh Used Per Day



Current Month's Electric Charges

\$141.54

Billing information continues on next page →



Sub-Account #: 211014450376
Statement Date: 10/02/2023

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

Meter Read

Meter Location: # C

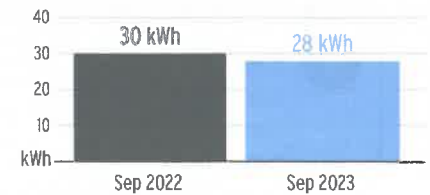
Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000492499	08/31/2023	30,511	29,662	849 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	849 kWh @ \$0.07990/kWh	\$67.84
Fuel Charge	849 kWh @ \$0.05239/kWh	\$44.48
Storm Protection Charge	849 kWh @ \$0.00400/kWh	\$3.40
Clean Energy Transition Mechanism	849 kWh @ \$0.00427/kWh	\$3.63
Storm Surcharge	849 kWh @ \$0.01061/kWh	\$9.01
Florida Gross Receipt Tax		\$3.87

Electric Service Cost

\$154.73

Current Month's Electric Charges

\$154.73

Billing information continues on next page →



Sub-Account #: 211014450640
Statement Date: 10/02/2023

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

Meter Read

Meter Location: # D

Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492524	08/31/2023	23,244		22,607		637 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	637 kWh @ \$0.07990/kWh	\$50.90
Fuel Charge	637 kWh @ \$0.05239/kWh	\$33.37
Storm Protection Charge	637 kWh @ \$0.00400/kWh	\$2.55
Clean Energy Transition Mechanism	637 kWh @ \$0.00427/kWh	\$2.72
Storm Surcharge	637 kWh @ \$0.01061/kWh	\$6.76
Florida Gross Receipt Tax		\$3.05
Electric Service Cost		\$121.85

Avg kWh Used Per Day



Current Month's Electric Charges

\$121.85

Billing information continues on next page →



Sub-Account #: 211014450897
Statement Date: 10/02/2023

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

Meter Read

Meter Location: # A

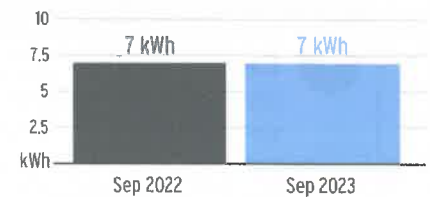
Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000536130	08/31/2023	9,652		9,449		203 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	203 kWh @ \$0.07990/kWh	\$16.22
Fuel Charge	203 kWh @ \$0.05239/kWh	\$10.64
Storm Protection Charge	203 kWh @ \$0.00400/kWh	\$0.81
Clean Energy Transition Mechanism	203 kWh @ \$0.00427/kWh	\$0.87
Storm Surcharge	203 kWh @ \$0.01061/kWh	\$2.15
Florida Gross Receipt Tax		\$1.36

Electric Service Cost

\$54.55

Current Month's Electric Charges

\$54.55

Billing information continues on next page →



Sub-Account #: 211014451127
Statement Date: 10/02/2023

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


Meter Read

Service Period: 08/02/2023 - 08/31/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323057	08/31/2023	27,237	26,902		335 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	335 kWh @ \$0.07990/kWh		\$26.77
Fuel Charge	335 kWh @ \$0.05239/kWh		\$17.55
Storm Protection Charge	335 kWh @ \$0.00400/kWh		\$1.34
Clean Energy Transition Mechanism	335 kWh @ \$0.00427/kWh		\$1.43
Storm Surcharge	335 kWh @ \$0.01061/kWh		\$3.55
Florida Gross Receipt Tax			\$1.88
Electric Service Cost			\$75.02

Avg kWh Used Per Day



Current Month's Electric Charges

\$75.02

Billing information continues on next page →

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

Service Period: 08/22/2023 - 09/21/2023

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: 10/02/2023

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


Service Period: 08/22/2023 - 09/21/2023

Rate Schedule: Lighting Service

Charge Details



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 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 →



Sub-Account #: 211014451713
Statement Date: 10/02/2023

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

Service Period: 08/22/2023 - 09/21/2023

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 **\$9,900.06**

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: October 06, 2023

Amount Due: \$647.78

Due Date: October 27, 2023

Account #: 211001800369

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 2023

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

Current Month's Charges	\$647.78
--------------------------------	-----------------

Amount Due by October 27, 2023	\$647.78
---------------------------------------	-----------------

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



Scan here to view
your account online.

SAFETY TIP: Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



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: October 27, 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: \$

613112516813

Your account will be
drafted on October 27, 2023

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

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

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



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

Account #: 211001800369
 Statement Date: October 06, 2023
 Charges Due: October 27, 2023

Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages

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Electric Charges

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

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

Lighting Charges

\$647.78

Total Current Month's Charges

\$647.78

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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.



