

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 23, 2017**

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
AUGUST 23, 2017 at 6:30 p.m.**

Rivercrest CDD Clubhouse  
Located at 11560 Ramble Creek Drive, Riverview, FL 33569.

<b>District Board of Supervisors</b>	Chairman	JoAnn Ward
	Vice Chairman	Earl Kunke
	Supervisor	Tanya O'Connor
	Supervisor	Daniel Fleary, Jr.
	Supervisor	Suzanne DeCopain
<b>District Manager</b>	Meritus	Brian Howell
<b>District Attorney</b>	Burr Forman	Scott Steady
<b>District Engineer</b>	Stantec, Inc.	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The meeting will begin at **6:30 p.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Board of Supervisors  
**Parkway Center Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, August 23, 2017 at 6:30 p.m.** at Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda:

Finances

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2018 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2018 Budget
  - E. Consideration of Resolution 2017-04; Adopting Fiscal Year 2018 Budget ..... Tab 01
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2017-05; Assessment Resolution..... Tab 02
  - B. Consideration of Resolution 2017-06; Setting FY 2018 Meeting Schedule..... Tab 03
  - C. Security Company Presentations ..... Tab 04
    - i. Alamo Guard Patrol
    - ii. Nationwide Security Group
    - iii. Elite Status Security & Technical Systems, Inc.
  - D. Capital Improvement Plan Update
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    - i. Discussion on Ownership Map ..... Tab 05
- 6. CONSENT AGENDA**
  - A. Consideration of Minutes of Board of Supervisors Meeting July 26, 2017 ..... Tab 06
  - B. Consideration of Operations and Maintenance Expenditures July ..... Tab 07
  - C. Review of Financial Statements through July 31, 2017 ..... Tab 08
- 7. MANAGEMENT REPORTS**
  - A. District Manager's Report
  - B. Field Manager ..... Tab 09
    - i. District Inspection Report
    - ii. Staff Action List
    - iii. Aquatic Systems Reports
- 8. SUPERVISOR REQUESTS**
- 9. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 10. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Howell  
District Manager

**RESOLUTION 2017-04**

**A RESOLUTION OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR 2018 (BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018)**

**WHEREAS**, the District Manager submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing fiscal year, pursuant to the provision of Chapters 190 and 197, Florida Statutes; and

**WHEREAS**, the Board adopted said proposed budget and set August 23, 2017 as the date for a public hearing thereon, to receive public comments and caused notice of such public hearing to be given by mail and/or publication pursuant to Chapters 190 and 197, Florida Statutes; and

**WHEREAS**, Florida Statutes require that the District Board, by resolution, adopt the final approved budget for the ensuing fiscal year; and

**WHEREAS**, the Board is empowered to impose special assessments upon the properties within the District.

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

**Section 1.** The Proposed Budget (as amended, if applicable) for Fiscal Year 2018 and attached hereto as Exhibit A, is hereby approved and adopted as Final, pursuant to Florida Statutes and incorporated herein by reference.

**Section 2.** Pursuant to the assessment levy approved in conjunction with the Adoption of the Fiscal Year 2018 Budget, attached hereto as Exhibit A.

**Section 3.** The Appropriate Officer(s) of the District and the District Manager are authorized to execute any and all necessary transmittals, certifications, or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**Section 4.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED THIS 23<sup>RD</sup> DAY OF AUGUST, 2017.**

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT  
DISTRICT**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**



2018



# PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT



## FISCAL YEAR 2018

PROPOSED ANNUAL OPERATING BUDGET

MAY 24, 2017

# PARKWAY CENTER

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2018

#### PROPOSED ANNUAL OPERATING BUDGET

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MAY 24, 2017

# PARKWAY CENTER

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

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

The following report represents the District budget for Fiscal Year 2018, which begins on October 1, 2017. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2004 Capital Improvement Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2008 Capital Improvement Revenue Bonds

