

Parkway Center

SITE OBSERVATIONS

- Dollar Weeds in turf due to oversaturation

LANDSCAPE DESIGN SUGGESTIONS

⇒ Conduct irrigation audit to control weeds



YELLOWSTONE
LANDSCAPE

Parkway Center

SITE OBSERVATIONS

- *Dry areas of turf due to possible Chinch Bugs or irrigation issues*
- *Weeds present in turf*

LANDSCAPE DESIGN SUGGESTIONS

- ⇒ *Conduct Irrigation Audit*
- ⇒ *Implement Proper Fert/Chem Treatments To Revitalize Turf*



Parkway Center

SITE OBSERVATIONS

- *Overgrown plant material*

LANDSCAPE DESIGN SUGGESTIONS

- ⇒ *Implement routine detail schedule*
- ⇒ *Monitor*



Parkway Center

SITE OBSERVATIONS

- *Overgrown plant material*
- *Plants starting to grow together*

LANDSCAPE DESIGN SUGGESTIONS

- ⇒ *Implement routine detail schedule*
- ⇒ *Monitor*



Parkway Center

SITE OBSERVATIONS

- *Jasmine along privacy wall is dead and declining.*

LANDSCAPE DESIGN SUGGESTIONS

- ⇒ *Conduct irrigation audit*
- ⇒ *Discuss removal/replacement options*



Parkway Center

SITE OBSERVATIONS

- Declining *Loropetalum*, *Duranta*, *Ligustrum* and other plant material.



LANDSCAPE DESIGN SUGGESTIONS

- ⇒ Discuss Removal/Replacement Options
- ⇒ Conduct irrigation audit



Parkway Center

SITE OBSERVATIONS

- *Fire Ants prevalent around the property*

LANDSCAPE DESIGN SUGGESTIONS

⇒ *Top Choice application is recommended to help control and prevent ant mounds*



Parkway Center

SITE OBSERVATIONS

- *Dead palm and pine trees*
- *Vines from conservation are growing on trees, and hanging down over sidewalk.*

LANDSCAPE DESIGN SUGGESTIONS

- ⇒ *Discuss removal/replacement options for dead trees*
- ⇒ *Cut back vines to keep high enough off sidewalk*



Estimate

Submitted To:

Parkway Center CDD
c/o Meritus
2005 Pan Am Cir.
Suite 120
Tampa, FL 33607

Date	2/6/2017
Estimate #	37021
LMP REPRESENTATIVE	
PG	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
Cleanup	Treeline cutback approx. 1350ft Remove 13 dead pines Cutback approx. 6 big Brazilian pepper trees Pull out vines where accessible Remove vines from one tall palm tree Cut, pull, remove vines from corner of roundabout, there maybe a few that are accessible Remove all vines that are accessible and cleanup dead hanging branches on palm trees and other trees near front entrance.		9,450.00	9,450.00

TERMS AND CONDITIONS:

TOTAL	\$9,450.00
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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

OWNER / AGENT

Estimate

Submitted To:

Parkway Center CDD
c/o Meritus
2005 Pan Am Cir.
Suite 120
Tampa, FL 33607

Date	2/16/2017
Estimate #	37257
LMP REPRESENTATIVE	
PG	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
Cleanup	1 Infected palm at Hamlet and along Still River Dr remove a total of four infected Washingtonian palm tree. This includes debris & disposal including stump grind.	5	520.00	2,600.00
Cleanup	Along Still Creek remove two groups of dead pine tree. This does not include stump grinding	2	500.00	1,000.00
Cleanup	At Blue Beech Dr flush cut dead Sabal palm. This does not include stump grinding.		300.00	300.00

TERMS AND CONDITIONS:

TOTAL	\$3,900.00
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

Parkway Center Community Development District

Resume from Lynn A. Hoodless
7603 Forest Mere Drive
Riverview, FL 33578
(813) 215-9296

EDUCATION

Tampa Bay Vocational Technical High School: Diploma

EMPLOYMENT

Paralegal -- Straley Robin Vericker, P.A. November 2004 to Present
Straley Robin Vericker is a law firm specializing in community development districts and local government law, as well as commercial real estate law. As a paralegal in the firm, I handle the formation process for new community development districts, work with the attorneys on bond validations and bond issuances for the districts, draft various legal documents, such as deeds, encroachment agreements, and maintain the files of all of our firm's districts.

Paralegal/Senior Legal Secretary -- Akerman Senterfitt October 2002 to November 2004
Worked as a senior legal secretary and then as a paralegal in the Trust and Estates Department.

Senior Legal Secretary -- Holland & Knight 1983 to October 2002
Worked as a senior legal secretary in the Litigation Department and then in the Trust and Estates Department.

PERSONAL

I am a single mom with one son, Jacob. I have lived in the community for approximately five years. I am a block captain for the Summerwood Neighborhood Watch program.

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

January 25, 2017 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, January 25, 2017 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. CALL TO ORDER/ROLL CALL

Nicole Chamberlain called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, January 25, 2017 at 6:30 p.m.**

Nicole Chamberlain led the Board in The Pledge of Allegiance.

Board Members Present:

JoAnn Ward	Chairman
Earl Kunke	Vice Chairman
Tanya O'Connor	Supervisor
Daniel Fleary, Jr.	Supervisor

Staff Members Present:

Nicole Chamberlain	Meritus
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Representatives from landscaping companies LMP, Millennium, and Yellowstone

There were no residents present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

4. BUSINESS ITEMS

B. RFP – Landscape Services

i. Landscape Maintenance Professionals

ii. Millennium Lawn, Landscape, and Nursey

iii. Yellowstone Landscape

James Slayton from Millennium introduced himself. Supervisor Ward asked what his overall thoughts about the community are, and Mr. Slayton said that he thinks it needs a lot of work and that the turf and entrances are not up to par. He stated that his business is family-owned and operated and that they have a 19-acre nursery so he can get plant material more cheaply and it is guaranteed. Mr. Slayton said he would have 12 guys onsite for 2-3 days a week for 2-4 weeks to

49 get the property up to par. If the account is awarded, he would do a 30/60/90-day plan. Mr.
50 Slayton said he uses drone technology for monitoring purposes. Supervisor Ward asked if he has
51 ever worked with Celia Nichols, and Mr. Slayton said no. Supervisor Ward explained that Ms.
52 Nichols is helping the community to come up with an overall new plan; Supervisor Ward also
53 said the Board is looking for someone to be proactive. Supervisor Fleary asked about the drone
54 and if pictures would come to the Board weekly. Mr. Slayton said that yes, they can; he said can
55 make a plan for communication that suits the Board.

56
57 Next, the Board and Yellowstone representatives introduced themselves. Yellowstone provided a
58 summary of their organization. They said that they would have a foreman dedicated to the
59 community, and that their communication is top-of-the-line. They also have a 30/60/90-day plan
60 that they would utilize. Yellowstone representatives said that they noticed several areas that can
61 be improved and that are either too wet or too dry, which is stressing the plant material.
62 Supervisor Kunke asked if they noticed something starting to grow out of control, would it be in
63 their scope to take care of it. Yellowstone answered that yes, it would. Supervisor Fleary asked if
64 they own their own nursery. Yellowstone representatives answered that no, they do not, but there
65 are six nurseries in the area that they work with and have good relationships with. Supervisor
66 Fleary asked if they use drone technology; Yellowstone said they do not but will incorporate this
67 technology in the future. Supervisor O'Connor asked if they have any type of written reports and
68 if they would be proactive, and Yellowstone representatives said that yes, they do weekly reports
69 and want to be proactive. Yellowstone representatives said that they also like to do monthly
70 inspections with management. Supervisor Ward talked about being proactive and asked about
71 treatment for palm trees, and Yellowstone discussed different types of palms and different
72 treatment options. Supervisor Kunke clarified that there are different actions that can be taken for
73 preventative measures.

74
75 There were several representatives on site from LMP. Scott Carlson introduced everyone and
76 said that he knows the enhancement plan has taken longer than expected. He also stated that they
77 got a little behind on some irrigation issues and that there were some fertilization inconsistencies.
78 Supervisor O'Connor asked where they are on Ms. Nichols's punch list. Mr. Carlson answered
79 that they are still working on it. Supervisor O'Connor said the Board is very happy with the
80 entrances. The Board then brought up the issue with the vines growing up and that LMP should
81 be doing a better job at being proactive. Supervisor Ward asked what LMP's plan is to get on
82 track, and Mr. Carlson said they have made some changes within the organization. He went on to
83 say that they have a new branch manager to make sure quality control is better, they are meeting
84 timelines, and they are working to be in a better position to be more proactive instead of reactive.
85 Supervisor Fleary asked if they have their own nursery, and Mr. Carlson answered that yes, they
86 do. Supervisor Fleary then asked if they use drones, and Mr. Carlson answered that they do not.
87 Next, there was a discussion regarding the palms. Mr. Carlson explained that injections can
88 sometimes be used but that they can't stop the palm from dying—they only extend the life for a
89 period of time.

90
91 The Board decided to wait on making a decision and would like to have more of a discussion at
92 the next meeting. The Board would like this discussion to be listed as an item on the agenda;
93 they would also like to see an analysis of the regular monthly costs for LMP and the cost of the
94 additional invoices.

The Board also said that they think Taylor Morrison should have to install a monument at the entrance where the community will extend out to 78th Street. The Board brought up how Taylor Morrison doesn't really work with the CDD, and that Taylor Morrison said they don't have property to sell to the CDD for an amenity center. Ms. Chamberlain said Taylor Morrison representatives are willing to have a conference call with Supervisor Ward to discuss this matter, and Supervisor Ward said she is agreeable to that. Ms. Chamberlain also said Taylor Morrison is installing a well and in the future will look to have a shared agreement between the HOA and CDD for maintaining the well; however, the Board did not think a shared agreement would be a good idea. Ms. Chamberlain said that Mr. Howell will have more information for the Board at the next meeting regarding the well.

A. Tree Removal/Entry Cleanup Proposal – LMP

Supervisor Ward asked if management can ask LMP to “sharpen their pencil.” Ms. Chamberlain said yes, that they can go back to LMP and ask for better pricing.

C. Capital Improvement Update

D. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting November 16, 2016

The Board reviewed the minutes.

MOTION TO:	Approve November 16, 2016 minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously.

B. Consideration of Operations and Maintenance Expenditures January 2017

The Board went over the O&Ms. Supervisor Ward asked if the irrigation repair is because LMP went under the road, and if so, this is problematic because Ms. Nichols told them to not run the irrigation under the road. Supervisor O'Connor asked if when there is more than one invoice from the same vendor, if all invoices can be in the same section. Supervisor Kunke asked if LMP can put more description on the repair invoices. Supervisor Ward asked about the \$5,000 for irrigation modification and what exactly this invoice is for. The Board would like to see everything that LMP invoiced for the new landscaping, and Ms. Chamberlain said that Meritus will pull the original proposal and subsequent invoices.

MOTION TO:	Approve O&M's for January 2017.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously.

C. Review of Financial Statements through November 30, 2016

The Board reviewed and accepted the financials.

6. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

1. District Inspection Report

2. Staff Action List

3. Aquatic Systems Reports

Ms. Chamberlain informed the Board that a resident on White Poplar called and requested for the Board to allow the hedges in that area to grow vertically. This would be so that the people in the new townhomes can't see directly into the homes on White Poplar. Supervisor Ward and Ms. Chamberlain will take a look at the area in question during the next landscape inspection.

7. SUPERVISOR REQUESTS

Supervisor O'Connor said the PVC fencing along Still River that belongs to homeowners needs to be cleaned. Ms. Chamberlain said she will contact the HOA and request that this be done by the homeowners. Supervisor O'Connor also asked for credentials so that CDD e-mail can be sent to her; she would also like to get new bids for holiday décor for 2017.

Supervisor Kunke asked if his CDD e-mail address can be changed because he is receiving so much spam.

Supervisor Fleary requested to come into the Meritus office so that Ms. Crutchfield can help him set up his CDD e-mail.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions, comments, or discussion at this time.