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

Statement Date: October 06, 2023
Agenda Page 65

Amount Due: \$610.16

Due Date: October 27, 2023

Account #: 211001800609

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 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 October 27, 2023	\$610.16
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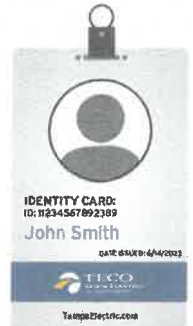
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

SAFETY TIP: Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



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: October 27, 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: \$ _____

613112516814

Your account will be
drafted on October 27, 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 66

Account #: 211001800609
Statement Date: October 06, 2023
Charges Due: October 27, 2023

Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages

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Electric Charges

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

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

Lighting Charges

\$610.16

Total Current Month's Charges

\$610.16

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

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

Agenda Page 67
Statement Date: October 06, 2023

Amount Due: \$308.58

Due Date: October 27, 2023

Account #: 221007991963

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 2023

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

Current Month's Charges	\$308.58
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Amount Due by October 27, 2023	\$308.58
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

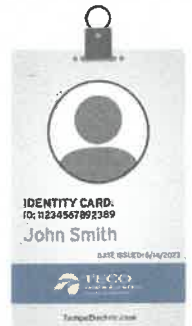


Scan here to view
your account online.

SAFETY TIP:

Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



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 #: 221007991963

Due Date: October 27, 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.

Received

OCT 11 2023

Amount Due: \$308.58

Payment Amount: \$ _____

640272959717

Your account will be
drafted on October 27, 2023

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

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

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

00000041-0000411-Page 3 of 18



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

Account #: 221007991963
Statement Date: October 06, 2023
Charges Due: October 27, 2023

Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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Total Current Month's Charges

\$308.58

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.



PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Statement Date: October 06, 2023

Amount Due: \$1,326.33

Due Date: October 27, 2023

Account #: 221008055560

DO NOT PAY. Your account will be drafted on October 27, 2023

Account Summary

Current Service Period: September 01, 2023 - October 02, 2023

Previous Amount Due \$1,392.69

Payment(s) Received Since Last Statement -\$1,392.69

Current Month's Charges \$1,326.33

Amount Due by October 27, 2023 \$1,326.33

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 **21.3% higher** than the same period last year.



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

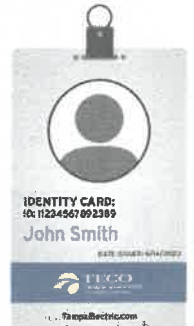


Scan here to view your account online.

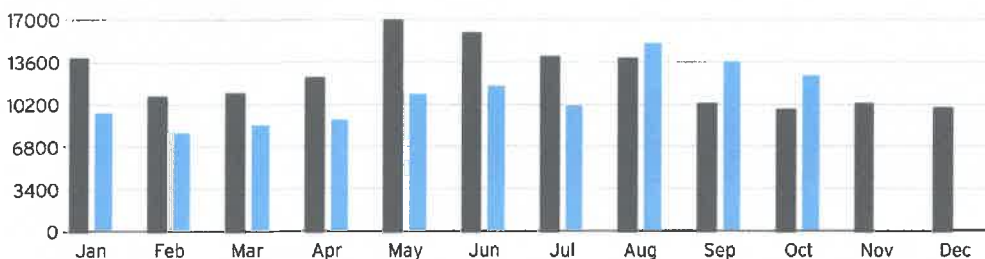
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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.

Account #: 221008055560

Due Date: October 27, 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.

Received
OCT 11 2023

Amount Due: \$1,326.33

Payment Amount: \$

637803823220

Your account will be drafted on October 27, 2023

00003600 FTECO110062323285710 00000 03 00000000 17964 002

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: October 06, 2023
Charges Due: October 27, 2023

Meter Read

Meter Location: CLUBHOUSE

Service Period: Sep 01, 2023 - Oct 02, 2023

Rate Schedule: General Service Demand - Standard

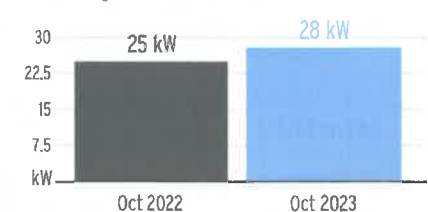
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	10/02/2023	38,215	25,649		12,566 kWh	1	32 Days
1000813546	10/02/2023	27.65	0		27.65 kW	1	32 Days

Charge Details

Avg kWh Used Per Day



Billing Demand (kW)



Electric Charges		
Daily Basic Service Charge	32 days @ \$1.08000	\$34.56
Billing Demand Charge	28 kW @ \$14.13000/kW	\$395.64
Energy Charge	12,566 kWh @ \$0.00736/kWh	\$92.49
Fuel Charge	12,566 kWh @ \$0.05239/kWh	\$658.33
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	12,566 kWh @ \$0.00084/kWh	\$10.56
Clean Energy Transition Mechanism	28 kW @ \$1.12000/kW	\$31.36
Storm Surcharge	12,566 kWh @ \$0.00238/kWh	\$29.91
Florida Gross Receipt Tax		\$33.16
Electric Service Cost		\$1,326.33

Total Current Month's Charges \$1,326.33

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.tampaelectric.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.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

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.

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Agenda Page 71

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88326
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

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

001312

Parkway Center Community Development District

Mr. Brian K. Lamb

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

Received

OCT 05 2023

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

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/30/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

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

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

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

DKS Cellular Subscription

INVOICE

INVOICE#

2116218

INVOICE DATE

October 14, 2023

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

User ID: **ParkwayCenter**

Period Starts: September 14, 2023

Period Ends: October 13, 2023

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

Payments

Date	Details	Amount
10/10/2023	Check received	(\$32.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
9/14/2023	10/13/2023		813 230 5734	9999	0	27	\$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 (" **2116218** ") on your check.