#### **Facilities of the District**

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

#### **Maintenance of the Facilities**

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

# PARKWAY CENTER

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Operating Budget	Current Period Actuals 10/1/2016 - 3/31/17	Projected Revenues & Expenditures 04/01/17 to 9/30/17	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmts-Tax Roll	540,847.00	545,060.06	8,550.93	553,610.99	12,763.99
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>540,847.00</b>	<b>545,060.06</b>	<b>8,550.93</b>	<b>553,610.99</b>	<b>12,763.99</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	50.00	95.52	0.00	95.52	45.52
<b>TOTAL INTEREST EARNINGS</b>	<b>50.00</b>	<b>95.52</b>	<b>0.00</b>	<b>95.52</b>	<b>45.52</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Undesignated Reserves	15,000.00	0.00	26,000.00	26,000.00	11,000.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>15,000.00</b>	<b>0.00</b>	<b>26,000.00</b>	<b>26,000.00</b>	<b>11,000.00</b>
<b>TOTAL REVENUES</b>	<b>\$555,897.00</b>	<b>\$545,155.58</b>	<b>\$34,550.93</b>	<b>\$579,706.51</b>	<b>\$23,809.51</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	10,000.00	3,800.00	2,400.00	6,200.00	(3,800.00)
<b>TOTAL LEGISLATIVE</b>	<b>10,000.00</b>	<b>3,800.00</b>	<b>2,400.00</b>	<b>6,200.00</b>	<b>(3,800.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	28,840.00	14,419.98	14,420.02	28,840.00	0.00
Recording Secretary	5,543.00	2,771.52	2,771.48	5,543.00	0.00
District Engineer	6,000.00	704.00	2,500.00	3,204.00	(2,796.00)
Disclosure Report	1,000.00	0.00	1,000.00	1,000.00	0.00
Trustees Fees	7,000.00	2,891.29	4,108.71	7,000.00	0.00
Auditing Services	7,600.00	0.00	5,000.00	5,000.00	(2,600.00)
Arbitrage Rebate Calculation	1,300.00	0.00	1,300.00	1,300.00	0.00
Financial Services	26,677.00	13,338.48	13,338.52	26,677.00	0.00
Postage, Phone, Faxes, Copies	600.00	721.09	154.64	875.73	275.73
Digital Meeting Media	1,500.00	0.00	200.00	200.00	(1,300.00)
Public Officials Insurance	2,500.00	1,808.42	0.00	1,808.42	(691.58)
Legal Advertising	550.00	0.00	150.00	150.00	(400.00)
Bank Fees	186.00	67.89	67.89	135.78	(50.22)
Dues, Licenses & Fees	200.00	175.00	0.00	175.00	(25.00)
Miscellaneous Fees	500.00	0.00	0.00	0.00	(500.00)
Investment Reporting Fees	2,000.00	1,099.98	0.00	1,099.98	(900.02)
Office Supplies	200.00	0.00	20.00	20.00	(180.00)
Technology Services	4,000.00	1,465.90	1,388.40	2,854.30	(1,145.70)
Website Administration	2,500.00	0.00	0.00	0.00	(2,500.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>98,696.00</b>	<b>39,463.55</b>	<b>46,419.66</b>	<b>85,883.21</b>	<b>(12,812.79)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	10,000.00	4,795.36	4,795.36	9,590.72	(409.28)
<b>TOTAL LEGAL COUNSEL</b>	<b>10,000.00</b>	<b>4,795.36</b>	<b>4,795.36</b>	<b>9,590.72</b>	<b>(409.28)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services - Other	11,000.00	8,794.49	2,205.51	11,000.00	0.00
Street Lighting	90,000.00	35,388.51	24,771.96	60,160.47	(29,839.53)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>101,000.00</b>	<b>44,183.00</b>	<b>26,977.47</b>	<b>71,160.47</b>	<b>(29,839.53)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	12,400.00	6,906.32	5,493.68	12,400.00	0.00
Entry & Walls Maintenance	5,500.00	700.00	700.00	1,400.00	(4,100.00)
Landscape Maintenance - Contract	151,833.84	94,533.42	57,300.42	151,833.84	0.00
Landscape Maintenance - Other	12,000.00	24,425.41	5,000.00	29,425.41	17,425.41
Field Manager	27,707.00	13,853.58	13,853.42	27,707.00	0.00
Irrigation Maintenance	5,000.00	6,161.46	6,000.00	12,161.46	7,161.46
Plant Replacement Program	12,500.00	16,459.73	0.00	16,459.73	3,959.73
Waterway Management Program-Contract	14,040.00	7,463.00	6,577.00	14,040.00	0.00
Waterway Management Program - Other	5,000.00	3,445.00	1,555.00	5,000.00	0.00
Waterway Management Program - Erosion Control	5,000.00	0.00	1,000.00	1,000.00	(4,000.00)
Irrigation Improvements	5,000.00	2,713.44	2,286.56	5,000.00	0.00
Waterway Mgt. Program-Aquatic Plantings	4,000.00	0.00	1,000.00	1,000.00	(3,000.00)
Capital Improvements	15,000.00	79,613.80	10,000.00	89,613.80	74,613.80
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>274,980.84</b>	<b>256,275.16</b>	<b>110,766.08</b>	<b>367,041.24</b>	<b>92,060.40</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Street/Decorative Light Maintenance	5,000.00	675.50	500.00	1,175.50	(3,824.50)
Pavement & Signage Repairs	4,500.00	3,900.00	600.00	4,500.00	0.00
Holiday Lighting	5,000.00	3,100.00	0.00	3,100.00	(1,900.00)
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>14,500.00</b>	<b>7,675.50</b>	<b>1,100.00</b>	<b>8,775.50</b>	<b>(5,724.50)</b>
<b>PARKS &amp; RECREATION</b>					
Miscellaneous Maintenance	5,000.00	3,195.00	936.34	4,131.34	(868.66)
Security Patrol	21,000.00	14,432.03	11,492.00	25,924.03	4,924.03
Special Events	2,000.00	0.00	1,000.00	1,000.00	(1,000.00)
<b>TOTAL PARKS &amp; RECREATION</b>	<b>28,000.00</b>	<b>17,627.03</b>	<b>13,428.34</b>	<b>31,055.37</b>	<b>3,055.37</b>
<b>RESERVES</b>					
Capital Asset Reserves	18,720.16	0.00	0.00	0.00	(18,720.16)
<b>TOTAL RESERVES</b>	<b>18,720.16</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(18,720.16)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$555,897.00</b>	<b>\$373,819.60</b>	<b>\$205,886.91</b>	<b>\$579,706.51</b>	<b>\$23,809.51</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$171,335.98</b>	<b>(\$171,335.98)</b>	<b>\$0.00</b>	<b>(\$0.00)</b>