9. ADJOURNMENT

MOTION TO:	Adjourn at 8:24 p.m.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

- ☐ Chairman
☐ Vice Chairman

Signature

Printed Name

Title:

- ☐ Secretary
☐ Assistant Secretary

Recorded by Records Administrator

Signature

Date

Official District Seal

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Aquatic Systems, Inc.	0000361392	\$ 1,170.00			Lake & Wetland Services - January
Aquatic Systems, Inc.	0000364368	1,170.00	\$ 2,340.00	\$ 1,132.00	Lake & Wetland Services - February
LMP	117249	15,755.57			Ground Maintenance - February
Meritus Districts	7698	7,838.15			Management Services - January
Meritus Districts	7736	7,783.54	\$ 15,621.69	\$ 7,947.25	Management Services - February
Monthly Contract Sub-Total		\$ 33,717.26			
Variable Contract					
Burr Forman LLP	947281	\$ 570.00		\$ 500.00	Professional Services - thru 11/30/16
Cardno	218158	225.00			Professional Services - thru 12/30/16
Cardno	218174	1,385.00	\$ 1,610.00		Professional Services - thru 12/30/16
Stantec	1138864	208.00			Professional Services - thru 12/09/16
Variable Contract Sub-Total		\$ 2,388.00			
Utilities					
TECO	311000070319 020617	\$ 7,370.05		\$ 15,000.00	Electric Service - 02/06/17
Verizon	9778206745	80.40			Wireless Service for iPad - thru 01/06/17
Utilities Sub-Total		\$ 7,450.45			
Regular Services					
Bales Security	32540	\$ 921.50			Security Service - thru 11/26/16
Bales Security	32571	884.00			Security Service - thru 12/10/16
Bales Security	32634	884.00			Security Service - thru 12/24/16
Bales Security	32707	21.50			Security Service - thru 01/07/17
Bales Security	32772	884.00	\$ 3,595.00		Security Service - thru 01/21/17
Grau Associates	14858	500.00			FY15 Audit - 02/01/17

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
LLS Tax Solutions	001036	650.00			Arbitrage Calculation - 09/22/16
Supervisor: Daniel Fleary, Jr.	DF012517	200.00			Supervisor Fee - 01/25/17
Supervisor: Earl Kunke	EK012517	200.00			Supervisor Fee - 01/25/17
Supervisor: Jo Ann Ward	JW012517	200.00			Supervisor Fee - 01/25/17
Supervisor: Tanya O'Connor	TO012517	200.00	\$ 800.00		Supervisor Fee - 01/25/17
Regular Services Sub-Total		\$ 5,545.00			
Additional Services					
Don Harrison Enterprises	2430	\$ 213.80			Remove Roundabout Lights - 01/12/17
LMP	115982	540.89			Irrigation Inspection Repairs - 12/09/16
LMP	117068	35,744.73			Plant Replacements - 12/09/16
LMP	117069	36,269.60			Plant Replacements - 12/09/16
LMP	116167	460.67			Irrigation Inspection Repairs - 12/20/16
LMP	116939	1,434.52			Punch List - 01/09/17
LMP	116940	540.00			Install Pine Bark - 01/09/17
LMP	117006	11.73			Irrigation Inspection Repairs - 01/12/17
LMP	117007	290.00			Replace Irrigation Controller - 01/12/17
LMP	117769	166.76			Jasmine & Pine Bark - 01/27/17
LMP	117770	75.00			Trim Oak Trees - 01/27/17
LMP	117933	290.42			Irrigation Inspection Repairs - 02/03/17
LMP	118005	530.77			Add Pipe & Spray Heads - 02/09/17
LMP	118028	170.81	\$ 76,525.90		Apply Bahia Seeds - 02/10/17
Nichols Landscape Architecture Inc.	MCP16 3.06	350.55			Landscape Construction Services - 12/12/16
Nichols Landscape Architecture Inc.	MPC15 2.21	525.07			Miscellaneous Tasks - 12/12/16
Nichols Landscape Architecture Inc.	MCP16 3.07	2,333.85	\$ 3,209.47		Landscape Construction Services - 12/30/16

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Spearem Enterprises, LLC	2422	3,900.00			Purchased Aluminum Poles - 12/22/16
Spearem Enterprises, LLC	2427	120.00	\$ 4,020.00		Install Lock/Chain on Fence - 12/22/16
Additional Services Sub-Total		\$ 83,969.17			
TOTAL:		\$ 133,069.88			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 1/1/2017

INVOICE NUMBER: 0000361392

CUSTOMER NUMBER: 0045990

PO NUMBER:

PAYMENT TERMS: Net 30

Parkway Center CDD
C/O Meritus Corp
2005 Pan AM Circle #120
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - January		1,170.00	1,170.00

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$1,170.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 1/1/2017

INVOICE NUMBER: 0000361392

CUSTOMER NUMBER: 0045990

TOTAL AMOUNT DUE: \$1,170.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 2/1/2017

INVOICE NUMBER: 0000364368

CUSTOMER NUMBER: 0045990

PO NUMBER:

PAYMENT TERMS: Net 30

Parkway Center CDD
C/O Meritus Corp
2005 Pan AM Circle #120
Tampa, FL 33607

FEB 02 2017

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - February		1,170.00	1,170.00

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$1,170.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 2/1/2017

INVOICE NUMBER: 0000364368

CUSTOMER NUMBER: 0045990

TOTAL AMOUNT DUE: \$1,170.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
2/1/2017	117249

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Services for the month of February 2017

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	11,995.50	11,995.50
Addendum #2	1	4,000.00	4,000.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)	1	-239.93	-239.93
Total			\$15,755.57
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	3/3/2017	Balance Due \$15,755.57

Approved 2/16/2017 by dthomas

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 7698
Invoice Date: Jan 1, 2017
Page: 1

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

Bill To:

Parkway Center CDD
2005 Pan Am Circle
Ste 120
Tampa, FL 33607

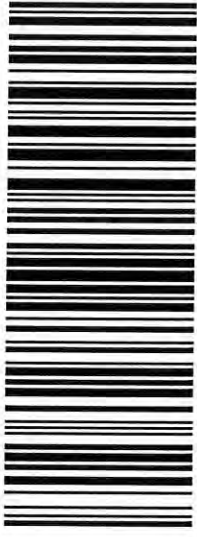
Ship to:

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		1/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - January		2,403.33
	FMS	Field Management		2,308.93
	RS	Recording Secretary		461.92
	TS	Technology Services		200.00
	FS	Financial Services		2,223.08
	IR	Investment Reporting Services		183.33
	TS	Technology Services - credit for bill paid directly by district		-49.00
	Postage	Postage - November		12.96
624.00	Copies - B/W	Copies: B/W - November	0.15	93.60
Subtotal				7,838.15
Sales Tax				
Total Invoice Amount				7,838.15
Payment/Credit Applied				
TOTAL				7,838.15

Check/Credit Memo No:

Approved 2/16/2017 by dthomas

BRITTANY CRUTCHFIELD 8133975120 MERITUS CORPORATION 2005 PAN AM CIRCLE TAMPA FL 33607		1 LBS	1 OF 1
SHIP TO: SCOTT STEADY 8133675719 BURR & FORMAN SUITE 3200 201 N. FRANKLIN ST TAMPA FL 33602			
		FL 336 9-03 	
UPS NEXT DAY AIR TRACKING #: 1Z A7E 454 01 9284 8795		1	
			
BILLING: P/P <i>Parkway Center</i>			
		XOL 16.09.06 NV4S 81.0A 10/2016	

35.14

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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



INVOICE

Invoice Number: 7736
Invoice Date: Feb 1, 2017
Page: 1

Bill To:

Parkway Center CDD
2005 Pan Am Circle
Ste 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		2/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - February		2,403.33
	FMS	Field Management		2,308.93
	RS	Recording Secretary		461.92
	TS	Technology Services		200.00
	FS	Financial Services		2,223.08
	IR	Investment Reporting Services		183.33
	TS	Technology Services - credit for bill paid directly by district		-49.00
	Postage	Postage - December		12.14
209.00	Copies - B/W	Copies: B/W - December	0.15	31.35
1.00	Copies - Color	Copies: Color - December	0.50	0.50
	EXP	Express Delivery Service - 12/14/16		7.96
Subtotal				7,783.54
Sales Tax				
Total Invoice Amount				7,783.54
Payment/Credit Applied				
TOTAL				7,783.54

Check/Credit Memo No:

Approved 2/16/2017 by dthomas

Invoice No 1612090688
 Invoice Date 12/21/2016
 Account No W334099498/A7E454
 Account MERITUS CORPORATION



fusion logistics™



Billing				List Price	Discount Price
Invoice Detail					
UPS No: 1ZA7E4540295316843 Pickup Date 12/14/2016 Service Level 2nd Day Weight Letter Zone 206 Payer Shipper					
Shipper MERITUS CORPORATION 2005 PAN AM CIRCLE SUITE 120 TAMPA FL 33607 ANNA LYALINA					
Receiver US BANK, NA - CDD EP-MN-01LB 1200 ENERGY PARK DRIVE SAINT PAUL MN 55108 LOCKBOX SERVICES-12-					
Freight Fuel Surcharge				30.77 1.47	22.79 1.09
$23.88/3 = 7.96$					
Total				32.24	23.88
POD: SU 12/16/2016 10:22 Bill Reference: Parkway Center, New River, Waters Edg					
UPS No: 1ZA7E4540194828660 Pickup Date 12/15/2016 Service Level Next Day Air Weight 2 lbs Zone 103 Payer Shipper					
Shipper MERITUS CORPORATION 2005 PAN AM CIRCLE SUITE 120 TAMPA FL 33607 ANNA LYALINA					
Receiver AUDITOR GENERAL OFFICE CLAUDE PEPPER BUILDING, RM 401 111 WEST MADISON STREET TALLAHASSEE FL 32399 LOCAL GOVERNMENT AUD					
Freight Fuel Surcharge				53.62 2.55	39.72 1.89
Total				56.17	41.61
POD: WANG 12/16/2016 10:18 Bill Reference: CypSh, WE, LL, Oaks					



Post Office Box 830719
Birmingham, Alabama 35283-0719
Office: (205) 251-3000
Fax: (205) 458-5100
BURR.COM

PARKWAY CENTER CDD
5680 W. CYPRESS STREET, STE 5680A
TAMPA, FL 33607

16 Dec 2016
Invoice # 947281
Bill Atty: SIS
As of 11/30/16

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

EMPLOYER I.D. #63-0322727

BILL SUMMARY THROUGH NOVEMBER 30, 2016

Professional Services	<u>\$570.00</u>
TOTAL DUE THIS BILL	\$570.00

DEC 23 2016

3157

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

16 Dec 2016
Invoice # 947281
Page 2

PARKWAY CENTER CDD
5680 W. CYPRESS STREET, STE 5680A
TAMPA, FL 33607

16 Dec 2016
Invoice # 947281
Bill Atty: SIS
As of 11/30/16

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Atty	Hours	Rate	Value
11/15/16	Email Taylor Morrison with information on 78th Street Parcel.	SIS	0.20	300.00	\$60.00
11/16/16	Attend Board meeting.	SIS	1.50	300.00	\$450.00
11/30/16	Call with Gary at Taylor Morrison to update him on discussions with Board concerning contraction.	SIS	0.20	300.00	\$60.00
Total Services					\$570.00

DEC 23 2016

Total Services and Disbursements	\$570.00
TOTAL NOW DUE	\$570.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

16 Dec 2016
Invoice # 947281
Page 3

SUMMARY OF SERVICES

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



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

INVOICE

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

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com
Please include an invoice copy with payment or reference the invoice number on your remittance.

Parkway Center CDD
Brian Howell
5680 W. Crypess Street
Suite A
Tampa FL 33607

Invoice # : 218158
Invoice Date : 01/20/2017
Terms : 30 Days
Project : RT21600010
Project Manager : Boser, Patrick G.

Project Name : Falkenburg Rd Extension

December 2016 Services

EMAIL ONLY- brian.howell@merituscorp.com

For Professional Services Rendered through: 12/30/2016

Phase: 1000 - Maintenance

	Amount
Per-Event Fee	225.00
Subtotal	225.00
Total This Phase	\$225.00
Total Fee Type CPM:	225.00

Amount Due this Invoice \$225.00

Billina Summary

Previously Billed	450.00	Contract Amount	10,500.00
Total This Invoice	225.00	Billed To Date	675.00
Paid To Date	450.00	Contract Balance	9,825.00

Outstanding Invoices

Number	Date	Balance
218158	01/20/2017	225.00
Total Now Due		225.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
225.00	0.00	0.00	0.00

Approved 2/16/2017 by dthomas

Project #:	RT21600010	Lake Management	
Project Name:	Falkenburg Rd Ext	Mitigation Maintenance	✓
Phase:	1000	Technician:	MDE
		Other	

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
12/06/16	Reviewed and treated sites w/Herbicide
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:					
algae	-	paragrass	X	Additional Services:	
alligator weed	-	pennywort	-	dead fish clean up	-
azola	-	primrose willow	X	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	-
bahiagrass	X	ragweed	-		
barnyard grass	X	salt bush	-		
Bermuda grass	X	sedges	-		
Brazilian pepper	-	sesbania	-		
caeserweed	-	soda apple	-		
Carolina willow	-	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	X	spike rush	-		
Chinese tallow	-	thistle	-		
climbing hempvine	-	torpedograss	X		
cogongrass	-	vetch	-		
dayflower	-	vines	-		
dog fennel	-	water fern	-		
dollarweed	-	water hyacinth	-		
duckweed	-	water-lettuce	-		
elderberry	-	water-lily	-		
grasses	-	watermeal	-		
hairy-pod cowpea	-	widgit grass	-		
hydrilla	-	wild taro	-		
hydrocotyle	-				
indigo	-				

Comments:



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

INVOICE

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

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com
Please include an invoice copy with payment or reference the invoice number on your remittance.

Parkway Center CDD
Brian Howell
5680 W. Crypess Street
Suite A
Tampa FL 33607

Invoice # : 218174
Invoice Date : 01/20/2017
Terms : 30 Days
Project : RT21610500
Project Manager : Boser, Patrick G.