Invoice# 2116218
Dated October 14, 2023
User ID ParkwayCenter
Period Starts: September 14, 2023
Period Ends: October 13, 2023
Amount Due: **\$32.95 USD**

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

Received

OCT 20 2023

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 #	14
Date	10/16/2023
Business / Tax #	(813) 447-9825

Description

Water sides repair
Stairs, leading up to the waterslide anchor bolts, and bracket replacement. What a slide going down 27 loose bolt, and also perform a full service for any other loose bolt or problems.

Subtotal	\$370.00
Total	\$370.00



Signed on: 10/16/2023
Viresh Jowaheer

Parkway Center CDD ATTN: Dale Wentzel.

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

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

Payment terms	Due upon receipt
Invoice #	15
Date	10/16/2023
Business / Tax #	(813) 447-9825

Dale Wentzel per Gene Roberts

Signed on: 08/08/2023
Parkway Center CDD ATTN: Dale Wentzel.



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/10/2023	179180

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

Property Information

Estimate #
86007

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 behind Park Ridge monument.		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	11/9/2023	Balance Due
			\$0.00
			\$195.00



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

Irrigation pump behind Park Ridge monument.

Date	10/6/2023
Estimate #	86007
LMP REPRESENTATIVE	
SU	
PO #	
Work Order #	

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

TERMS AND CONDITIONS:

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

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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

OWNER / AGENT

DATE



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/10/2023	179195

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 10-9-2023			
Irrigation parts	1	111.12	111.12
Labor: 2 men @ \$ 130.00 per hour	2	130.00	260.00
Repaired 2 inch main line leak.			
Repaired 1 1/2 inch zone line leak.			
Still River Dr. and Still Creek Dr. between sidewalk and roadway.		Total	\$371.12
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/9/2023	Balance Due
			\$371.12

Irrigation Service/Proposal Request

Property: <u>Paro Way CDD</u>	DATE <u>10-9-23</u>
Location	
<u>still river dr + still Creek dr bet between</u>	
<u>Sick Mts and roadWay</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:	
<u>Repaired mainline leaks + Zone line leaks</u>	
Materials needed :	<u>1- 429-020-2.43</u>
<u>1-NDS118-20-26.50</u>	<u>4 feet- 2 PVCBE- 3.69, 14.76</u>
<u>1-NDS118-15-17.91</u>	<u>4 feet- 150 PVCBE- 2.65- 10.60</u>
<u>32- 429-C15-1.63- 4.89</u>	<u>1-111BC-22.70</u>
<u>1- 401-C15- 3.42</u>	
<u>1- 437-251-3.01</u>	
<u>1- 401-020- 4.90</u>	

Foreman: <u>Daniel</u>	Special Tools Needed:
Manager	<u>Labor Rate 65/65</u>
Date Completed	<u>Labor 2 hrs</u>
Total Man Hours	<u>Labor 260.00</u>
Inspected by	<u>total parts 111.12</u>
Date	<u>Grand total 371.12</u>



Invoice

Date	Invoice #
10/20/2023	179375

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 #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repairs completed on 10-19-2023 Sanctuary entrance island round-a-bout - replaced broken rotor and repaired zone line leak Irrigation parts Labor: 2 men @ \$ 130.00 per hour	1	29.45	29.45
	0.5	130.00	65.00
Clubhouse - replace 2 broken 12 inch spray heads Irrigation parts Labor: 2 men @ \$ 130.00 per hour	1	41.84	41.84
	0.5	130.00	65.00
		Total	\$201.29
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/19/2023	Balance Due \$201.29

Irrigation Service/Proposal Request

Property: <u>Park Way</u>	DATE <u>10-19-23</u>
Location	
<u>Sanctuary Entrance</u>	
<u>island roundabout</u>	

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:
<u>replaced rotor & Zoroine leaf</u>
Materials needed :
<u>1-PGPO4-2450</u>
<u>1-5075CLPN-0.71</u>
<u>1-429-005-0.44</u>
<u>1-407-005-0.84</u>
<u>1-6850CLPN-0.66</u>
<u>2feet-BF050-1.15 230</u>

Foreman: <u>David</u>	Special Tools Needed:
Manager	<u>Labor Rate 65/65</u>
Date Completed	<u>Labor 30min</u>
Total Man Hours	<u>Labor 65.00</u>
Inspected by	<u>total parts 29.45</u>
Date	<u>Grand total 94.45</u>

Irrigation Service/Proposal Request

Property: <u>Park Way</u>	DATE <u>10-19-23</u>
Location	
<u>Club House</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

repaired broken sprays.

Materials needed :

2- PROS12-16-90-33.80

2- 12# nozzles- 1.90-3.80

1- 407-005-0.84

1- 429-005-0.44

1- 6850CLPN-0.66

2 Fat-6F-050-1.15-2.30

Foreman: <u>Daniel</u>	Special Tools Needed:
Manager	<u>Labor Rate 65/65</u>
Date Completed	<u>Labor 30min</u>
Total Man Hours	<u>Labor- 65.00</u>
Inspected by	<u>total/parts- 41.84</u>
Date	<u>Grand total- 106.84</u>



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

Return Service Requested

Invoice Date: 10/04/2023

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

Remittance Section

Agenda Page 82

Contract Number:

40819292

Due Date:

10/25/2023

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.