# PARKWAY CENTER

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Operating Budget	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17	Fiscal Year 2018 Proposed Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmts-Tax Roll	540,847.00	553,610.99	12,763.99	540,847.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>540,847.00</b>	<b>553,610.99</b>	<b>12,763.99</b>	<b>540,847.00</b>	<b>0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	50.00	95.52	45.52	50.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>50.00</b>	<b>95.52</b>	<b>45.52</b>	<b>50.00</b>	<b>0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Undesignated Reserves	15,000.00	26,000.00	11,000.00	23,679.84	8,679.84
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>15,000.00</b>	<b>26,000.00</b>	<b>11,000.00</b>	<b>23,679.84</b>	<b>8,679.84</b>
<b>TOTAL REVENUES</b>	<b>\$555,897.00</b>	<b>\$579,706.51</b>	<b>\$23,809.51</b>	<b>\$564,576.84</b>	<b>\$8,679.84</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	10,000.00	6,200.00	(3,800.00)	10,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>10,000.00</b>	<b>6,200.00</b>	<b>(3,800.00)</b>	<b>10,000.00</b>	<b>0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	28,840.00	28,840.00	0.00	28,840.00	0.00
Recording Secretary	5,543.00	5,543.00	0.00	5,543.00	0.00
District Engineer	6,000.00	3,204.00	(2,796.00)	6,000.00	0.00
Disclosure Report	1,000.00	1,000.00	0.00	1,000.00	0.00
Trustees Fees	7,000.00	7,000.00	0.00	7,000.00	0.00
Auditing Services	7,600.00	5,000.00	(2,600.00)	5,000.00	(2,600.00)
Arbitrage Rebate Calculation	1,300.00	1,300.00	0.00	1,300.00	0.00
Financial Services	26,677.00	26,677.00	0.00	26,677.00	0.00
Postage, Phone, Faxes, Copies	600.00	875.73	275.73	600.00	0.00
Digital Meeting Media	1,500.00	200.00	(1,300.00)	500.00	(1,000.00)
Public Officials Insurance	2,500.00	1,808.42	(691.58)	2,500.00	0.00
Legal Advertising	550.00	150.00	(400.00)	550.00	0.00
Bank Fees	186.00	135.78	(50.22)	186.00	0.00
Dues, Licenses & Fees	200.00	175.00	(25.00)	200.00	0.00
Miscellaneous Fees	500.00	0.00	(500.00)	500.00	0.00
Investment Reporting Fees	2,000.00	1,099.98	(900.02)	2,000.00	0.00
Office Supplies	200.00	20.00	(180.00)	200.00	0.00
Technology Services	4,000.00	2,854.30	(1,145.70)	4,000.00	0.00
Website Administration	2,500.00	0.00	(2,500.00)	1,000.00	(1,500.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>98,696.00</b>	<b>85,883.21</b>	<b>(12,812.79)</b>	<b>93,596.00</b>	<b>(5,100.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	10,000.00	9,590.72	(409.28)	10,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>10,000.00</b>	<b>9,590.72</b>	<b>(409.28)</b>	<b>10,000.00</b>	<b>0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services - Other	11,000.00	11,000.00	0.00	11,000.00	0.00
Street Lighting	90,000.00	60,160.47	(29,839.53)	80,000.00	(10,000.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>101,000.00</b>	<b>71,160.47</b>	<b>(29,839.53)</b>	<b>91,000.00</b>	<b>(10,000.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	12,400.00	12,400.00	0.00	12,400.00	0.00
Entry & Walls Maintenance	5,500.00	1,400.00	(4,100.00)	5,500.00	0.00
Landscape Maintenance - Contract	151,833.84	151,833.84	0.00	215,833.84	64,000.00
Landscape Maintenance - Other	12,000.00	29,425.41	17,425.41	0.00	(12,000.00)
Field Manager	27,707.00	27,707.00	0.00	27,707.00	0.00
Irrigation Maintenance	5,000.00	12,161.46	7,161.46	10,000.00	5,000.00
Plant Replacement Program	12,500.00	16,459.73	3,959.73	10,500.00	(2,000.00)
Waterway Management Program-Contract	14,040.00	14,040.00	0.00	14,040.00	0.00
Waterway Management Program - Other	5,000.00	5,000.00	0.00	5,000.00	0.00
Waterway Management Program - Erosion Control	5,000.00	1,000.00	(4,000.00)	5,000.00	0.00
Irrigation Improvements	5,000.00	5,000.00	0.00	0.00	(5,000.00)
Waterway Mgt. Program-Aquatic Plantings	4,000.00	1,000.00	(3,000.00)	4,000.00	0.00
Capital Improvements	15,000.00	89,613.80	74,613.80	10,000.00	(5,000.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>274,980.84</b>	<b>367,041.24</b>	<b>92,060.40</b>	<b>319,980.84</b>	<b>45,000.00</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Street/Decorative Light Maintenance	5,000.00	1,175.50	(3,824.50)	1,000.00	(4,000.00)