Project Name : Parkway Center/Oak Creek Preservation Areas

December 2016 Services

EMAIL ONLY- brian.howell@merituscorp.com

For Professional Services Rendered through: 12/30/2016

Phase: 5217 - Quarterly Preservation Area Weed Control

	<i>Amount</i>
Quarterly Fee	1,385.00
Subtotal	1,385.00
Total This Phase	\$1,385.00
Total Fee Type CPM:	1,385.00

Amount Due this Invoice
\$1,385.00

Billings Summary

Previously Billed	0.00	Contract Amount	5,540.00
Total This Invoice	1,385.00	Billed To Date	1,385.00
Paid To Date	0.00	Contract Balance	4,155.00

Outstanding Invoices

Number	Date	Balance
218174	01/20/2017	1,385.00
Total Now Due		1,385.00

Aging Balances

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

Approved 2/16/2017 by dthomas

Project #:	RT21610500	Lake Management	
Project Name:	Parkway Center/Oak Creek Preservation Areas	Mitigation Maintenance	
Phase:	5217	Technician:	MDE
		Other	✓

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
12/23/16	reviewed and treated site as needed
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:					
algae	-	paragrass	-	Additional Services:	
alligator weed	-	pennywort	-	dead fish clean up	-
azola	-	primrose willow	✗	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	-
bahiagrass	-	ragweed	-		
barnyard grass	-	salt bush	-		
Bermuda grass	-	sedges	-		
Brazilian pepper	✗	sesbania	-		
caeserweed	-	soda apple	-		
Carolina willow	-	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	-	spike rush	-		
Chinese tallow	✗	thistle	-		
climbing hempvine	-	torpedograss	-		
cogongrass	-	vetch	-		
dayflower	-	vines	-		
dog fennel	-	water fern	-		
dollarweed	-	water hyacinth	-		
duckweed	-	water-lettuce	-		
elderberry	✗	water-lily	-		
grasses	-	watermeal	-		
hairy-pod cowpea	-	widgit grass	-		
hydrilla	-	wild taro	-		
hydrocotyle	-				
indigo	-				

Comments:



INVOICE

Page 1 of 1

Invoice Number 1138864
Invoice Date December 15, 2016
Purchase Order 215600346
Customer Number 83368
Project Number 215600346

Bill To

Parkway Center CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle Drive Suite 120
Tampa FL 33607
United States

Please Remit To

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

DEC 21 2016

Project Parkway Center Community Dev District

Project Manager

Stewart, Tonja L

For Period Ending

December 9, 2016

Current Invoice Total (USD)

208.00

Process requisitions

Top Task 217 2017 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.00	63.00	63.00
Stewart, Tonja L	1.00	145.00	145.00
Subtotal Professional Services	2.00		208.00

Top Task Subtotal	2017 FY General Consulting	208.00
-------------------	----------------------------	--------

Total Fees & Disbursements

208.00

INVOICE TOTAL (USD)**208.00****Due on Receipt**

Please contact Brenna Kaiser if you have any questions concerning this invoice.

Phone: (813) 223-9500 E-mail: brenna.kaiser@Stantec.com

**** PLEASE INCLUDE INVOICE # WITH PAYMENT ****

Thank you.

Approved 2/16/2017 by dthomas

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

Statement Date: 02/06/17

Account: 311000070319

Current month's charges:	\$7,370.05
Total amount due:	\$7,370.05
Current month's charges due:	02/20/17

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges Due By 02/20/17	\$7,370.05
Total Amount Due	\$7,370.05

Things to do:

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

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



More options for you.

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

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

Account: 311000070319

Current month's charges:	\$7,370.05
Total amount due:	\$7,370.05
Current month's charges due:	02/20/17
Amount Enclosed	\$

700125000261

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

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

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$35.02
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR IRRG RIVERVIEW, FL 33569-0000	\$73.88
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$249.68
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$71.25
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3363.22
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$819.38
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR #B RIVERVIEW, FL 33569-0000	\$124.43
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR #C RIVERVIEW, FL 33569-0000	\$94.59
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR #D RIVERVIEW, FL 33569-0000	\$123.91
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR #A RIVERVIEW, FL 33569-0000	\$73.09
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$112.93
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$632.43
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$714.03
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$183.61
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$387.62
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$305.98



Account: 211001738759

Statement Date: 02/01/17

Details of Charges – Service from 12/04/16 to 01/05/17

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	01/05/17	48,741	48,115		626 kWh	1	33 Days

Basic Service Charge

\$18.00

Energy Charge

626 kWh @ \$0.05676/kWh

\$35.53

Fuel Charge

626 kWh @ \$0.02956/kWh

\$18.50

Florida Gross Receipt Tax

\$1.85

Electric Service Cost

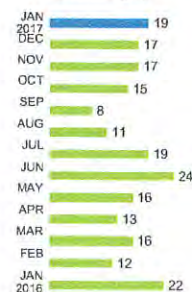
\$73.88

Current Month's Electric Charges

\$73.88

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





Account: 211001739302
Statement Date: 02/01/17

Details of Charges – Service from 12/04/16 to 01/05/17

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

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	01/05/17	7,684		7,147		537 kWh	1	33 Days
Basic Service Charge						\$18.00		
Energy Charge						537 kWh @ \$0.05676/kWh		
Fuel Charge						537 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.65		
Electric Service Cost						\$66.00		
State Tax						\$5.25		
Total Electric Cost, Local Fees and Taxes						\$71.25		
Current Month's Electric Charges						\$71.25		

Tampa Electric Usage History
Kilowatt-Hours Per Day (Average)





Account: 211001739864
Statement Date: 02/01/17

Details of Charges – Service from 12/03/16 to 01/03/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1232 kWh @ \$0.02959/kWh	\$36.45	
Fixture & Maintenance Charge	28 Fixtures	\$150.64	
Lighting Pole / Wire	28 Poles	\$604.52	
Lighting Fuel Charge	1232 kWh @ \$0.02916/kWh	\$35.93	
Florida Gross Receipt Tax		\$1.86	
Lighting Charges			\$829.40
Other Fees and Charges			
Deposit Released		-\$5.00	
Interest for Cash Security Deposit		-\$0.02	
Total Other Fees and Charges			-\$10.02
Current Month's Electric Charges			\$819.38

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Account: 211014450376

Statement Date: 02/01/17

Details of Charges – Service from 12/04/16 to 01/05/17

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

Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	01/05/17	36,776		35,916		860 kWh	1	33 Days
Basic Service Charge						\$18.00		
Energy Charge						860 kWh @ \$0.05676/kWh		
Fuel Charge						860 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$2.36		

Electric Service Cost

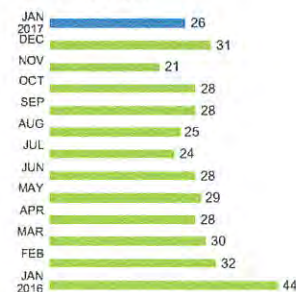
\$94.59

Current Month's Electric Charges

\$94.59

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000035-0000371-Page 13 of 22



Account: 211014450897
Statement Date: 02/01/17

Details of Charges – Service from 12/04/16 to 01/05/17

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

Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	01/05/17	23,854		23,237		617 kWh	1	33 Days
Basic Service Charge						\$18.00		
Energy Charge						617 kWh @ \$0.05676/kWh	\$35.02	
Fuel Charge						617 kWh @ \$0.02956/kWh	\$18.24	
Florida Gross Receipt Tax							\$1.83	
Electric Service Cost							\$73.09	
Current Month's Electric Charges							\$73.09	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





Account: 211001800955

Statement Date: 02/01/17

Details of Charges – Service from 12/23/16 to 01/23/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1364 kWh @ \$0.03224/kWh	\$43.98
Fixture & Maintenance Charge	31 Fixtures	\$184.76
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1364 kWh @ \$0.02916/kWh	\$39.77
Florida Gross Receipt Tax		\$2.15

Lighting Charges **\$632.43**

Current Month's Electric Charges **\$632.43**

00000035-0000373-Page 17 of 22

Account: 211014451317

Statement Date: 02/01/17

Details of Charges – Service from 12/23/16 to 01/23/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	396 kWh @ \$0.03224/kWh	\$12.77
Fixture & Maintenance Charge	9 Fixtures	\$53.64
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	396 kWh @ \$0.02916/kWh	\$11.55
Florida Gross Receipt Tax		\$0.62

Lighting Charges **\$183.61**

Current Month's Electric Charges **\$183.61**

00000035-0000374-Page 19 of 22



Account: 211014451713
Statement Date: 02/01/17

Details of Charges – Service from 12/23/16 to 01/23/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	616 kWh @ \$0.03224/kWh	\$19.86
Fixture & Maintenance Charge	14 Fixtures	\$83.44
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	616 kWh @ \$0.02916/kWh	\$17.96
Florida Gross Receipt Tax		\$0.97
State Tax		\$20.37

Lighting Charges **\$305.98**

Current Month's Electric Charges **\$305.98**

Miscellaneous Adjustments **\$5.00**

Total Current Month's Charges **\$7,370.05**

Important Messages

Welcome to Your New Bill

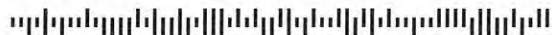
Due to the transition of your billing information into our new system, the previous balance on the first page of this statement reflects all payments and credits posted to your account through Dec. 31. Any payments itemized on this statement were posted after Dec. 31.



PO BOX 4001
ACWORTH, GA 30101

JAN 17 2017

0008884 02 AB 0.396 **AUTO T9 0 2176 33607-17753 -C08-P08892-I



PARKWAY CENTER COMMUNITY DEVOP
5680 W CYPRESS ST STE A
TAMPA, FL 33607-1775



Verizon Wireless News

Save Time Go Online

If you have questions about your bill, or need help with your devices, you can find answers using go.vzw.com/Support. You can also easily access Support through the My Verizon app. Try it today.

Manage Your Account	Account Number	Date Due
www.vzw.com	623590921-00001	02/01/17
Change your address at vzw.com/changeaddress	Invoice Number	9778206745

Quick Bill Summary

Dec 07 – Jan 06

Previous Balance (see back for details)	\$80.40
Payment – Thank You	-\$80.40
Balance Forward	\$0.00
Monthly Charges	\$80.00
Surcharges and Other Charges & Credits	\$.40
Taxes, Governmental Surcharges & Fees	\$.00
Total Current Charges	\$80.40

Total Charges Due by February 01, 2017 \$80.40

Pay from phone	Pay on the Web	Questions:
#PMT (#768)	My Verizon at www.vzw.com	1.800.922.0204 or *611 from your phone



PARKWAY CENTER COMMUNITY DEVOP
5680 W CYPRESS ST STE A
TAMPA, FL 33607-1775

Bill Date January 06, 2017
Account Number 623590921-00001
Invoice Number 9778206745

Total Amount Due

Deducted from bank account on 01/31/17
DO NOT MAIL PAYMENT

\$80.40

PO BOX 660108
DALLAS, TX 75266-0108



97782067450106235909210000100000008040000000080400



Invoice Number Account Number Date Due Page

9778206745 623590921-00001 02/01/17 2 of 9

Get Minutes Used	Get Data Used	Get Balance
#MIN + SEND	#DATA + SEND	#BAL + SEND

Payments

Previous Balance	\$80.40
Payment – Thank You	
Payment Received 01/03/17	–80.40
Total Payments	–\$80.40
Balance Forward	\$0.00

Total Amount Due will be deducted from your bank account on 01/31/17

Account Charges and Credits

Account Monthly Charges

Data Plan 4GB	01/07 – 02/06	30.00
Subtotal		\$30.00

Total Account Charges and Credits **\$30.00**

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 5029 Wallingford, CT 06492

Automatic Payment Enrollment for Account: 623590921-00001 PARKWAY CENTER COMMUNITY DEVOP

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.
2. Sign name in box below, as shown on the bill and date.
3. Return this slip with your payment. Do not send a voided check.



Overview of Lines

Your Account's Plan

Data Plan 4GB

\$30.00 monthly charge

4 monthly GB allowance

\$15.00 per GB after allowance

Have more questions about your charges?
Get details at www.vzw.com. Sign into My Verizon.

Breakdown of Charges

Account Charges & Credits	pg 2	\$30.00
813-480-1687	pg 4	\$10.08
Brian Howell		
813-480-7047	pg 5	\$10.08
Brian Howell		
813-480-7348	pg 6	\$10.08
Brian Howell		
813-480-7863	pg 7	\$10.08
Brian Howell		
813-924-1468	pg 8	\$10.08
Brian Howell		
Total Current Charges		\$80.40

Breakdown of Shared Usage

	Data GB Used
813-480-1687 pg 4	.006
813-480-7047 pg 5	0
813-480-7348 pg 6	.008
813-480-7863 pg 7	0
813-924-1468 pg 8	.003
Total Used	.017
Shared Allowance	4.000
Usage Over Allowance	0
Total Shared Usage Charges	\$0.00



Invoice Number Account Number Date Due Page

9778206745 623590921-00001 02/01/17 4 of 9

Summary for Brian Howell: 813-480-1687

Your Plan

Data Plan 4GB

(see pg 3)

Monthly Charges

Tablet Line Access	01/07 – 02/06	10.00
		\$10.00

Usage and Purchase Charges

Data		Allowance	Used	Billable	Cost
Gigabyte Usage	<i>gigabytes</i>	4.000 (shared)	.006	--	--
Total Data					\$0.00
Total Usage and Purchase Charges					\$0.00

Surcharges+

Regulatory Charge	.02
Administrative Charge	.06
\$0.08	

Total Current Charges for 813-480-1687 **\$10.08**

+Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.



Summary for Brian Howell: 813-480-7047

Your Plan

Data Plan 4GB
(see pg 3)

Monthly Charges

Tablet Line Access	01/07 – 02/06	10.00
		\$10.00

Surcharges⁺

Regulatory Charge	.02
Administrative Charge	.06
	\$.08

Total Current Charges for 813-480-7047 **\$10.08**

⁺Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.