000408192922023100400000804780

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
10/25/2023	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

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

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

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

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



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Contract Payment	10/25/2023	\$766.03			\$38.75		\$804.78
SUBTOTALS:			\$766.03			\$38.75		\$804.78

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

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

Agenda Page 83

Your Opinion Matters

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

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

Thank you for your business!

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



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
10/25/2023	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.phoenixnationalsecurity.com

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

813.873.7300
districtinvoices@inframark.com

Invoice Number: 3415

Invoice Date: October 4, 2023

Payment Due: October 18, 2023

Amount Due (USD): \$3,696.00

 [Pay Securely Online](#)

Services	Hours	Rate	Amount
Security From 8/11/23 to 10/1/23	176	\$21.00	\$3,696.00

Subtotal: \$3,696.00

Total: \$3,696.00

Amount Due (USD): \$3,696.00

[Pay Securely Online](#)



link.waveapps.com/dch9ms-7z4tq5

Invoice Number	2144434
Invoice Date	October 17, 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

September Services

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	17,750.00
		For Period Ending	September 30, 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	121.43 % Complete	3,825.00	3,600.00	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	×		
		Other			
Phase:	5822.000A	Technician:	FTN		
TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS				
09/26/23	Mit Site/ Herb Applic				
01/00/00	0				
01/00/00	0				
01/00/00	0				
01/00/00	0				
01/00/00	0				
SPECIES TREATED:					
air potato	-	guinea grass	-	vines	-
algae	-	hairy-pod cowpea	-	Virginia creeper	-
alligator weed	-	hydrilla	-	water fern	-
azola	-	hydrocotyle	-	water hyacinth	-
bacopa	-	indigo	×	water-lettuce	-
bahiagrass	-	paragrass	×	water lily	-
balsam apple vine	×	pea vine	-	watermeal	-
barnyard grass	×	pennywort	-	widgit grass	-
Bermuda grass	×	peppervine	-	water sprite	-
Brazilian pepper	×	pokeweed	-	West Indian marsh grass	×
caesarweed	×	pothos	-	wild taro	-
Carolina willow	×	primrose willow	×	Additional Services:	
carrotwood	-	punk tree	-	dead fish clean up	-
castorbean	-	ragweed	×	midge treatments	-
cattail	-	salt bush	×	trash pick-up	-
Chinese tallow	-	sedges	-		
climbing hempvine	×	sesbania	-		
cogongrass	×	skunk vine	-		
dayflower	-	soda apple	-		
dog fennel	×	southern niaid	-		
dollarweed	-	Spanish needles	-		
duckweed	-	spike rush	-		
elderberry	-	thistle	-		
false button wood	-	torpedograss	×		
grasses	×	vetch	-		
Comments:					
TREATMENT DATE	Temperature	Wind	Skies	Prec	
09/26/23	90	5	pc	0	
01/00/00	0	0		0	0
01/00/00	0	0		0	0
01/00/00	0	0		0	0
01/00/00	0	0		0	0



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Agenda Page 87

Advertising Run Dates		Advertiser Name	
10/11/23		PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account	
10/11/2023	Deirdre Bonett	117541	
Total Amount Due		Ad Number	
\$429.98		0000308188	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/11/23	10/11/23	0000308188	Tampabay.com	Legals CLS	Meeting Schedule	1	2x60 L	\$429.98

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/11/23		PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account	
10/11/2023	Deirdre Bonett	117541	
Total Amount Due		Ad Number	
\$429.98		0000308188	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PARKWAY CENTER COMMUNITY DEV DISTRICT
TATTN: INFRAMARK
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of **10/11/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} SS

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2024
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Parkway Center Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2023/2024 to be held at Parkway Center CDD Clubhouse Located at 7461 S Falkenburg Rd Riverview, FL 33578 on the following dates at time:

FISCAL YEAR 2023/2024		
October	25, 2023	6:30 p.m.
November	15, 2023	6:30 p.m.
December	13, 2023	6:30 p.m.
January	24, 2024	6:30 p.m.
February	28, 2024	6:30 p.m.
March	27, 2024	6:30 p.m.
April	24, 2024	6:30 p.m.
May	22, 2024	6:30 p.m.
April	26, 2024	6:30 p.m.
July	31, 2024	6:30 p.m.
August	28, 2024	6:30 p.m.
September	25, 2024	6:30 p.m.