Pavement & Signage Repairs	4,500.00	4,500.00	0.00	4,500.00	0.00
Holiday Lighting	5,000.00	3,100.00	(1,900.00)	5,000.00	0.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>14,500.00</b>	<b>8,775.50</b>	<b>(5,724.50)</b>	<b>10,500.00</b>	<b>(4,000.00)</b>
<b>PARKS &amp; RECREATION</b>					
Miscellaneous Maintenance	5,000.00	4,131.34	(868.66)	5,000.00	0.00
Security Patrol	21,000.00	25,924.03	4,924.03	24,000.00	3,000.00
Special Events	2,000.00	1,000.00	(1,000.00)	500.00	(1,500.00)
<b>TOTAL PARKS &amp; RECREATION</b>	<b>28,000.00</b>	<b>31,055.37</b>	<b>3,055.37</b>	<b>29,500.00</b>	<b>1,500.00</b>
<b>RESERVES</b>					
Capital Asset Reserves	18,720.16	0.00	(18,720.16)	0.00	(18,720.16)
<b>TOTAL RESERVES</b>	<b>18,720.16</b>	<b>0.00</b>	<b>(18,720.16)</b>	<b>0.00</b>	<b>(18,720.16)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$555,897.00</b>	<b>\$579,706.51</b>	<b>\$23,809.51</b>	<b>\$564,576.84</b>	<b>\$8,679.84</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$0.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### Legislative

#### Supervisor's Fees

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

### Financial & Administrative

#### District Manager

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

#### Recording Secretary

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

#### District Engineer

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

#### Disclosure Report

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

#### Trustees Fees

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

#### Auditing Services

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

#### Arbitrage Rebate Calculation

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

#### Financial Services

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

#### Travel Per Diem

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

#### Postage, Phone, Fax, Copies

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

#### Rentals & Leases

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

#### Public Officials Insurance

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



# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Legal Advertising**

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

### **Bank Fees**

The District operates a checking account for expenditures and receipts.

### **Dues, Licenses & Fees**

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

### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

### **Investment Reporting Fees**

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

### **Office Supplies**

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

### **Technology Services**

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

### **Website Administration**

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

### **Capital Outlay**

This is to purchase new equipment as required.

## **Legal Counsel**

### **District Counsel**

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

## **Electric Utility Services**

### **Electric Utility Services**

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

## **Water-Sewer Combination Services**

### **Water Utility Services**

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

## **Other Physical Environment**

### **Field Manager**

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

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Property & Casualty Insurance**

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

### **Entry & Walls Maintenance**

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

### **Landscape Maintenance - Contract**

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

### **Landscape Maintenance - Other**

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

### **Miscellaneous Maintenance**

To provide for unbudgeted repairs and maintenance.