Summary for Brian Howell: 813-480-7348

Your Plan

Data Plan 4GB

(see pg 3)

Monthly Charges

Tablet Line Access	01/07 – 02/06	10.00
		\$10.00

Usage and Purchase Charges

Data		Allowance	Used	Billable	Cost
Gigabyte Usage	<i>gigabytes</i>	4.000 (shared)	.008	--	--
Total Data					\$.00
Total Usage and Purchase Charges					\$.00

Surcharges⁺

Regulatory Charge	.02
Administrative Charge	.06
\$.08	

Total Current Charges for 813-480-7348 **\$10.08**

⁺Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.



Summary for Brian Howell: 813-480-7863

Your Plan

Data Plan 4GB
(see pg 3)

Monthly Charges

Tablet Line Access	01/07 – 02/06	10.00
		\$10.00

Surcharges⁺

Regulatory Charge	.02
Administrative Charge	.06
	\$.08

Total Current Charges for 813-480-7863	\$10.08
---	----------------

⁺Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.



Invoice Number Account Number Date Due Page

9778206745 623590921-00001 02/01/17 8 of 9

Summary for Brian Howell: 813-924-1468

Your Plan

Data Plan 4GB

(see pg 3)

Monthly Charges

Tablet Line Access	01/07 – 02/06	10.00
		\$10.00

Usage and Purchase Charges

Data		Allowance	Used	Billable	Cost
Gigabyte Usage	<i>gigabytes</i>	4.000 (shared)	.003	--	--
Total Data					\$.00
Total Usage and Purchase Charges					\$.00

Surcharges+

Regulatory Charge	.02
Administrative Charge	.06
\$.08	

Total Current Charges for 813-924-1468 **\$10.08**

+Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.



INVESTIGATIONS
SECURITY OFFICERS
-ARMED & UNARMED
PATROL SERVICES
- BUSINESS & HOME
PERSONAL PROTECTION
SECURITY CONSULTING
PROCESS SERVICES
EMPLOYEE SCREENINGS
POLYGRAPH EXAMINATIONS
LIC. NOS. A2200389/B2300095
WWW.BALESSECURITY.COM

A BALES SECURITY AGENCY, INC.
OPERATIONS CENTER
625 E. TWIGGS STREET
SUITE 101
TAMPA, FL 33602
TELEPHONE (813) 314-9101
SATELLITE OFFICE
5701 E. HILLSBOROUGH AVE
SUITE 1150
TAMPA, FL 33610
TELEPHONE (813) 314-9101
FACSIMILE (813) 314-9102
TOLL FREE (800) ALL-SECURE

Invoice

Bill To
Parkway Center CDD
c/o Accounts Payable
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

	Date	Invoice #
	11/17/2016	32540
P.O. No.	Terms	Due Date
	5 days	11/26/2016

Date Started	Description of The Security Service	Hours/Miles	Amount
11/15/2016	Security Service Patrol with Vehicle and Security Officer Week of 11-15-2016 to 11-19-2016 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
11/20/2016	Security Service Patrol with Vehicle and Security Officer Week of 11-20-2016 to 11-26-2016 3 days, 5 hour Shifts = 15 Hours at \$15.00 Per Hour	15	225.00
11/24/2016	Thanksgiving Day Holiday - 11-24-16 5 hours \$ 22.50 Per Hour	5	112.50
11/15/2016	Vehicle Weekly cost = \$269.00	1	269.00
11/15/2016	Cell Phone Weekly cost of \$15.00	1	15.00

	Sales Tax (7.0%)	\$0.00
Per Agreement, all invoices subject to late charge of 1.5% interest per month.		
We ask that payments be paid timely as we have weekly payroll for our officers. Thank You.	Total	\$921.50
	Payments/Credits	\$0.00
	Balance Due	\$921.50

Phone #	Fax #	E-mail	Web Site
8133149101	(813) 314-9102	khart@balessecurity.com	www.balessecurity.com

Approved 2/16/2017 by dthomas



INVESTIGATIONS
SECURITY OFFICERS
-ARMED & UNARMED
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Invoice

Bill To

Parkway Center CDD
c/o Accounts Payable
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

	Date	Invoice #
	11/23/2016	32571
P.O. No.	Terms	Due Date
	5 days	12/10/2016

Date Started	Description of The Security Service	Hours/Miles	Amount
11/27/2016	Security Service Patrol with Vehicle and Security Officer Week of 11-27-2016 to 12-03-2016 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
12/4/2016	Security Service Patrol with Vehicle and Security Officer Week of 12-04-2016 to 12-10-2016 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
11/27/2016	Vehicle Weekly Cost - \$269.00	1	269.00
11/27/2016	Cell Phone Weekly Cost - \$15.00	1	15.00

Handwritten signature/initials

	Sales Tax (7.0%)	\$0.00
Per Agreement, all invoices subject to late charge of 1.5% interest per month.		
We ask that payments be paid timely as we have weekly payroll for our officers. Thank You.	Total	\$884.00
	Payments/Credits	\$0.00
	Balance Due	\$884.00

Phone #	Fax #	E-mail	Web Site
8133149101	(813) 314-9102	khart@balessecurity.com	www.balessecurity.com

Approved 2/16/2017 by dthomas



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TOLL FREE (800) ALL-SECURE

Invoice

Bill To

Parkway Center CDD
c/o Accounts Payable
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

	Date	Invoice #
	12/8/2016	32634
P.O. No.	Terms	Due Date
	5 days	12/23/2016

Date Started	Description of The Security Service	Hours/Miles	Amount
12/11/2016	Security Service Patrol with Vehicle and Security Officer Week of 12-11-2016 to 12-17-2016 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
12/18/2016	Security Service Patrol with Vehicle and Security Officer Week of 12-18-2016 to 12-24-2016 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
12/11/2016	Vehicle Weekly Cost - \$269.00	1	269.00
12/11/2016	Cell Phone Weekly Cost - \$15.00	1	15.00

Yguy
12

	Sales Tax (7.0%)	\$0.00
Per Agreement, all invoices subject to late charge of 1.5% interest per month.	Total	\$884.00
We ask that payments be paid timely as we have weekly payroll for our officers. Thank You.	Payments/Credits	\$0.00
	Balance Due	\$884.00

Phone #	Fax #	E-mail	Web Site
8133149101	(813) 314-9102	khart@balessecurity.com	www.balessecurity.com

Approved 2/16/2017 by dthomas



INVESTIGATIONS
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Invoice

Bill To
Parkway Center CDD
c/o Accounts Payable
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

	Date	Invoice #
	12/22/2016	32707
P.O. No.	Terms	Due Date
	5 days	1/6/2017

Date Started	Description of The Security Service	Hours/Miles	Amount
12/25/2016	Security Service Patrol with Vehicle and Security Officer Week of 12-25-2016 to 12-31-2016 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
1/1/2017	NEW YEAR'S DAY HOLIDAY - 01-01-2017 - 5 HOURS AT \$22.50 PER HOUR	5	112.50
1/2/2017	Security Service Patrol with Vehicle and Security Officer Week of 01-02-2017 to 01-07-2017 3 days, 5 hour Shifts = 15 Hours at \$15.00 Per Hour	15	225.00
12/25/2016	Vehicle Weekly Cost - \$269.00	1	269.00
12/25/2016	Cell Phone Weekly Cost - \$15.00	1	15.00

	Sales Tax (7.0%)	\$0.00
Per Agreement, all invoices subject to late charge of 1.5% interest per month.	Total	\$921.50
We ask that payments be paid timely as we have weekly payroll for our officers. Thank You.	Payments/Credits	\$0.00
	Balance Due	\$921.50

Phone #	Fax #	E-mail	Web Site
8133149101	(813) 314-9102	khart@balessecurity.com	www.balessecurity.com

Approved 2/16/2017 by dthomas



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Invoice

Bill To
Parkway Center CDD
c/o Accounts Payable
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

	Date	Invoice #
	1/5/2017	32772
P.O. No.	Terms	Due Date
	5 days	1/20/2017

Date Started	Description of The Security Service	Hours/Miles	Amount
1/8/2017	Security Service Patrol with Vehicle and Security Officer Week of 01-08-2017 to 01-14-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
1/15/2017	Security Service Patrol with Vehicle and Security Officer Week of 01-15-2017 to 01-21-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
1/8/2017	Vehicle Bi-Weekly Cost - \$269.00	1	269.00
1/8/2017	Cell Phone Bi-Weekly Cost - \$15.00	1	15.00

	Sales Tax (7.0%)	\$0.00
Per Agreement, all invoices subject to late charge of 1.5% interest per month.	Total	\$884.00
We ask that payments be paid timely as we have weekly payroll for our officers. Thank You.	Payments/Credits	\$0.00
	Balance Due	\$884.00

Phone #	Fax #	E-mail	Web Site
8133149101	(813) 314-9102	khart@balessecurity.com	www.balessecurity.com

Approved 2/16/2017 by dthomas

Grau & Associates

2700 N Military Trail, Suite 350
Boca Raton, FL 33431
561-994-9299

Parkway Center Community Development District
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

FEB 06 2017.

Statement Date 02/01/2017
Client No. 100344.0

Invoice	Date	Description	Charge	Credit	Balance
Opening Balance As Of 02/01/2017					
14858	11/01/2016	Prior Invoice	700.00	200.00	500.00
Current Balance				\$	500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
0.00	0.00	0.00	500.00	0.00	\$ 500.00

Approved 2/16/2017 by dthomas



Specializing In Tax - Exempt Bond Services

LLS Tax Solutions
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

INVOICE

BILL TO:

Parkway Center Community Development District
c/o Meritus Districts
5680 W. Cypress Street, Suite A
Tampa, Florida 33607

DATE: September 22, 2016
INVOICE # **001036**

DESCRIPTION	AMOUNT
Total billings in connection with the Parkway Center Community Development District (Hillsborough County, Florida) \$6,780,000 Special Assessment Revenue Refunding Bonds, Series 2004A \$15,830,000 Special Assessment Revenue Refunding Bonds, Series 2004B – Arbitrage Calculation for the period ended August 10, 2016.	<u>\$650.00</u> 3203 R1

PAYMENT TERMS

1. Due and Payable upon receipt
2. Please include the invoice number on your check or wire transfer

Total \$650.00

Mail checks to LLS Tax Solutions Inc. 2172 W. Nine Mile Road #352, Pensacola FL 32534

Thank You For Your Business!

Approved 2/16/2017 by dthomas

PARKWAY CENTER CDD

MEETING DATE: January 25, 2017

DMS Staff Signature [Signature]

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	✓	Accept	\$200
Earl Kunke	✓	Accept	\$200
Tanya O'Connor	✓	Accept	\$200
Daniel Fleary, Jr.	✓	Accept	\$200
Vacant		Accept	\$200

DF 012517

Approved 2/16/2017 by dthomas

[illegible]

Approved 2/16/2017 by dthomas



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/9/2016	115982

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 12-5-2016			
Irrigation parts	1	340.89	340.89
Labor: 2 men @ \$ 80.00 per hour	2.5	80.00	200.00
Controller # 1		Total	\$540.89
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	1/8/2017	Balance Due
			\$0.00
			\$540.89

Approved 2/16/2017 by dthomas

115982

PARADISE CDD CONTROL #1
(Still Creek Moccasin Trail) **IMP**

Landscape Maintenance Professionals

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

Property Name		PARADISE CDD - CONTROL #1		Date	12-5-16	Technician	JSMACI	Manager
Clock Type/ #		Clock Time		Actual Time (if different)	7:30	Time arrived on site	7:30	Time Left
Battery Date		Battery Replaced	yes	Seasonal Adjust	100	0.00%	Rain Sensor	bad
Program		Start Time 1	12:30	Start Time 2			Main Run Day	S M T W T F S

Please make additional notes on the reverse side of this report

Technician Use Only

Attach additional sheet for zones over note next to zone # what programs and start times affect the zone

Use standard invoice forms for additional charges

Zone #	Mins	Type	Labor	Hrs	Rate	Amount
1	45	R	Supervisor JSMACI	2.5	\$ 40.00	\$ 100.00
2	22	S	Technician JSMACI	2.5	\$ 40.00	\$ 100.00
3	45	R				
4	45	R				
5	45	R				
6	20	S	6 inch pop up	6		
7	20	S	6 inch pop up	7		
8	20	S	6 inch pop up	1		
9	45	R				
10	45	R	ROTOR	2		
11	20	S				
12	20	S	6 inch pop up	7		
13	45	R				
14	45	R	ROTOR	1		
15	45	R				
16	50	G				
17	45	R				
18			Shop Supplies	1		
19			Materials totals			
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Amount	
Total Labor	\$ 700.00
Total Materials	\$ 340.89
Sub Total	\$ 540.89
Grand Total	\$

Bill To:

M. J. SMITH

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/9/2016	117068

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
32545

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Oak Creek			
Riverview Dr Entry			
Ribbon Palm 8-10'ct	0.85	494.00	419.90
Red Maple #opt3 13'htx5'spr, 3"cal	2.55	660.81	1,685.07
River Birch 9-9.5'htx 3-4'spr, .75"cal/3 trunk w/2'min ct	1.7	317.95	540.52
Crape Myrtle, Muskogee 9'htx4'spr, 2-2.5"cal, 6' ct, std	6.8	237.66	1,616.09
Silver Saw Palmetto 3gal	5.1	30.65	156.32
Dwf. Schillings Holly 3gal	56.95	11.35	646.38
Coontie3gal	35.7	24.81	885.72
Cardboard Palm 3gal	6.8	34.08	231.74
Dwf. Loropetalum 3gal	20.4	12.49	254.80
Azalea 3gal	25.5	10.22	260.61
Anise 3gal	9.35	11.92	111.45
Crinum Lily 7gal	1.7	45.40	77.18
Flax Lily 1gal	182.75	6.24	1,140.36
Indian Hawthorn 3gal	22.1	11.01	243.32
Lily of the Nile 1gal	28.05	5.68	159.32
Muhly Grass, Red 3gal	30.6	11.01	336.91

Invoiced at 85% balance to be billed after punch lists are all completed.