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Gene Roberts
District Manager
Run Date: 10/11/2023

0000308188


Signature Affiant

Sworn to and subscribed before me this **10/11/2023**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Phone #	Fax #	E-mail
813-526-3739	813-280-2476	carsonwd@yahoo.com

3C

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



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

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018-2								TOTAL
	GENERAL	SERIES 2008	SERIES 2018-1	SERIES 2018-2	CAPITAL	GENERAL	GENERAL		
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM		
		FUND	FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS									
Cash - Operating Account	\$ 286,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286,463	
Accounts Receivable - Other	425	-	-	-	-	-	-	425	
Due From Other Funds	-	4,518	4,478	4,673	19	-	-	13,688	
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	\$ 295,256	\$ 169,832	\$ 432,578	\$ 289,518	\$ 19	\$ 7,810,423	\$ 9,195,000	\$ 18,192,626	
LIABILITIES									
Accounts Payable	\$ 69,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,194	
Accrued Expenses	9,500	-	-	-	-	-	-	9,500	
Accounts Payable - Other	37	-	-	-	-	-	-	37	
Deposits	50	-	-	-	-	-	-	50	
Bonds Payable	-	-	-	-	-	-	9,195,000	9,195,000	
Due To Other Funds	13,688	-	-	-	-	-	-	13,688	
TOTAL LIABILITIES	92,469	-	-	-	-	-	9,195,000	9,287,469	

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 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
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	169,832	432,578	289,518	-	-	-	891,928
Capital Projects	-	-	-	-	19	-	-	19
Unassigned:	202,787	-	-	-	-	7,810,423	-	8,013,210
TOTAL FUND BALANCES	202,787	169,832	432,578	289,518	19	7,810,423	-	8,905,157
TOTAL LIABILITIES & FUND BALANCES	\$ 295,256	\$ 169,832	\$ 432,578	\$ 289,518	\$ 19	\$ 7,810,423	\$ 9,195,000	\$ 18,192,626

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	970,110	-	(970,110)	0.00%
Other Miscellaneous Revenues	10,000	1,132	(8,868)	11.32%
TOTAL REVENUES	980,110	1,132	(978,978)	0.12%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	324	2,876	10.13%
ProfServ-Recording Secretary	2,772	333	2,439	12.01%
ProfServ-Trustee Fees	12,500	-	12,500	0.00%
Disclosure Report	6,000	500	5,500	8.33%
District Counsel	7,500	520	6,980	6.93%
District Engineer	7,500	-	7,500	0.00%
District Manager	28,840	2,403	26,437	8.33%
Accounting Services	28,667	2,390	26,277	8.34%
Auditing Services	9,500	-	9,500	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	750	20	730	2.67%
Public Officials Insurance	4,325	3,409	916	78.82%
Legal Advertising	1,000	430	570	43.00%
Misc-Non Ad Valorem Taxes	7,000	-	7,000	0.00%
Bank Fees	350	-	350	0.00%
Miscellaneous Expenses	500	-	500	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	135,604	11,504	124,100	8.48%
<u>Electric Utility Services</u>				
Electricity - Streetlights	120,000	13,373	106,627	11.14%
Total Electric Utility Services	120,000	13,373	106,627	11.14%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	1,700	243	1,457	14.29%
Total Garbage/Solid Waste Services	1,700	243	1,457	14.29%
<u>Water-Sewer Comb Services</u>				
Utility - Water	16,800	-	16,800	0.00%
Total Water-Sewer Comb Services	16,800	-	16,800	0.00%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	22,300	5,773	16,527	25.89%
Field Services	27,707	2,309	25,398	8.33%
Waterway Management - Other	2,500	-	2,500	0.00%
Contracts - Landscape	274,413	18,918	255,495	6.89%
Clubhouse Security Systems	14,000	79	13,921	0.56%
Onsite Staff	60,000	3,417	56,583	5.70%
Insurance -Property & Casualty	28,300	36,071	(7,771)	127.46%
R&M-Gate	1,500	-	1,500	0.00%
R&M-Other Landscape	10,000	1,057	8,943	10.57%
R&M-Pools	39,600	1,600	38,000	4.04%
Entry/Gate/Walls Maintenance	4,000	33	3,967	0.83%
Plant Replacement Program	20,000	-	20,000	0.00%
Irrigation Maintenance	12,000	767	11,233	6.39%
Mitigation Area Monitoring & Maintenance	9,500	-	9,500	0.00%
Total Other Physical Environment	525,820	70,024	455,796	13.32%
<u>Capital Expenditures & Projects</u>				
Capital Improvements	30,000	-	30,000	0.00%
Total Capital Expenditures & Projects	30,000	-	30,000	0.00%
<u>Road and Street Facilities</u>				
StreetLight - Decorative Light Maint.	5,000	-	5,000	0.00%
Pavement and Signage Repairs	1,500	-	1,500	0.00%
Misc-Holiday Lighting	16,050	-	16,050	0.00%
Total Road and Street Facilities	22,550	-	22,550	0.00%
<u>Parks and Recreation</u>				
Security Patrol Services	15,000	4,158	10,842	27.72%
R&M-Pools	2,500	2,124	376	84.96%
Playground Equipment and Maintenance	12,000	-	12,000	0.00%
Special Events	3,000	-	3,000	0.00%
Misc-Contingency	57,136	1,410	55,726	2.47%
Total Parks and Recreation	89,636	7,692	81,944	8.58%
<u>Reserves</u>				
Capital Reserve	38,000	-	38,000	0.00%
Total Reserves	38,000	-	38,000	0.00%
TOTAL EXPENDITURES & RESERVES	980,110	102,836	877,274	10.49%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues				
Over (under) expenditures	-	(101,704)	(101,704)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		304,491		
FUND BALANCE, ENDING		\$ 202,787		