### **Irrigation Maintenance**

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

### **Plant Replacement Program**

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

### **Waterway Mgt Program - Contract**

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

### **Waterway Mgt Program - Other**

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

### **Waterway Mgt Program - Erosion Con**

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

### **Capital Improvements**

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

## **Road & Street Facilities**

### **Decorative Light Maintenance**

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

### **Pavement and Signage Repairs**

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

### **Street Sweeping**

This item provides for cleaning of the District roadways.

## **Parks & Recreation**

### **Security Patrol**

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

### **Capital Improvements**

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



# PARKWAY CENTER

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### SERIES 2004A

#### REVENUES

CDD Debt Service Assessments	\$	492,104
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>492,104</b>

#### EXPENDITURES

Series 2004A May Bond Principal Payment	\$	175,000
Series 2004A May Bond Interest Payment	\$	161,232
Series 2004A November Bond Interest Payment	\$	155,873
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>492,104</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	5,160,000
Principal Payment Applied Toward Series 2004A Bonds	\$	175,000
<b>Bonds Outstanding - Period Ending 11/1/2018</b>	<b>\$</b>	<b>4,985,000</b>

# PARKWAY CENTER

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### SERIES 2004B

#### REVENUES

CDD Debt Service Assessments	\$	211,050
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>211,050</b>

#### EXPENDITURES

Series 2004B May Bond Principal Payment	\$	-
Series 2004B May Bond Interest Payment	\$	105,525
Series 2004B November Bond Interest Payment	\$	105,525
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>211,050</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	3,015,000
Principal Payment Applied Toward Series 2004B Bonds	\$	-
<b>Bonds Outstanding - Period Ending 11/1/2018</b>	<b>\$</b>	<b>3,015,000</b>

# PARKWAY CENTER

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### SERIES 2008

#### REVENUES

CDD Debt Service Assessments	\$	172,099
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>172,099</b>

#### EXPENDITURES

Series 2008 May Bond Principal Payment	\$	90,000
Series 2008 May Bond Interest Payment	\$	41,985
Series 2008 November Bond Interest Payment	\$	40,113
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>172,099</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	1,725,000
Principal Payment Applied Toward Series 2008 Bonds	\$	90,000
<b>Bonds Outstanding - Period Ending 11/1/2018</b>	<b>\$</b>	<b>1,635,000</b>

# PARKWAY CENTER

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

			Fiscal Year 2017			Fiscal Year 2018			
Lot Size	ERU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2017 Total Assessment	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2018 Total Assessment	Inc/(Dec) in Annual CDD Fees Per Unit <sup>(2)</sup>
Phase 1 - Series 2008									
SF 40'	1.00	199	\$325.00	\$318.98	\$643.98	\$325.00	\$318.98	\$643.98	\$0.00
SF 50'	1.25	218	\$406.00	\$398.72	\$804.72	\$406.00	\$398.72	\$804.72	\$0.00
SF 65'	1.50	73	\$487.00	\$478.47	\$965.47	\$487.00	\$478.47	\$965.47	\$0.00
Phase 2 - Series 2004									
Townhome	0.75	604	\$324.00	\$239.23	\$563.23	\$324.00	\$239.23	\$563.23	\$0.00
SF 50'	1.25	532	\$541.00	\$398.72	\$939.72	\$541.00	\$398.72	\$939.72	\$0.00
SF 60'	1.50	96	\$649.00	\$478.47	\$1,127.47	\$649.00	\$478.47	\$1,127.47	\$0.00

#### Notations:

<sup>(1)</sup> Annual assessments are adjusted for collection costs and early payment discounts of 8%.

<sup>(2)</sup> An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

## FISCAL YEAR 2018

### PROPOSED ANNUAL OPERATING BUDGET

## **RESOLUTION 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2017/2018 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Operation and Maintenance Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“Uniform Method”); and

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Operation and Maintenance Budget; and

**WHEREAS**, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Operations and Maintenance Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit "B"** to the County Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit "B"** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

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

**SECTION 1. BENEFIT.** The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A" and "B"**.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND DUE DATE.**

**A. Uniform Method Assessments.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

**B. Direct Bill Assessments.** The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of any undeveloped platted lots and/or any undeveloped lands may be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2016; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2016, 25% due no later than February 1, 2017 and 25% due no later than May 1, 2017. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2017/2018, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the County Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the County Property Appraiser after the date of this Resolution, and shall amend the Districts Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of August, 2017.