Total

<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	1/8/2017	Balance Due

Approved 2/16/2017 by dthomas



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/9/2016	117068

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
32545

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Mimosa 1gal	357.85	5.68	2,032.59
Var. Minima Jasmine 1gal	373.15	4.43	1,653.05
Society Garlic 1gal	279.65	4.20	1,174.53
Shore Juniper 3gal	175.1	11.35	1,987.39
Native Florida Limestone Boulders large	4.25	594.00	2,524.50
Native Florida Limestone Boulders Medium	8.5	67.50	573.75
Native Florida Limestone Boulders Small	8.5	22.50	191.25
River Rock With Filter Fabric 4-6"dia	12.75	348.00	4,437.00
Annuals/Perennials 4"	325.55	1.75	569.71
Removal/Disposal	0.85	4,200.00	3,570.00
Irrigation Modification	0.85	5,000.00	4,250.00
Sod	1,809.65	0.65	1,176.27
Mulch Pine Bark Mini	50.15	40.00	2,006.00
Soil Sampling	0.85	80.00	68.00
Edging – 15 16' Aluminum Edging	12.75	60.00	765.00

Invoiced at 85% balance to be billed after punch lists are all completed.

Total

<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	1/8/2017	Balance Due



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/9/2016	117068

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
32545

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Modifications throughout 5 existing standard 24vac irrigation zones *Not liable for existing landscape lighting, Sunshine811 will not locate*			
Invoiced at 85% balance to be billed after punch lists are all completed.		Total	\$35,744.73
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	1/8/2017	Balance Due \$35,744.73



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/9/2016	117069

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
32962

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Oak Creek			
Falkenburg Entry			
River Birch 65gal, 10-11'htx6.5spr, 2.5-3"cal/3'ct each trunk	1.7	361.35	614.30
Ribbon Palm 30gal, 8*10'ct	9.35	494.00	4,618.90
Red Maple 13' ht x 5' spr, 3"cal	2.55	660.81	1,685.07
Bald Cypress 15gal	1.7	124.88	212.30
Bald Cypress 30 gal	2.55	233.84	596.29
Bald Cypress 45 gal	2.55	442.68	1,128.83
Crape Myrtle, Tussockgee 45gal, 11'htx5'spr, 2.5cal, std/6'ct	0.85	524.40	445.74
Dwarf Burford Holly 3gal	15.3	11.35	173.66
Coontie 3gal	48.45	24.74	1,198.65
Cardboard Palm 3gal	3.4	34.05	115.77
Dwarf Loropetalum 3gal	17	12.49	212.33
Firecracker Plant 3gal	14.45	10.78	155.77
Anise 3gal	3.4	11.92	40.53
Queen Emma Crinum Lily 7gal	1.7	68.10	115.77
Aztec Grass 1gal	28.9	3.97	114.73

Invoiced at 85% balance to be billed after punch lists are all completed.

Total

<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	1/8/2017	Balance Due

Approved 2/16/2017 by dthomas

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/9/2016	117069

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
32962

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Spartina 1gal	9.35	4.54	42.45
Muhly Grass 3gal	55.25	11.01	608.30
Minima Jasmine 1gal	288.15	4.43	1,276.50
Society Garlic 1gal	46.75	4.20	196.35
Shore Juniper 3gal	134.3	11.35	1,524.31
Native Florida Limestone Boulders Large	4.25	594.00	2,524.50
Native Florida Limestone Boulders Medium	8.5	67.50	573.75
Native Florida Limestone Boulders Small	11.9	22.50	267.75
River Rock w/Filter Fabric 4-6"	6.8	348.00	2,366.40
Annuals/Perennials *optl 4"	183.6	1.75	321.30
Removal/Disposal	0.85	4,200.00	3,570.00
Irrigation Modification	0.85	7,500.00	6,375.00
Soil Sampling	0.85	80.00	68.00
Sod St. Augustine	4,539	0.65	2,950.35
Mulch Pine Bark Mini	39.1	40.00	1,564.00
Edging – 12 16' Aluminum Edging	10.2	60.00	612.00

Invoiced at 85% balance to be billed after punch lists are all completed.

Total

<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	1/8/2017	Balance Due



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/9/2016	117069

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
32962

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Modifications throughout 2 existing zones, installation of 2 new zones, and jack/bore to center island *Not liable for existing landscape lighting, Sunshine811 will not locate*			

Invoiced at 85% balance to be billed after punch lists are all completed.		Total	\$36,269.60
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	1/8/2017	Balance Due \$36,269.60



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/20/2016	116167

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 12-15-2016			
Controller # 4			
Irrigation parts	1	5.19	5.19
Labor: 2 men @ \$ 80.00 per hour	0.5	80.00	40.00
Controller # 6			
Irrigation parts	1	22.49	22.49
Labor: 2 men @ \$ 80.00 per hour	0.75	80.00	60.00
Controller # 9			
Irrigation parts	1	132.99	132.99
Labor: 2 men @ \$ 80.00 per hour	2.5	80.00	200.00
		Total	\$460.67
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>		Terms	Due Date
		Net 30	1/19/2017
		Payments/Credits	\$0.00
		Balance Due	\$460.67

Approved 2/16/2017 by dthomas

116167

<p><i>Backway CDD Controller #4</i></p> <p>IMP Landscape Maintenance Professionals</p> <p>121516 Technician <i>ISMAEL</i> <i>manuel</i></p> <p>Time arrived on site <i>2:45</i> Time Left</p> <p>Rain Sensor <i>OK</i> bad Main Run Day S M T W T F S</p> <p>Please make additional notes on the reverse side of this report</p>									
<p>Property Name <i>DEER CHASE DR</i> Date <i>12/15/16</i></p> <p>Actual Time (if different) <i>2:45</i></p> <p>Seasonal Adjust <i>100</i> 0.00%</p> <p>Start Time 1 <i>A 12:00 PM</i> Start Time 2</p>									
<p>Zone Information</p> <p>Zone # <i>1A</i> Type <i>R</i></p> <p><i>35</i></p> <p><i>3</i></p>									
<p>Attach additional sheet for zones over note next to zone # what programs and start times affect the zone</p> <p>Use standard invoice forms for additional charges</p>									
<p>Supervisor <i>ISMAEL</i> <i>30 mins</i> \$ <i>40.00</i> \$ <i>40.00</i></p> <p>Technician <i>manuel</i> 0 \$ <i>40.00</i> \$ <i>40.00</i></p> <p>Total Labor Charges \$ <i>40.00</i></p>									
<p>Materials</p> <p><i>NOZZLE</i> QTY <i>3</i> Unit <i>173</i> Extended <i>519</i></p>									
<p>Shop Supplies</p> <p>1</p> <p>Materials totals</p>									
<p>Amount</p> <p>Total Labor \$ <i>40.00</i></p> <p>Total Materials \$ <i>519</i></p> <p>Sub Total \$ <i>451.19</i></p> <p>Grand Total \$ <i>451.19</i></p>									
<p>Bill To: <i>manuel</i></p>									

PARKWAY CAD
CONTROLLER #6



Landscape Maintenance Professionals

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

Property Name	S FALKENBURG RD		Technician	JSMGEL		mnmuel	
Clock Type/ #	Counter ACC	Clock Time	Time arrived on site	1:00		Time Left	
Battery Date		Battery Replaced	yes	60	Seasonal Adjust	100	0.00%
Program	A 1200 AM	Start Time 1	A 240 AM	Start Time 2	A 510 AM		

Zone Information				Please make additional notes on the reverse side of this report			
Zone #	Mins	Type	Actual Time (if different)	Supervisor	Technician	Rate	Amount
1	10	S		JSMGEL	mnmuel	\$ 40.00	\$ 400.00
2	10	S					
3	10	D					
4	10	D					
5	10	S					
6	10	DS					
7	10	S					
8	15	S					
9	10	D					
10	15	S					
11	10	D					
12	15	S					
13	15	S					
14	15	S					
15	10	D					
16							
17	10	S					
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							

Zone Information				Please make additional notes on the reverse side of this report			
Zone #	Mins	Type	Actual Time (if different)	Supervisor	Technician	Rate	Amount
1	10	S		JSMGEL	mnmuel	\$ 40.00	\$ 400.00
2	10	S					
3	10	D					
4	10	D					
5	10	S					
6	10	DS					
7	10	S					
8	15	S					
9	10	D					
10	15	S					
11	10	D					
12	15	S					
13	15	S					
14	15	S					
15	10	D					
16							
17	10	S					
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							

Zone Information				Please make additional notes on the reverse side of this report			
Zone #	Mins	Type	Actual Time (if different)	Supervisor	Technician	Rate	Amount
1	10	S		JSMGEL	mnmuel	\$ 40.00	\$ 400.00
2	10	S					
3	10	D					
4	10	D					
5	10	S					
6	10	DS					
7	10	S					
8	15	S					
9	10	D					
10	15	S					
11	10	D					
12	15	S					
13	15	S					
14	15	S					
15	10	D					
16							
17	10	S					
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							

Zone Information				Please make additional notes on the reverse side of this report			
Zone #	Mins	Type	Actual Time (if different)	Supervisor	Technician	Rate	Amount
1	10	S		JSMGEL	mnmuel	\$ 40.00	\$ 400.00
2	10	S					
3	10	D					
4	10	D					
5	10	S					
6	10	DS					
7	10	S					
8	15	S					
9	10	D					
10	15	S					
11	10	D					
12	15	S					
13	15	S					
14	15	S					
15	10	D					
16							
17	10	S					
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							

Zone Information				Please make additional notes on the reverse side of this report			
Zone #	Mins	Type	Actual Time (if different)	Supervisor	Technician	Rate	Amount
1	10	S		JSMGEL	mnmuel	\$ 40.00	\$ 400.00
2	10	S					
3	10	D					
4	10	D					
5	10	S					
6	10	DS					
7	10	S					
8	15	S					
9	10	D					
10	15	S					
11	10	D					
12	15	S					
13	15	S					
14	15	S					
15	10	D					
16							
17	10	S					
18							
19							
20							
21							
22							
23							
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28							
29							
30							

Zone Information				Please make additional notes on the reverse side of this report			
Zone #	Mins	Type	Actual Time (if different)	Supervisor	Technician	Rate	Amount
1	10	S		JSMGEL	mnmuel	\$ 40.00	\$ 400.00
2	10	S					
3	10	D					
4	10	D					
5	10	S					
6	10	DS					
7	10	S					
8	15	S					
9	10	D					
10	15	S					
11	10	D					
12	15	S					
13	15	S					
14	15	S					
15	10	D					
16							
17	10	S					
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							

Property Name	Clock Type/ #	Clock Time	Actual Time (if different)	Date	Technician	Time arrived on site	Time Left
1111111111	1111111111	11:11	11:11	11/11/11	1111111111	11:11	11:11
Battery Date	Battery Replaced	yes	no	Seasonal Adjust	100	0.00%	
Program	Start Time 1	11:11	11:11	Start Time 2	11:11	11:11	
Zone #	Mins	Type	Zone Information				
1	15	R	1111111111				
2	15	S	1111111111				
3	15	S	1111111111				
4	15	S	1111111111				
5	15	S	1111111111				
6	15	S	1111111111				
7	15	S	1111111111				
8	15	S	1111111111				
9	15	S	1111111111				
10	15	D	1111111111				
11	15	D	1111111111				
12	15	D	1111111111				
13	15	D	1111111111				
14	15	R	1111111111				
15	15	D	1111111111				
16	15	R	1111111111				
17	15	R	1111111111				
18	15	S	1111111111				
19	15	S	1111111111				
20	15	S	1111111111				
21	15	S	1111111111				
22	15	D	1111111111				
23	15	S	1111111111				
24	15	D	1111111111				
25	15	D	1111111111				
26	15	S	1111111111				
27	15	S	1111111111				
28	15	D	1111111111				
29	15	D	1111111111				
30	15	D	1111111111				

Attach additional sheet for zones over note next to zone # what programs and start times affect the zone

Use standard invoice forms for additional charges

Technician Use Only

Supervisor 1111111111

Technician 1111111111

Hrs 2.5

Rate \$ 40

Amount \$ 100.00

Total Labor Charges \$ 100.00

Materials

6 inch pop up

nozzle

drill coupling

drill 2 wht tee

bushing 1/2 x 1/4

expansion tie

couplings 5 x 5 1/2

QTY

8

1

23

3

1

1

1

Unit

100

173

0.10

0.55

132

12.56

117

Extended

\$ 5800

\$ 1903

\$ 920

\$ 165

\$

\$

\$

Shop Supplies

Materials totals

1

\$

Total Labor \$

Total Materials \$

Sub Total \$

Grand Total \$

Amount

200.00

132.99

332.99

Bill To:

1111111111



PO Box 267
Seffner, FL 33583

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
1/9/2017	116939

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
36058

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Punch List			
3gal Saw Palmetto	3	30.65	91.95
3gal Azalea, George Tabor	8	10.22	81.76
3gal Coontie Palm	40	19.25	770.00
1gal Variegated Minima Jasmine	4	4.43	17.72
3gal Coontie Palm	2	24.81	49.62
3gal Muhly Grass	3	11.01	33.03
1gal Minima Jasmine	72	3.65	262.80
1gal Aztec Grass	12	3.97	47.64
3 yards Mulch	2	40.00	80.00
Total			\$1,434.52
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	2/8/2017	Balance Due \$1,434.52