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 167,180	\$ -	\$ (167,180)	0.00%
TOTAL REVENUES	167,180	-	(167,180)	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	110,000	-	110,000	0.00%
Interest Expense	57,180	-	57,180	0.00%
Total Debt Service	167,180	-	167,180	0.00%
TOTAL EXPENDITURES	167,180	-	167,180	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		169,832		
FUND BALANCE, ENDING		\$ 169,832		

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 378,581	\$ -	\$ (378,581)	0.00%
TOTAL REVENUES	378,581	-	(378,581)	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	-	235,000	0.00%
Interest Expense	143,581	-	143,581	0.00%
Total Debt Service	378,581	-	378,581	0.00%
TOTAL EXPENDITURES	378,581	-	378,581	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		432,578		
FUND BALANCE, ENDING		\$ 432,578		

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 287,283	\$ -	\$ (287,283)	0.00%
TOTAL REVENUES	287,283	-	(287,283)	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	90,000	-	90,000	0.00%
Interest Expense	197,283	-	197,283	0.00%
Total Debt Service	287,283	-	287,283	0.00%
TOTAL EXPENDITURES	287,283	-	287,283	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		289,518		
FUND BALANCE, ENDING		\$ 289,518		

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<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, 2023)		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 October 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<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, 2023)		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. 10-23
Statement Date 10/31/2023

G/L Balance (LCY)	286,463.30	Statement Balance	293,710.04
G/L Balance	286,463.30	Outstanding Deposits	525.00
Positive Adjustments	0.00		
		Subtotal	294,235.04
Subtotal	286,463.30	Outstanding Checks	7,771.74
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	286,463.30	Ending Balance	286,463.30
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/21/2023	Payment	6162	KOKO L. MILLER	200.00	200.00	0.00
9/28/2023	Payment	6166	ADA SITE COMPLIANCE	1,700.00	1,700.00	0.00
9/28/2023	Payment	6167	BURR & FORMAN LLP	276.11	276.11	0.00
9/28/2023	Payment	6168	COMMERCIAL FIRE &	525.00	525.00	0.00
9/28/2023	Payment	6169	DOORKING INC.	32.95	32.95	0.00
9/28/2023	Payment	6172	LANDSCAPE MAINTENANCE	4,110.74	4,110.74	0.00
9/28/2023	Payment	6173	STANTEC CONSULTING	225.00	225.00	0.00
9/29/2023	Payment	DD186	Payment of Invoice 001012	2,227.51	2,227.51	0.00
10/3/2023	Payment	DD195	Payment of Invoice 001002	279.76	279.76	0.00
10/5/2023	Payment	6174	CARSON'S LAWN & LANDSCAPING	3,980.00	3,980.00	0.00
10/5/2023	Payment	6175	DON HARRISON ENTERPRISES LLC	609.00	609.00	0.00
10/5/2023	Payment	6176	ECO PEST SOLUTIONS	150.00	150.00	0.00
10/5/2023	Payment	6177	FIRST CHOICE AQUATIC WEED	1,846.00	1,846.00	0.00
10/5/2023	Payment	6178	ILLUMINATIONS HOLIDAY LIGHTING	8,125.00	8,125.00	0.00
10/5/2023	Payment	6179	LANDSCAPE MAINTENANCE	1,296.04	1,296.04	0.00
10/5/2023	Payment	6180	STANTEC CONSULTING	1,385.00	1,385.00	0.00
10/11/2023	Payment	DD193	Payment of Invoice 001016	242.16	242.16	0.00
10/12/2023	Payment	6181	BLUE LIFE POOL SERVICE LLC	1,600.00	1,600.00	0.00
10/12/2023	Payment	6182	CHARLOTTE HAZLEWOOD	200.00	200.00	0.00
10/12/2023	Payment	6183	ECO PEST SOLUTIONS	150.00	150.00	0.00
10/12/2023	Payment	6184	ENVERA SYSTEMS	79.40	79.40	0.00
10/12/2023	Payment	6185	JO ANN WARD	200.00	200.00	0.00
10/12/2023	Payment	6186	KOKO L. MILLER	200.00	200.00	0.00
10/12/2023	Payment	6187	LANDSCAPE MAINTENANCE	27,877.72	27,877.72	0.00
10/12/2023	Payment	6190	PHOENIX NATIONAL SECURITY LLC	3,696.00	3,696.00	0.00
10/12/2023	Payment	6191	TANYA O'CONNOR	200.00	200.00	0.00
10/12/2023	Payment	6192	TIMES PUBLISHING COM	429.98	429.98	0.00
10/23/2023	Payment	6193	ECO PEST SOLUTIONS	300.00	300.00	0.00
10/23/2023	Payment	6195	NEPTUNE MULTI SERVICES LLC	975.00	975.00	0.00
10/26/2023	Payment	6198	LANDSCAPE MAINTENANCE	201.29	201.29	0.00
10/26/2023	Payment	6199	STANTEC CONSULTING	225.00	225.00	0.00
10/26/2023	Payment	DD194	Payment of Invoice 001059	804.78	804.78	0.00
10/30/2023	Payment	DD187	Payment of Invoice 001073	9,900.06	9,900.06	0.00
10/30/2023	Payment	DD188	Payment of Invoice 001074	1,326.33	1,326.33	0.00
10/30/2023	Payment	DD189	Payment of Invoice 001075	308.58	308.58	0.00