**ATTEST:**

**PARKWAY CENTER COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Chair of the Board of Supervisors

**Exhibit “A” – Fiscal Year 2017/2018 Budget**



**RESOLUTION 2017-06**

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

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

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

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

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

**Section 1.** Regular meetings of the Board of Supervisors of the Parkway Center Community Development District, for the Fiscal Year 2018, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

**Section 2.** In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

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

**PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF AUGUST, 2017.**

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**

**EXHIBIT A**

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

**FISCAL YEAR 2017/2018**

October	25, 2017	6:30 p.m.
November	22, 2017	6:30 p.m.
December	27, 2017	6:30 p.m.
January	24, 2018	6:30 p.m.
February	28, 2018	6:30 p.m.
March	28, 2018	6:30 p.m.
April	25, 2018	6:30 p.m.
May	23, 2018	6:30 p.m.
June	27, 2018	6:30 p.m.
July	25, 2018	6:30 p.m.
August	22, 2018	6:30 p.m.
September	26, 2018	6:30 p.m.

**All meetings will convene at 6:30 p.m. at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.**

# ALAMO GUARD PATROL



## PROPOSAL FOR **SECURITY SERVICES**

### ALAMO GUARD PATROL

1248 E. Hillsborough Avenue Ste 229  
Tampa FL, 33604  
(888) 833-0071  
[info@alamoguardpatrol.com](mailto:info@alamoguardpatrol.com)  
[www.alamoguardpatrol.com](http://www.alamoguardpatrol.com)



# TO WHOM IT MAY CONCERN

It is with great pleasure herewith we submit our proposal for the provision of security services. We hope that this may be the start of an exciting and productive relationship on what promises to be a worthwhile project.

Alamo Guard Patrol is an acclaimed firm of security agents with a reputation for both effective security solutions and the use of innovative technology in the protection of life and property. We have a portfolio of completed and on-going projects with particular emphasis on governmental security administration. We think that your project is well suited to our strengths and aspirations

Our Board of Directors respectfully requests that you study our proposal in detail; we are extremely interested in the project and we very much hope that you consider the Alamo Guard Patrol team as a strong candidate for selection.

Yours Sincerely,

President, CEO  
Alamo Guard Patrol

➤ Alamo Guard Patrol Personnel .....	4
➤ Applicant Screening; Training; Meth.....	5
➤ Patrol; Compliance; Uniforms .....	6
➤ Supervision; 24 Hour Customer Service; Cost .....	7
➤ Uniformed Security; Security Consulting .....	8
➤ Cost Structure .....	10

Alamo Guard Patrol will provide you with certified, licensed, insured, and bonded Security Guards. Each Security Professional has been screened to the standards of the United States Government Secret Clearance Program.



- 1) Our pre-employment background investigation far exceeds that of most police department jurisdictions. In addition, Alamo Guard Patrol has employed a staff psychologist to oversee the initial screening of our personnel, by implementing a pre-employment written psychological inventory and a psychological interview. Furthermore, our personnel all submit to a battery of aptitude tests, a 5-panel drug screening, and extensive in-service training regarding criminal law and police defensive tactics. Prior to commencement of a contract with Alamo Guard Patrol, we will provide you with the full applicant investigation of each proposed security guard.
- 2) Alamo Guard Patrol offers, free of charge, supervisory personnel to insure strict adherence to our general orders and your rules, regulations and ordinances. Our supervisors are utilized as a liaison between Alamo Guard Patrol and our clients. Supervisors are on duty 24 hours a day, 365 days per year for your convenience and will regularly make spot checks to prevent the issue of complacency. It is our belief that in order to assure the best quality of service that we stand by, we must keep close relationships with our personnel both on and off duty.
- 3) At Alamo Guard Patrol, all of our security guards will be equipped with two-way radios or equivalent to ensure constant communication with our management team.
- 4) Each and every security guard will be in-serviced regularly regarding your specific site to further enhance the protection we provide.

Alamo Guard Patrol has taken a unique approach to the business of contract security. Many of our competitors employ minimally screened and trained guards. Our approach involves a proactive theory of well-groomed, exceptionally trained, uniformed security guards. Our strategy entails several steps to mitigate the possibility and opportunity for theft of property, or injury to persons within the facility. The following is an overview of our Security Guard Project:

## Applicant Screening

- 5) The quality we bring to your environment begins long before you see our security guards. The Board of Directors at Alamo Guard Patrol has resolved to make the recruitment and training of our personnel the key to our success; in that, we conduct hiring initiatives on a regular basis with over 250 applicants per month, with an average of 25 new appointees. Most applicants are unable to meet our qualifications, which are equivalent to the United States Government Secret Clearance Program.