Approved 2/16/2017 by dthomas



PO Box 267
Seffner, FL 33583

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
1/9/2017	116940

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
36065

Work Order #

PO / PA #

Description	Qty	Rate	Amount
3 yds of pine bark minis	3	40.00	120.00
220 sq ft of bahia sod	220	1.00	220.00
Straightening and restaking one palm that was his by truck		150.00	150.00
50 sqft of floritam sod	50	1.00	50.00
Total			\$540.00
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	2/8/2017	Balance Due \$540.00

Approved 2/16/2017 by dthomas

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
1/12/2017	117006

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 1-11-2017			
Irrigation parts	1	1.73	1.73
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
Sanctuary entrance			
Total			\$11.73
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	2/11/2017	Balance Due
			\$0.00
			\$11.73

Approved 2/16/2017 by dthomas



Landscape Maintenance Professionals

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

Property Name	Backway CDD Sanitary Entrance				Date	1/11/17		Technician		Tom	
Clock Type/ #	ESPM		Clock Time		Actual Time (if different)		Time arrived on site		Time Left		
Battery Date	Battery Replaced	yes	no	Seasonal Adjust	100.00%		Rain Sensor	bad	Main Run Day	S	
Program	Start Time 1	12:00PM		Start Time 2			Please make additional notes on the reverse side of this report				

Zone Information			Technician Use Only				Please
Zone #	Mins	Type	Attach additional sheet for zones over note next to zone # what programs and start times affect the zone Use standard invoice forms for additional charges				
			Labor	Hrs	Rate	Amount	
1	20	S					
2	40	R					
3	30	R					
4	40	R					
5	40	R	Supervisor	0.25	\$ 40.00	\$ 10.00	
6	30	S	Technician	0	\$ -	\$ -	
7			Total Labor Charges			\$ -	
8			Materials	QTY	Unit	Extended	
9			Hunter Nozzle	1	1.73	\$ 1.73	
10						\$ -	
11						\$ -	
12						\$ -	
13						\$ -	
14						\$ -	
15						\$ -	
16						\$ -	
17						\$ -	
18			Shop Supplies	1		\$ -	
19			Materials totals			\$ 1.73	

	Amount
Total Labor	\$ 10.00
Total Materials	\$ 1.73 -

Sub Total	\$ -
Grand Total	\$ 11.73 -

[illegible]

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
1/12/2017	117007

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
36299

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Rainbird ESP-4ME outdoor controller	1	160.00	160.00
ESPSM3 Rainbird 3 station output module	1	50.00	50.00
Labor: 1 man @ \$ 40.00 per hour	2	40.00	80.00
Replace faulty irrigation controller.			
Sanctuary entrance at corner of Still Creek and Still River.		Total	\$290.00
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	2/11/2017	Balance Due
			\$0.00
			\$290.00

Approved 2/16/2017 by dthomas

Estimate

Submitted To:

Parkway Center CDD
c/o Meritus
2005 Pan Am Cir.
Suite 120
Tampa, FL 33607

Sanctuary entrance at corner of Still Creek and Still River.

Date	1/5/2017
Estimate #	36299
LMP REPRESENTATIVE	
BD	
PO #	
Work Order #	

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	Rainbird ESP-4ME outdoor controller	1	160.00	160.00
Irrigation Relat...	ESPSM3 Rainbird 3 station output module	1	50.00	50.00
Irrigation Relat...	misc. conduit, fittings and mounting hardware	1	25.00	25.00
Irrigation Labor	Labor: 2 men @ \$ 80.00 per hour	1	80.00	80.00
	Replace faulty irrigation controller.			

TERMS AND CONDITIONS:

TOTAL \$315.00

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

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

OWNER / AGENT

36299

Irrigation Service/Proposal Request

Property: Parkway CDDDATE 1/4/17Location Sanctuary Entrance at Junction of Still Creek and Still River

Emergency? _____

Work Ordered By: Bill

Field Contact if any: _____

Phone _____

FSR/PROPOSAL # _____

Description of Work to be performed:

Controller needs replaced. (5 zones)- No LCD display on faceplate (27 Vac out of transformer)

Materials needed :

1 - Rainbird ESP-4ME Outdoor Controller \$ 160.001 - Rainbird ESP-SM3 3 station module 50.00Foreman: Tam/Kim

Manager _____

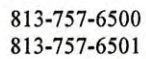
Date Completed Proposal 1/11/17Total Man Hours 1 hr X 2 men

Inspected by _____

Date _____

Special Tools Needed: _____

Materials \$ 210.00Labor \$ 80.00Total (\$ 290.00 Proposal)



Date	Invoice #
1/27/2017	117769

Parkway Center CDD
c/o Meritus
2005 Pan Am Cir.
Suite 120
Tampa, FL 33607

Faulkenburg Rd & Progress Blvd
Riverview, FL

Request

			Total	\$166.76
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	2/26/2017	Balance Due	\$166.76

197



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
1/27/2017	117770

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Task ID #

Request #

Description	Qty	Rate	Amount
On the Eastside of Riverview Drive entrance, trim/ raise oak tree limbs that are above the newly installed crepe myrtles		75.00	75.00

			Total	\$75.00
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	2/26/2017	Balance Due	\$75.00

Approved 2/16/2017 by dthomas

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
2/3/2017	117933

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 2-1-2017			
Irrigation parts	1	50.42	50.42
LaborL 1 man @ \$ 40.00 per hour	6	40.00	240.00
Total			\$290.42
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	3/5/2017	Balance Due
			\$0.00
			\$290.42

Approved 2/16/2017 by dthomas

117933

Springs Pkg A 12:00AM - 6:45AM w/ Su
 Drip Pkg A 12:00AM - 7:00AM Tu/Su



Landscape Maintenance Professionals

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

Property Name	Parkway Center CDD Clock A		Date	2/1/17		Technician	Tom	
Clock Type / #	Signature	#D	Clock Time	Actual Time (if different)	Seasonal Adjust	yes	no	100.00%
Battery Date	Battery Replaced		Start Time 1	A - 8:00 PM	Start Time 2	B - 4:00 AM		
Program	A # D		Please make additional notes on the reverse side of this report					

Technician Use Only

Attach additional sheet for zones over note next to zone # what programs and start times affect the zone Use standard invoice forms for additional charges

Labor	Hrs	Rate	Amount
Supervisor	6.0	\$ 40.00	\$ 240.00
Technician	0	\$ -	\$ -

Total Labor Charges \$ -

Materials	QTY	Unit	Extended
Rainbird 17mm Drip Tubing	20	0.59	\$ 11.80
Notafin 17mm Sampling	27	0.40	\$ 10.80
Notafin 17mm Tee	4	0.55	\$ 2.20
6" Soil Stack	20	0.15	\$ 3.00
Notafin 180 2 way adapter	1	1.26	\$ 1.26
Kingline Connector Black/White	4	1.08	\$ 4.32
Hunter AH22-1/2	7	1.73	\$ 12.11
3/4" PVC 90° elbow	1	0.56	\$ 0.56
3/4" Male Adapter	1	0.61	\$ 0.61
1/2" Cap - Shop Supplies	4	0.46	\$ 1.84
1/2" x 1/2" 90° elbow	2	0.62	\$ 1.24
1/2" 4" flex pipe (1/2" x 1/2")	0.68		\$ 0.68

Total Labor Charges \$ -

Total Materials \$ 50.42

Sub Total \$ -

Grand Total \$ 290.42

Bill To:

Zone #	Mins	Type	Changed start times	Zone Information	TR/Su
1	40	R	ok		
2	15	S	broken nozzle, straightened / sprayhead		
3	15	S	logged nozzle		
4	15	S	ok		
5	15	S	ok		
6	15	S	ok		
7	15	S	4 clogged nozzles (changed VAD adjustable to standard)		
8	15	S	ok, moved / sprayhead		
9	15	S	ok		
10	30	R	capped broken bubblers		
11	30	D	error, replaced defective decoder (warranty) 10 cut drip		
12	30	D	broken header pipe outside of fence (repairs made)		
13	30	D	ok		
14	40	R	ok		
15	30	D	cut dripline		
16	40	R/13	ok, capped broken bubblers under bottlebrush		
17	15	D	error		
18	15	S	ok		
19	15	R	error temporarily wired w/ zone 18 (defective decoder)		
20	15	S	clogged nozzle, straightened / sprayhead		
21	15	S	ok		
22	15	D	3 cut driplines		
23	15	S	ok		
24	30	D	4 cut driplines w/ broken tee		
25	60	D	ok		
26	30	S	ok		
27	30	S	ok		
28	60	D	3 cut driplines		
29	30	D	8 cut driplines, added & repaired dripline (constant damage)		
30	60	B	capped broken bubbler		

200

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
2/9/2017	118005

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
36730

Work Order #

PO / PA #

Description	Qty	Rate	Amount
PROS06 Hunter 6 inch spray head	5	11.00	55.00
Rainbird side strip nozzle	5	1.73	8.65
1/2 inch ell S x FIPT	5	0.62	3.10
1/2 inch x close poly nipple	5	0.63	3.15
1/2 inch flex pipe	10	0.68	6.80
3/4 inch sch 40 pvc pipe	100	0.47	47.00
3/4 inch tee S x S x S	5	0.71	3.55
3/4 inch coupling	2	0.46	0.92
3/4 x 1/2 inch reducer bushing	5	0.52	2.60
Labor: 2 men @ \$ 80.00 per hour	5	80.00	400.00
Add pipe and spray heads to existing zone for Bahia sod.			
Falkenburg entrance behind monument wall.		Total	\$530.77
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	3/11/2017	Balance Due \$530.77

Approved 2/16/2017 by dthomas



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
2/10/2017	118028

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #
37085

Work Order #

PO / PA #

Description	Qty	Rate	Amount
At Fualkenburg entrance behind monument sign, apply Bahia seed to dirt area.			
10 # bucket of seed		100.81	100.81
Labor		70.00	70.00
		Total	\$170.81
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	3/12/2017	Balance Due \$170.81

Approved 2/16/2017 by dthomas



NICHOLS

LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.8810 o.
www.nichols-la.com

813.298.8880 c.
cells@nichols-la.com

877.246.3714 f.
LC26C00399

Invoice

Invoice No.

MCP16-3.06

Due Date

12/27/2016

Bill To

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

Sent via Email on December 12, 2016

PARKWAY CDD
Landscape Construction Services

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
11/4/2016	Principal Landscape Architect Get install updates from Rodger.	0.25	151.00	37.75
11/16/2016	Principal Landscape Architect Stop by site to review landscape installation at Riverview entrance on way back from Ruskin area. Call/ text with Rodger about items.	1.75	151.00	264.25
11/28/2016	Principal Landscape Architect Update with BH and LMP - Rodger	0.25	151.00	37.75
11/16/2016	Mileage Travel to site on the way back from another site to review install progress to date.	20	0.54	10.80

4908
m

2016

We Appreciate Your Business!

Total Due:

\$350.55

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

Approved 2/16/2017 by dthomas



NICHOLS

LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
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813.298.8880 c.
cells@nichols-la.com

877.246.3714 f.
LC26C00399

Invoice

Invoice No.

MPC15-2.21

Due Date

12/27/2016

Bill To

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

Sent via Email on December 12, 2016

PARKWAY CDD Miscellaneous Tasks

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
11/16/2016	Principal Landscape Architect Travel, attend and present at CDD Meeting.	3.25	151.00	490.75
11/14/2016	B/W =/ >24"x 36" Digital Plots plot for meeting.	1	5.75	5.75
11/14/2016	B/W Photocopies (Bond Paper; Letter or Legal) 3 b/w copies of LMP proposals.	3	0.20	0.60
11/16/2016	Mileage Travel to Rivercrest Clubhouse for CDD Meeting.	51.8	0.54	27.97

490.75

2016

We Appreciate Your Business!

Total Due:

\$525.07

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

Approved 2/16/2017 by dthomas



NICHOLS

LANDSCAPE ARCHITECTURE INC.

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813.298.8880 c.
celia@nichols-la.com

877.246.3714 f.
LC26C00399

Invoice

Invoice No.

MCP16-3.07

Due Date

1/14/2017

Bill To

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

Sent via Email on December 30, 2016

PARKWAY CDD Landscape Construction Services

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
12/1/2016	Principal Landscape Architect Work with Rodger on punch list items. Setup walkthru.	0.5	151.00	75.50
12/5/2016	Principal Landscape Architect Conduct 1st punch list walk-thru at Oak Creek with LMP (landscape and irrigation- both main entries)	7	151.00	1,057.00
12/6/2016	Principal Landscape Architect Coord. on Annuals / Perennials with LMP and BH.	1.25	151.00	188.75
12/9/2016	Principal Landscape Architect Prepare Walk Through Report for LMP to address.	6.25	151.00	943.75
12/12/2016	Principal Landscape Architect email coord. with BH.	0.25	151.00	37.75
12/5/2016	Mileage Travel and attend 1st Punch List walk-thru with LMP at both main entries of Oak Creek.	57.6	0.54	31.10

4908
4

2016

We Appreciate Your Business!