PARKWAY CENTER CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
10/30/2023	Payment	DD190	Payment of Invoice 001076	647.78	647.78	0.00
10/30/2023	Payment	DD191	Payment of Invoice 001077	820.50	820.50	0.00
10/30/2023	Payment	DD192	Payment of Invoice 001078	610.16	610.16	0.00
10/26/2023	Payment	DD197	Payment of Invoice 001189	319.46	319.46	0.00
10/6/2023		JE000422	Onsite- Payroll 10.06.23	1,640.36	1,640.36	0.00
10/17/2023		JE000419	Clubhouse rental	300.00	300.00	0.00
10/20/2023		JE000423	Onsite- Payroll 10.20.23	1,776.27	1,776.27	0.00
10/24/2023		JE000421	Clubhouse rental	126.13	126.13	0.00
10/31/2023		JE000420	Clubhouse rental	150.00	150.00	0.00

Total Checks				82,275.07	82,275.07	0.00
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Deposits

10/2/2023		JE000404	Clubhouse rental	G/L	23.97	23.97	0.00
10/2/2023		JE000405	Clubhouse rental	G/L	145.35	145.35	0.00
10/3/2023		JE000406	Clubhouse rental	G/L	23.97	23.97	0.00
10/5/2023		JE000407	Clubhouse rental	G/L	144.54	144.54	0.00
10/6/2023		JE000408	Clubhouse rental	G/L	241.15	241.15	0.00
10/10/2023		JE000409	Clubhouse rental	G/L	42.79	42.79	0.00
10/10/2023		JE000410	Clubhouse rental	G/L	96.40	96.40	0.00
10/13/2023		JE000411	Clubhouse rental	G/L	48.60	48.60	0.00
10/16/2023		JE000412	Clubhouse rental	G/L	144.75	144.75	0.00
10/19/2023		JE000413	Clubhouse rental	G/L	289.50	289.50	0.00
10/23/2023		JE000414	Clubhouse rental	G/L	168.62	168.62	0.00
10/26/2023		JE000415	Clubhouse rental	G/L	144.75	144.75	0.00
10/27/2023		JE000416	Clubhouse rental	G/L	24.25	24.25	0.00
10/27/2023		JE000417	Clubhouse rental	G/L	145.35	145.35	0.00
10/30/2023		JE000418	Clubhouse rental	G/L	23.87	23.87	0.00
10/31/2023		JE000425	FY23 Excess Fees	G/L	14,795.45	14,795.45	0.00

Total Deposits				16,503.31	16,503.31	0.00
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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
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
9/28/2023	Payment	6170	EMPIRE GEN CONTRACTING CORP	860.00	0.00	860.00
10/12/2023	Payment	6188	LINDA W. BELL	200.00	0.00	200.00
10/23/2023	Payment	6194	EMPIRE GEN CONTRACTING CORP	1,717.01	0.00	1,717.01
10/26/2023	Payment	6196	DON HARRISON ENTERPRISES LLC	1,057.00	0.00	1,057.00
10/26/2023	Payment	6197	DOORKING INC.	32.95	0.00	32.95
10/26/2023	Payment	DD196	Payment of Invoice 001123	804.78	0.00	804.78

PARKWAY CENTER CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Outstanding Checks.....				7,771.74		7,771.74
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

Fifth Order of Business

5A

Finn Outdoor
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
(813)957-6075



Parkway Center CDD

Bill to
Parkway Center CDD

Ship to
Parkway Center CDD

Estimate details
Estimate no.: 2104
Estimate date: 12/04/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Quote for necessary prep work, erosion restoration, and gate install for pond bank at rear of addresses 8314 - 8326 Willow Beach Dr				\$0.00
2.		Erosion/Pond Bank Restoration Remove landscaping and modify grade/berm as needed to create machinery access from Falkenberg Rd, remove two fence panels and one post (approximately 11 feet).		1	\$800.00	\$800.00
3.		Erosion/Pond Bank Restoration Cut and remove vegetation along slope and waterline to prepare bank for restoration (hand and machinery cutting and removal). Material to be disposed of off site.		1	\$4,800.00	\$4,800.00
4.		Erosion/Pond Bank Restoration Restore approximately 500 linear feet of pond bank using geotextile fabric (toed in and wrapped to create underlay and overlay), imported fill material to improve and lessen slope percentage, and Bahia sod to the waterline.		1	\$32,500.00	\$32,500.00
5.		Erosion/Pond Bank Restoration Install 10'gate in place of the removed fence panels (closing any gaps with filler pieces), restore grade/berm as needed, install new plants and turf matching those removed to create access		1	\$7,250.00	\$7,250.00
					Total	\$45,350.00

Sixth Order of Business

6A

PARKWAY CENTER CDD

field inspection - December 2023

Wednesday, December 6, 2023

Prepared For Parkway Center Board Of Supervisors

41 Items Identified



Item 1

Assigned To LMP

Will be holding off until spring for enhancement up front.



Item 2

Water level in the pool is a few inches low. Pool company will be conducting a leak check.



Item 3

Assigned To LMP

Blue daze and Lilies looking good.



Item 4

Assigned To LMP

Ivy, Coonties, and Hollies are healthy.



Item 5

Assigned To Inframark

Fence has been broken into and needs repair.