## Training

Alamo Guard Patrol conducts training that exceeds that of any of our competitor's programs. The knowledge of our management team is passed on to our new employees. In addition to the state mandated certification courses, Alamo Guard Patrol personnel must attend:



- A. 40-hour Police Defensive Tactics Training
- B. 24-hour Patrol Techniques & Criminal Law
- C. 16-hour Customer Service Seminar

## Method

- 6) Our uniformed security guards are trained to act as a criminal deterrent by adopting the principals of the C.P.O.P (*community police officer program*) methodology. Simply put, our guards are encouraged to be an approachable source of information to patrons, residents and employees. Letting the public know that we are there for them generates a feeling of community and safety.

## Patrol

- 7) The placement of our security guards is what generally places Alamo Guard Patrol in the position to confidently describe the implementation of our security guard project as authentic. Our security guards are trained to make visible foot patrols throughout their posts in undetermined patterns. We encourage our personnel to interact with your patrons and employees in addition to standing a fixed post

## Compliance

Alamo Guard Patrol has developed a theory of  
*"Enforcement through Reinforcement"*



The management, having thirty combined years of security and law enforcement experience, has realized that prevention of crime can be accomplished by utilizing tactical approaches, rather than accusations and the traditional methods of our predecessors. The art of *verbal judo* is commonplace in our organization and has often been effective in deescalating volatile situations.

## Uniforms

- 8) Our uniformed security guards are outfitted with police-type uniforms. Our corporate general orders, require that our personnel keep their uniforms pressed and clean at all times. Their shoes are polished; military-style and men are clean-shaven with neat haircuts. Our female officers are held to the same standard. We pride ourselves on the appearance of our personnel, as they are representing our agency in your facilities.



## Supervision

- 9) Alamo Guard Patrol supervisory personnel are required to possess a minimum of 7 years of law enforcement experience. Our supervisors are charged with scheduling, assigning security posts, and acting as liaison between the Board of Directors and our client. Supervisory personnel are available to you 24 hours every day in order maintain quality assurance and customer service on behalf of Alamo Guard Patrol.

## 24 Hour Customer Service

Alamo Guard patrol stands above our competitors by providing an open line of communication with our clientele 24/7

Our offices are staffed around the clock with customer service representatives for your convenience. While most of our competitors work from their homes, Alamo Guard Patrol staffs fully functional offices. Our customer service representatives are not salespeople; they are security professionals assigned to light duty or administrative functions. Desk personnel are utilized as watch-commanders with full authority to make supervisory decisions for Alamo Guard Patrol.



## Cost

You can significantly reduce your liability with our \$1 Million comprehensive Insurance Policy



*Alamo Guard Patrol* will provide you with a forensic breakdown of our costing specifications. We maintain a philosophy that in order to retain the highest quality security professionals in the industry, we must compensate them commensurate to their qualifications. The Board of Directors has resolved to reduce our profit margin rather than decrease a security guard's salary. Our costing structure provides for a well-paid security professional and a conservative rate to our client.

## Uniformed Security



- ☑ Gated Community
- ☑ Mobile Patrol
- ☑ Corporate Buildings
- ☑ Loss Prevention
- ☑ Condominium
- ☑ Parking Lots
- ☑ Governmental
- ☑ Bike Patrol
- ☑ Hotel Security
- ☑ Construction Sites
- ☑ Office Building

## Security Consulting



- ☑ Physical Safety and Security Tours of Each Property
- ☑ Review of Incident Reports & Other Foresee-ability Issues
- ☑ Property Manual Review and Preparation
- ☑ Review of Property Security Procedures and Equipment
- ☑ Management and Employee Safety & Security training
- ☑ In-house Security Rules and Procedures

## Cost Structure

Please consider our proposed rates for Level I Security Personnel

### Forest Creek CDD

Position	Hrs Per Week	Bill Rate
Security Officer Level I (Un-Armed)	Five Days per week 20 to 25 Hrs Weekly	\$17.50 Hourly
WEEKLY TOTAL		
Taxes		
GRAND TOTAL		

The marked patrol vehicle included in the price



Scan points is where it all began for us—the bread and butter of the mobotour system. Our durable QR codes offer the checkpoints you require of your security officers/guards and mobile patrols. The security officers simply scan their points and the information is uploaded with date/time and GPS of the scans. QR codes

**Account Manager(s) time is not billed in any way to Client. Our account manager(s) will be on site approximately 8 hours per week at un-announced times to check up on the account supervisor and the assigned security guards. He is also liaison to the officers on all security initiatives and project maintenance.**

**Overtime is never billed to Client. We have accounted for project overtime in our billable rate.**

**Holidays are billed at time and a half. Alamo Guard Patrol recognizes federally recognized holidays only.**

**Uniforms, equipment or other expenses are never billed to Client.**

**Pre-employment drug testing costs are not billed to Client. Random drug testing costs are never billed Client.**

**Training and in-service seminars and coursework are not billed to Client.**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, consisting of six pages, having initialed at the bottom of each page, as of the day and year first above written.