Total Due:

\$2,333.85

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

Approved 2/16/2017 by dthomas

Spearem Enterprises, LLC

8348 Little Rd. Ste. 201
New Port Richey 34654
(727) 237-2316
spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 2422**DATE** 12/22/2016**DUE DATE** 12/22/2016**TERMS** Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Labor Purchased, Delivered, Installed 30, 7ft, 3 inch fluted aluminum sign poles. 60 aluminum sign brackets 30 aluminum acorn finials Installed 30 "NO TRESPASSING" signs provided by CDD Cost includes labor and Material	1	3,900.00	3,900.00

BALANCE DUE

\$3,900.00

4905
my

Approved 2/16/2017 by dthomas

Spearem Enterprises, LLC

8348 Little Rd. Ste. 201
New Port Richey 34654
(727) 237-2316
spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 2427**DATE** 12/22/2016**DUE DATE** 01/21/2017**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Installed, Replaced combo lock/chain on fence for TECO Easement.	1	80.00	80.00
Material Lock/Chain	1	40.00	40.00

BALANCE DUE**\$120.00**

4/6/18
m

Approved 2/16/2017 by dthomas

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2016



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Parkway Center Community Development District

Combining Balance Sheet

As of 12/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2004	Debt Service Fund - Series 2008	Capital Projects Fund - Series 2004	Capital Projects Fund - Series 2008	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets								
Cash- Operating Acct	1,266,320	0	0	0	0	0	0	1,266,320
Cash on Hand	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Accounts Receivable	11,911	0	0	0	0	0	0	11,911
Due From General Fund	0	2	(2)	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0	0	0
Interest Receivable	0	0	0	0	0	0	0	0
Investments--Reserve Fund B--Series 2000-Suntrust	0	0	0	0	0	0	0	0
Investments - 2004 A Reserve	0	500,614	0	0	0	0	0	500,614
Investments - 2004 B Reserve	0	91,259	0	0	0	0	0	91,259
Investments 2004 A Interest	0	0	0	0	0	0	0	0
Investments - 2004 B Interest	0	5	0	0	0	0	0	5
Invest - Developer Reserve Fund	0	13,475	0	0	0	0	0	13,475
Investments-Revenue Account-Series 2004	0	432,668	0	0	0	0	0	432,668
Investment - Sinking - 2004	0	0	0	0	0	0	0	0
Investments--Prepayment Acct--Series 2004B	0	309,408	0	0	0	0	0	309,408
Investments-Prepayment Acct A - Series 2004	0	45,268	0	0	0	0	0	45,268
Investments-COI-Series 2004B	0	0	0	880	0	0	0	880
Investments-Revenue Account-Series 2008	0	0	194,814	0	0	0	0	194,814
Investments-Interest Account-Series 2008	0	0	0	0	0	0	0	0
Investments-Reserve Account-Series 2008	0	0	17,293	0	0	0	0	17,293
Inv - Redemption Series 2008	0	0	0	0	0	0	0	0
Investments-Const. Account-Series 2008	0	0	0	0	25,621	0	0	25,621
Investments-COI-Series 2008	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Deposits	9,035	0	0	0	0	0	0	9,035

Parkway Center Community Development District

Combining Balance Sheet

As of 12/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2004	Debt Service Fund - Series 2008	Capital Projects Fund - Series 2004	Capital Projects Fund - Series 2008	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Improvements Other Than Buildings	0	0	0	0	0	2,653,526	0	2,653,526
Ancillary Costs	0	0	0	0	0	937,602	0	937,602
Construction Work In Progress	0	0	0	0	0	54,290	0	54,290
Amount Available-Debt Service	0	0	0	0	0	0	1,604,805	1,604,805
Amount To Be Provided-Debt Service	0	0	0	0	0	0	10,345,195	10,345,195
Total Assets	<u>1,287,266</u>	<u>1,392,699</u>	<u>212,106</u>	<u>880</u>	<u>25,621</u>	<u>3,645,418</u>	<u>11,950,000</u>	<u>18,513,991</u>
Liabilities								
Accounts Payable	623,687	0	0	0	0	0	0	623,687
Accounts Payable Other	0	0	0	0	0	0	0	0
Unallocated Funds	0	0	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Deposit - Due Developer	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0
Revenue Bonds 2004 A	0	0	0	0	0	0	5,330,000	5,330,000
Revenue Bonds 2004 B	0	0	0	0	0	0	4,830,000	4,830,000
Refunding Bonds - 2008	0	0	0	0	0	0	1,790,000	1,790,000
Total Liabilities	<u>623,688</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>11,950,000</u>	<u>12,573,688</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	1,340,913	119,002	880	29,429	0	0	1,490,224
Fund Balance-Unreserved	472,677	0	0	0	0	0	0	472,677
Investment In General Fixed Assets	0	0	0	0	0	3,645,418	0	3,645,418
Other	190,902	51,786	93,104	0	(3,808)	0	0	331,984
Total Fund Equity & Other Credits	<u>663,579</u>	<u>1,392,699</u>	<u>212,106</u>	<u>880</u>	<u>25,621</u>	<u>3,645,418</u>	<u>0</u>	<u>5,940,304</u>
Total Liabilities & Fund Equity	<u>1,287,266</u>	<u>1,392,699</u>	<u>212,106</u>	<u>880</u>	<u>25,621</u>	<u>3,645,418</u>	<u>11,950,000</u>	<u>18,513,991</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2016 Through 12/31/2016
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance	540,847	426,933	(113,914)	(21)%
Assmts-Tax Roll				
Interest Earnings				
Interest Earnings	50	96	46	91 %
Other Miscellaneous Revenues				
Undesignated Reserves	15,000	0	(15,000)	(100)%
Total Revenues	555,897	427,028	(128,869)	(23)%
Expenditures				
Legislative				
Supervisor Fees	10,000	1,200	8,800	88 %
Financial & Administrative				
District Manager	28,840	7,210	21,630	75 %
Recording Secretary	5,543	1,386	4,157	76 %
District Engineer	6,000	479	5,521	92 %
Disclosure Report	1,000	0	1,000	100 %
Trustees Fees	7,000	2,891	4,109	59 %
Auditing Services	7,600	0	7,600	100 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Financial Services	26,677	6,669	20,008	75 %
Postage, Phone, Faxes, Copies	600	267	333	55 %
Digital Meeting Media	1,500	0	1,500	100 %
Public Officials Insurance	2,500	714	1,786	71 %
Legal Advertising	550	0	550	100 %
Bank Fees	186	61	125	67 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	500	0	500	100 %
Investment Reporting Fees	2,000	550	1,450	73 %
Office Supplies	200	0	200	100 %
Technology Services	4,000	772	3,228	81 %
Website Administration	2,500	0	2,500	100 %
Legal Counsel				
District Counsel	10,000	4,435	5,565	56 %
Electric Utility Services				
Electric Utility Services - Other	11,000	0	11,000	100 %
Street Lighting	90,000	25,036	64,964	72 %
Other Physical Environment				
Property & Casualty Insurance	12,400	6,906	5,494	44 %
Entry & Walls Maintenance	5,500	305	5,195	94 %
Landscape Maintenance - Contract	151,834	47,267	104,567	69 %
Landscape Maintenance - Other	12,000	19,395	(7,395)	(62)%
Field Manager	27,707	6,927	20,780	76 %
Irrigation Maintenance	5,000	2,916	2,084	42 %
Plant Replacement Program	12,500	1,150	11,350	91 %
Waterway Management Program-Contract	14,040	3,953	10,087	72 %
Waterway Management Program - Other	5,000	450	4,550	91 %
Waterway Management Program - Erosion Control	5,000	0	5,000	100 %
Irrigation Improvements	5,000	0	5,000	100 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Waterway Mgt. Program-Aquatic Plantings	4,000	0	4,000	100 %
Capital Improvements	15,000	77,280	(62,280)	(415)%
Road & Street Facilities				
Street/Decorative Light Maintenance	5,000	462	4,538	91 %
Pavement & Signage Repairs	4,500	3,900	600	13 %
Holiday Lighting	5,000	3,100	1,900	38 %
Parks & Recreation				
Miscellaneous Maintenance	5,000	3,195	1,805	36 %
Security Patrol	21,000	7,076	13,924	66 %
Special Events	2,000	0	2,000	100 %
Reserves				
Capital Asset Reserves	18,720	0	18,720	100 %
Total Expenditures	<u>555,897</u>	<u>236,126</u>	<u>319,771</u>	<u>58 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>190,902</u>	<u>190,902</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	472,677	472,677	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>663,579</u></u>	<u><u>663,579</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2004

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	828,911	393,133	(435,778)	(53)%
Debt Service Prepayments	0	341,258	341,258	0 %
Debt Service Assessment-Lot Closing	0	29,189	29,189	0 %
Interest Earnings				
Interest Earnings	0	19	19	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	287,669	287,669	0 %
Total Revenues	<u>828,911</u>	<u>1,051,268</u>	<u>222,357</u>	<u>27 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	663,911	334,482	329,429	50 %
Principal Payments	<u>165,000</u>	<u>665,000</u>	<u>(500,000)</u>	<u>(303)%</u>
Total Expenditures	<u>828,911</u>	<u>999,482</u>	<u>(170,571)</u>	<u>(21)%</u>
Excess of Revenuess Over(Under) Expenditures	<u>0</u>	<u>51,786</u>	<u>51,786</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,340,913	1,340,913	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,392,699</u>	<u>1,392,699</u>	<u>0 %</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	169,725	136,348	(33,377)	(20)%
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	169,725	136,350	(33,375)	(20)%
Expenditures				
Debt Service Payments				
Interest Payments	84,724	43,246	41,478	49 %
Principal Payments	85,000	0	85,000	100 %
Total Expenditures	169,724	43,246	126,478	75 %
Excess of Revenues Over(Under) Expenditures	1	93,104	93,103	9,310,254 %
Fund Balance, Beginning of Period	0	119,002	119,002	0 %
Fund Balance, End of Period	1	212,106	212,105	21,210,450 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over(Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	880	880	0 %
Fund Balance, End of Period	0	880	880	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2016 Through 12/31/2016

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	3,808	(3,808)	0 %
Total Expenditures	0	3,808	(3,808)	0 %
Excess of Revenues Over(Under) Expenditures	0	(3,808)	(3,808)	0 %
Fund Balance, Beginning of Period	0	29,429	29,429	0 %
Fund Balance, End of Period	0	25,621	25,621	0 %

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

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 12/31/16
Reconciliation Date: 12/31/2016
Status: Locked

Bank Balance	1,275,297.68
Less Outstanding Checks/Vouchers	8,977.29
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	1,266,320.39
Balance Per Books	<u>1,266,320.39</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

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

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 12/31/16

Reconciliation Date: 12/31/2016

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
3937	8/25/2016	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
4009	12/7/2016	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
4012	12/21/2016	System Generated Check/Voucher	1,170.00	Aquatic Systems, Inc.
4014	12/21/2016	System Generated Check/Voucher	3,100.00	Illuminations Holiday Lighting, LLC
4017	12/21/2016	System Generated Check/Voucher	1,084.09	Parkway Center CDD
4018	12/21/2016	System Generated Check/Voucher	3,143.20	Parkway Center CDD
4019	12/21/2016	System Generated Check/Voucher	80.00	Spearem Enterprises, LLC
Outstanding Checks/Vouchers			8,977.29	

Commercial Checking Acct Public Funds

Account number:
Image count: 17

■ December 1, 2016 - December 31, 2016 ■ Page 1 of 2



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

Questions?

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

Online: wellsfargo.com

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

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$510,312.86	\$808,665.66	-\$43,680.84	\$1,275,297.68

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	12/07	766,183.13	Hlls Tax Licens Dist ID 28 DN022034 Parkway Center
	12/15	42,482.53	Hlls Tax Licens Dist ID #2 DN022034 Parkway Center
		\$808,665.66	Total electronic deposits/bank credits
		\$808,665.66	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	12/05	80.40	Verizon Wireless Payments 161205 062359092100001 0000000062359092100001
	12/12	24.42	Client Analysis Srvc Chrg 161209 Svc Chge 1116 002000027191958
		\$104.82	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
3995	1,170.00	12/02	4005	225.00	12/13	4010*	200.00	12/12
3997*	700.00	12/12	4006	200.00	12/12	4011	7,076.27	12/13
3999*	1,697.64	12/05	4007	18,100.57	12/12	4013*	461.70	12/30
4004*	2,725.36	12/12	4008	7,864.83	12/08	4015*	1,381.96	12/27

**Checks paid (continued)**

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
4016	77.50	12/27	4021	585.43	12/28	4023	403.91	12/27
4020*	271.00	12/30	4022	434.85	12/27			
\$43,576.02			Total checks paid					

* Gap in check sequence.