Item 6

Assigned To Carson's

Dead branches/trees over playground and dead palms should be included with pine tree removals throughout the neighborhood.



Item 7

Assigned To LMP

New mulch needed around the landscaping beds along the drainage pond by the clubhouse. About another 10 yards.



Item 8

Assigned To LMP

Any dead material around the parking lot will be pulled.



Item 9

Assigned To LMP

Holiday lights are getting vandalized at the oak creek monument at S Falkenburg and S 78th, the wreaths have been stolen. Annuals look great, everything healthy.



Item 10

Christmas lights being ripped down.



Item 11

Assigned To LMP

The pocket park in Willow Beech Dr also didn't get mulch because the map does not show it as CDD property. Map needs to be updated and mulch quantity adjusted.



Item 12

Assigned To LMP

Muhly needs to be trimmed at the Sanctuary



Item 13

Assigned To LMP

Blue Beech Dr beds growing back nicely.



Item 14

Assigned To LMP

Fewer turf weeds in the st Augustine, Fountaingrass trimmed and mulch lain.



Item 15

Assigned To LMP

In the spring, Goldmounds should be trimmed to half their height.



Item 16

Assigned To LMP

Ligustrum had mites and were treated last Saturday.



Item 17

Assigned To LMP

The castle Creek monument looks great. Minor weeds.



Item 18

Assigned To LMP

A few weeds in the annuals.



Item 19

Assigned To LMP

Rip out the old dead Juniper on
Castle Creek



Item 20

Assigned To LMP

Some weeds in the juniper.



Item 21

Assigned To LMP

Some weeds at the sanctuary monument. Landscape and Christmas lights are all on here too, timer needs to be adjusted.



Item 22

Assigned To LMP

Baywood/ Summerwood looks good.



Item 23

Assigned To LMP

All of the dead has been removed where the fire was set on Still River.



Item 24

Assigned To LMP

The ligustrum on Still River was treated for Mites as well.



Item 25

Assigned To LMP

Other pine Ridge monument looks good.



Item 26

Assigned To LMP

Bottlebrush and Viburnum trimmed.



Item 27

Assigned To LMP

Harvest Glenn entry looks good.



Item 28

Landscaping and Christmas lights
are still on at Amberly as well.



Item 29

Assigned To LMP

Flax Lilies are all coming back at the Still Creek entrance.



Item 30

Assigned To LMP

Annuals look good. Coonties are browning at the tips from a recent trim.



Item 31

Assigned To LMP

White star Jasmine are all trimmed up.



Item 32

Assigned To LMP

Coonties at the other monument need to be diagnosed.



Item 33

Assigned To LMP

Fakahatchee is being trimmed down
Riverview Dr.



Item 34

Assigned To LMP

Some weeds at the hamlet
monument.



Item 35

Assigned To LMP

One of the palms died on still Creek in the Sanctuary.



Item 36

Assigned To LMP

Fence was melted behind 8506 White Poplar from a fire set in the landscaping.



Item 37

Assigned To LMP

Plants are recovering from the fire.



Item 38

Assigned To LMP

Jasmine needs trimming.



Item 39

Assigned To LMP

Belmont monument looks good.



Item 40

Assigned To Aquatic Weed Control

Ponds look good.



Item 41

Assigned To LMP

Oak canopy has been thinned out.



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: Wednesday, December 6, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	Mostly good
TURF FERTILITY	10	8	-2	Some patches throughout.
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	4	-1	Getting better.
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	3	-2	Some fill ins needed.
WEED CONTROL - BED AREAS	5	3	-2	Decent amount of weeds.
PLANT INSECT/DISEASE CONTROL	5	4	-1	Ligustrum treated for mites.
PRUNING	10	9	-1	Some trimming still needed.
CLEANLINESS	5	5	0	
MULCHING	5	4	-1	Some spots missed.
WATER/IRRIGATION MGMT	8	8	0	
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	89	-11	89%
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Manager's Signature: Clay Wright

Supervisor's Signature:

6B.



PHYSICAL ADDRESS: 30435 Commerce Drive, #102 San Antonio, FL 33576

MAILING ADDRESS: 12231 Main Street, #1196, San Antonio, FL 33576

PHONE #: (352)877-4463 | EMAIL: office@cypresscreekaquatics.com

AQUATIC SERVICE REPORT

PROPERTY: Park Place

TECHNICIAN: Jason J

WEATHER: 81

DATE: 11/20/23

PAGE: 1 of 1

SERVICE: Monthly treatment

H2O CLARITY
< 1 Foot
1 - 2 Feet
2 - 4 Feet
> 4 Feet

WILDLIFE OBSERVATIONS					
Deer	Egret	Cormorant	Alligator	Bream	OTHER:
Otter	Heron	Anhinga	Turtle	Bass	
Opossum	Ibis	Osprey	Snake	Catfish	
Raccoon	Woodstork	Ducks	Frogs	Carp	

	ALGAE	GRASSES & BRUSH	SUBMERSED VEGETATION	FLOATING VEGETATION	WETLAND VEGETATION	INVASIVE TREES	SPOT TREATMENT	PHOSLOCK
Pond 1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 7	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes: Treated 19 areas within the community.

Please allow 7 - 10 days for results. Thank You.