\$43,680.84 **Total debits**

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/30	510,312.86	12/08	1,265,683.12	12/27	1,276,615.81
12/02	509,142.86	12/12	1,243,732.77	12/28	1,276,030.38
12/05	507,364.82	12/13	1,236,431.50	12/30	1,275,297.68
12/07	1,273,547.95	12/15	1,278,914.03		
Average daily ledger balance		\$1,123,599.59			



MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway CenterDate: Monday, February 13, 2017

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	<u>Good</u>
INVASIVE MATERIAL (FLOATING)	20	19	-1	<u>Overall Good</u>
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	<u>Observed In A Couple Of Ponds</u>
FOUNTAINS/AERATORS	20	20	0	<u>Good</u>
DESIRABLE PLANTS	15	15	0	<u>Overall good</u>
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	<u>Not applicable</u>
CLUBHOUSE EXTERIOR	3	3	0	<u>Not applicable</u>
POOL WATER	10	10	0	<u>Not applicable</u>
POOL TILES	10	10	0	<u>Not applicable</u>
POOL LIGHTS	5	5	0	<u>Not applicable</u>
POOL FURNITURE/EQUIPMENT	8	8	0	<u>Not applicable</u>
FIRST AID/SAFETY ITEMS	10	10	0	<u>Not applicable</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>Not applicable</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>Not applicable</u>
RECREATIONAL FACILITIES	7	7	0	<u>Not applicable</u>
RESTROOMS	6	6	0	<u>Not applicable</u>
HARDSCAPE	10	10	0	<u>Not applicable</u>
ACCESS & MONITORING SYSTEM	3	3	0	<u>Not applicable</u>
IT/PHONE SYSTEM	3	3	0	<u>Not applicable</u>
TRASH RECEPTACLES	3	3	0	<u>Good condition</u>
FOUNTAINS	8	8	0	<u>Not applicable</u>
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good condition</u>
PAINTING	25	25	0	<u>Good condition</u>
CLEANLINESS	25	25	0	<u>Good condition</u>
GENERAL CONDITION	25	25	0	<u>Good condition</u>



MERITUS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway CenterDate: Monday, February 13, 2017

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	<u>Good</u>
RECREATIONAL AREAS	30	30	0	<u>Not applicable</u>
SUBDIVISION MONUMENTS	30	30	0	<u>Good</u>
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	14	-1	<u>Overall good - check with homeowner to see if we can pressu</u>
SIDEWALKS	30	30	0	<u>Good</u>
SPECIALTY MONUMENTS	15	15	0	<u>Good condition</u>
STREETS	25	25	0	<u>Overall Good</u>
PARKING LOTS	15	15	0	<u>Not applicable</u>
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	<u>OK</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>Good</u>
MONUMENT LIGHTING	30	30	0	<u>Overall Good</u>
AMENITY CENTER LIGHTING	15	15	0	<u>Not applicable</u>
GATES				
ACCESS CONTROL PAD	25	25	0	<u>Not applicable</u>
OPERATING SYSTEM	25	25	0	<u>Not applicable</u>
GATE MOTORS	25	25	0	<u>Not applicable</u>
GATES	25	25	0	<u>Not applicable</u>
SCORE	700	695	-5	99%

Manager's Signature:

Nicole Chamberlain2/13/2017

Supervisor's Signature:

MERITUS

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: Monday, February 13, 2017

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	<u>Good Condition</u>
TURF FERTILITY	10	9	-1	<u>Overall Good - Problem Areas Improving</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>No weeds observed</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	5	0	<u>Overall Good - LMP to provide plant repl</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Good</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	10	0	<u>Overall good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	5	0	<u>Good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>Good</u>
INSECT/DISEASE CONTROL	7	7	0	<u>Good condition</u>
DEADHEADING/PRUNING	3	3	0	<u>Good</u>

SCORE

100	99	-1	99%
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Contractor Signature: _____

Manager's Signature: Nicole Chamberlain 2/13/2017

Supervisor's Signature: _____

LMP Weekly Maintenance Worksheet

Date: 2/15/17 Property Parkway CDD

Foreman: Grabiell Miron

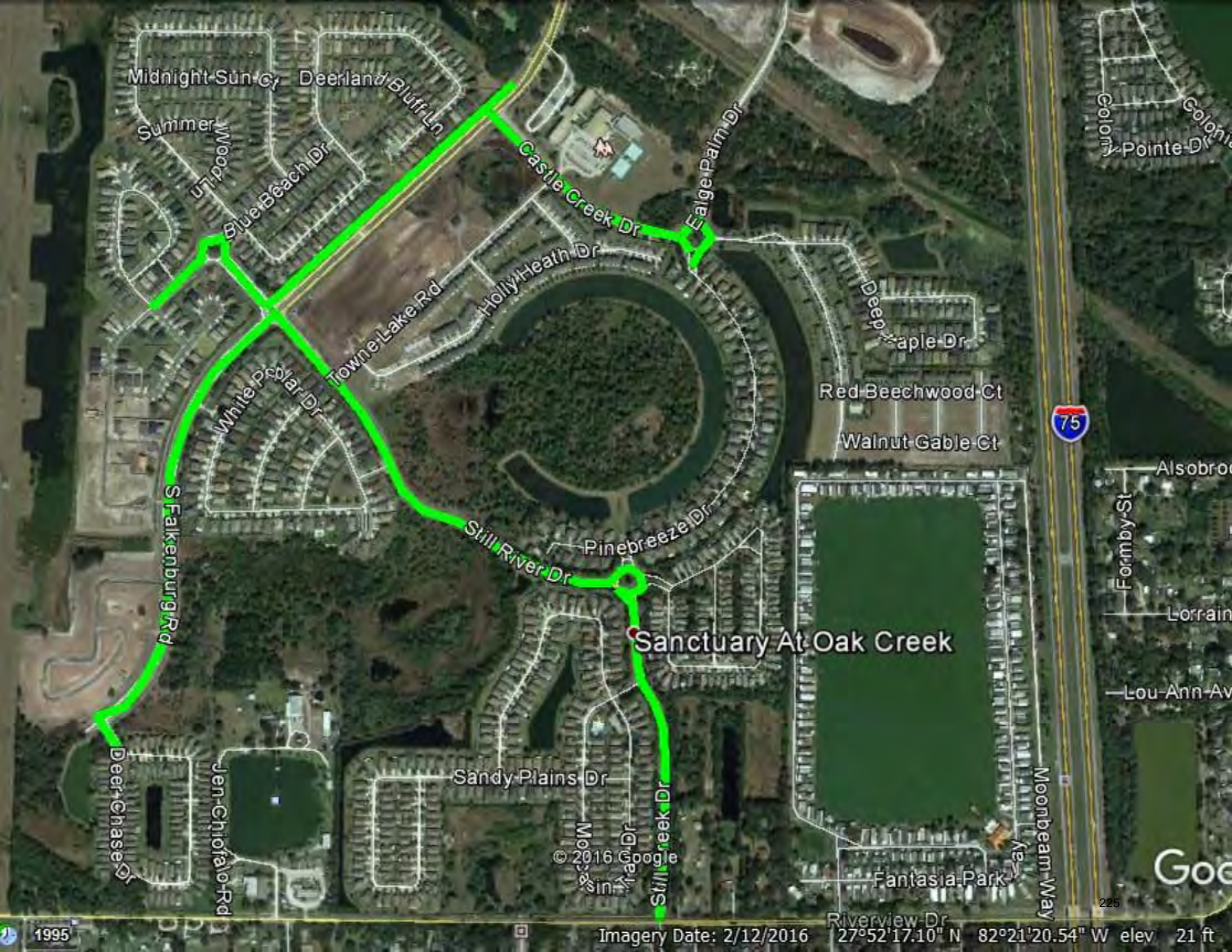
Mgr: Paul Gomez

Category		Comments
X	Mow	Mow week service. We were on site 2-13-17 & 2-14-17
X	Edge	
X	Monofilament Trim	
X	Shrub/Groundcover Trim	Shrub trimming was completed 100% along Still Creek & Still River. This area was also detailed.
X	Blow	
X	Debris Disposal-Details	We police for trash & debris throughout property. All doggie stations were service and filled up with new role of doggie bags.
<input type="checkbox"/>	Bed Weed Control for R-UP	
X	Tree Pruner Palm pruner	We completed the remainder of the Oak trees pruning off of Still Creek & Still River. Tree pruning has been completed. I have on schedule palm tree pruning as we get closer I will be able to give you an exact date when this will take place.
<input type="checkbox"/>	Insect/Disease Control	
<input type="checkbox"/>	Irrigation Inspection	
<input type="checkbox"/>	Tree Fertilization	
<input type="checkbox"/>	Shrub Fertilization	
<input type="checkbox"/>	Turf Fertilization	
<input type="checkbox"/>	Turf Weed Control	
<input type="checkbox"/>	Fire Ant Control	
<input type="checkbox"/>	Seasonal Color Maintenance Annuals	
<input type="checkbox"/>	Perennials Maintenance	
<input type="checkbox"/>	Mulching	

Extra Work Needed

We have 5 infected palm trees & two groups of dead pine trees that need to be removed. I will produce a proposal to remove. I will be generating a proposal to fill in plant material as needed along Still Creek & Still River.

Additional Comments



Midnight Sun Ct Deerland Bluff Ln

Summer Wood
Blue Beach Dr

Castle Creek Dr

Edge Palm Dr

White Polar Dr

Towne Lake Rd

Holly Heath Dr

Deep Maple Dr

Red Beechwood Ct

Walnut Gable Ct

S Falkenburg Rd

Still River Dr

Pinebreeze Dr

Sanctuary At Oak Creek

Sandy Plains Dr

Still Creek Dr

Moonbeam Way

Fantasia Park

225

1995

Imagery Date: 2/12/2016

27°52'17.10" N 82°21'20.54" W elev 21 ft

Action Item Template

Date	February 1 2017
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Notice to owner encroaching onto CDD land	BH	3/1/16	Feb Meeting		done	Closed out
2	Security	BH	2/1/17	Feb Meeting		open	Rep from Bales will attend meeting to go over service.
4	Landscape Enhancements	BH	6/1/16	Feb Meeting		done	Completed
5	Open BOS Seat	BH	11/1/16	Feb Meeting		open	Resume included in book
6	Ponds	BH	1/1/17	Feb Meeting		done	Please see report by Aquatics Systems.
7	Landscape Bids	BH	11/1/16	Feb Meeting		open	Board to review bids
8	LMP Proposal for trimming	BH	9/1/16	Feb Meeting		open	Proposal in book
9							



Parkway Center CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 2/6/2017

Prepared for:

Mr. Brian Howell

Meritus Corporation

2005 Pan Am Circle Drive, Suite #120

Tampa, Florida 33607

Prepared by:

Virginia Tillman, Assistant Account Representative

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

Parkway Center CDD Waterway Inspection Report

2/6/2017

Site: 1



Comments: Site looks good

Overall, Pond #1 looks good! Minor Planktonic Algae was present in the south corner (top right), which will be targeted during our routine visits.

Site: 2



Comments: Site looks good

Pond #2 looks great!

Parkway Center CDD Waterway Inspection Report

2/6/2017

Site: 4



Comments: Normal growth observed

Minor Filamentous Algae was present in minor patches in the south corner of Pond #4, which will be targeted during our upcoming routine visits. Positive results should be seen within 10-14 days following treatment.

Site: 5



Comments: Treatment in progress

Pond #5 was treated for shoreline weeds on 1/11 and positive results should be seen within 21-28 days.

Parkway Center CDD Waterway Inspection Report

2/6/2017

Site: 6



Comments: Site looks good

Pond #6 is in great condition following our routine maintenance!

Site: 10



Comments: Site looks good

Pond #9 looks great! The native Duck Potato will continue to be promoted.

Site: 9



Comments: Normal growth observed

Minor floating Duckweed and shoreline weeds were present along the perimeter, which will be targeted during our routine visits.

Site: 11



Comments: Site looks good

Overall, the open water of Pond #11 looks good. Minor shoreline weeds were observed along the perimeter, which will be treated during our routine visits.

Parkway Center CDD Waterway Inspection Report

2/6/2017

Site: 15



Comments: Normal growth observed

Minor Water Lettuce, Cattails and Water Hyacinth were present within Pond #15, all of which will be targeted during our upcoming routine visits.

Site: 17



Comments: Site looks good

Pond #17 looks good!

Management Summary

The ponds within the Parkway Center CDD continue to improve following our routine maintenance. The following 10 ponds were visually assessed during today's inspection: Ponds #1, #2, #4, #5, #6, #9, #10, #11, #15 and #17 respectively.

Dormancy is a stage within a plant's life span in which growth and development are significantly decreased or even stopped. This stage enables them to survive in climates where part of the year is unsuitable for growth, such as winter or dry seasons. Some of the beneficial vegetation within the community were observed to have gone dormant for the cooler months and will bounce back in spring time.

Algal blooms can result from a combination of several environmental factors such as: nutrients, temperature, sunlight, turbidity and the water chemistry. Overall, the Algal growth throughout the community continue to be at a minimum level. The minor Filamentous Algae on Pond #4 and the minor Planktonic Algae on Pond #1 will be targeted during our upcoming routine visits. Positive results should be seen within 10-14 days following treatment.

Floating weeds were observed on Ponds #9 and #15 during today's inspection. Water lettuce is a free-floating plant with many spongy, dusty green simple leaves, which can be an aggressive invader and can form thick floating mats. The minor Floating Water Lettuce and Water Hyacinth with a coverage of 20% were observed on Pond #15, both of which will be targeted during our routine maintenance. Floating Duckweed was present windblown along the perimeter and in the north corner of Pond #9, which will be targeted during our routine visits.

Minor invasive shoreline weeds were present along the perimeter of Ponds #5, #9 and #11. The grasses on Pond #5 were treated during our routine visit on 1/11. Ponds #10 and #11 will be targeted during our routine visits. Positive results should be seen within 21-28 days following treatment.

Minor Cattails were observed along the perimeter of Pond #15, which will be treated during our routine visits.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth throughout the community and target on contact.
- Target the minor Algae on Ponds #1 and #4.
- Treat the minor floating weeds on Ponds #9 and #15.
- Continue to treat all sites for invasive shoreline weeds during our routine visits.
- Treat the minor grasses on Ponds #10 and #11.
- Target the minor Cattails on Pond #15.

THANK YOU FOR CHOOSING ASI!