Date: 7-11-2017

[Forest Creek CDD]

By: \_\_\_\_\_

Title: \_\_\_\_\_

[Alamo Guard Patrol]

By: Emile Metellus

Title: Vice-President of Operations





## **Nationwide Security Group.**

(NWSG Private Security Agency Co.,Inc.)

**Lic.:B 1200155**

**Corporate Headquarters**

6303 Blue Lagoon Drive Suite 400

Miami,FL 33126

Ph:1(800)584-0630

Cell:(305)607-9975

**ATT: Gene Roberts**

**All ours Guards are equipped with our “Third Eye”**

To Whom It May Concern:

It is with great pleasure we submit our proposal for the provision of security services. We hope that this may be the start of an exciting and productive relationship on what promises to be a worthwhile project.

Nationwide Security Group is an acclaimed firm of security agents with a reputation for effective security solutions and the use of innovative technology in the protection of life and property. We think that your project is well suited to our strengths and aspirations

Our Board of Directors respectfully requests that you study our proposal in detail; we are extremely interested in the project and we very much hope that you consider the Nationwide Security Group team as a strong candidate for selection.

Sincerely,

*Ivan Martinez*

Chief Operations Officer

Nationwide Security Group.

(NWSG Private Security Agency Co.,Inc.)

Cell:(305)607-9975

**Lic.:B 1200155**

**Nationwide Security Group.**

# Our third eye

**(Free)**



**A full color digital 64GB video recorder**

**A digital audio recorder**

**A full color still photo camera**

**Enhance Officer Safety**

**Reduce Frivolous Law Suits**

**Reduce Agency/Client Liability**

**Reduce Court Appearance Time for Officers**

**Improve Community/Media Perceptions of security guards**

**Enhance In-Service**

**Enhance Officer Performance and Professionalism**

**Simplify Incident Review**

**Reduce Time Spent on Written Reports**

**Nationwide Security Group.**



## **Our Services Include:**

### **Executive Protection**



- Discrete Bodyguard Service
- BDU Bodyguard Service
- Armed Transport Service
- Residential Protection Details
- Corporate Protection Details
- Prisoner Extradition

### **Uniformed Security**



- Healthcare Facilities
- Law Offices
- Residential Complexes
- Corporate Buildings
- Loss Prevention
- Retail Venues
- Parking Lots
- Governmental
- Bike Patrol
- Hotel Security

### **Security Consulting**



- Physical Safety and Security Tours of Each Property
- Review of Incident Reports and Other Foreseeability Issues
- Property Manual Review and Preparation
- International Travel Security Consulting & Protection Service
- Review of Property Security Procedures and Equipment
- Management and Employee Safety and Security Training
- In-house Security Rules and Procedures

**Nationwide Security Group.**

## International Travel Security



- Travel warnings
- Crime reports
- Unusual currency
- Entry requirements
- Areas of instability
- Consulate contacts
- U.S Embassy
- Disease information
- Extremist Groups

## Maritime Patrol & Port Security



- Assessments of threats, vulnerabilities, and critical infrastructure at ports
- Coordination and cooperation among agencies
- Establishment of guidelines for commercial facilities handling certain cargo
- Patrol of rivers, shorelines, and other waterways

## K-9 Service



- Conduct tracks
- Conduct searches and apprehensions
- Narcotics detection
- Missing person location
- Explosives detection

**Nationwide Security Group.**

## Exhibit A

### Bid for Basic Services

#### Security Guard Services 84 man hours per week

Hourly rate Unarmed .....\$20.00  
Patrol Car ..... \$ 5.00  
Communication equipment for control and monitoring.....Waived  
(Two way Radio) and guard scan(upon request).....Waived  
**Others service elements can be added upon request**

**Our Patrol Car : includes LED4002 Vanguard Dash & Deck Lights LED5005 46"  
Vanguard 5000 LED Lightbar ,LB137 100W Speaker and Siren Set**

**High intensity LED modules15 selectable flash patterns  
features incredible warning power  
Directional traffic advisor on the back  
Independently controlled alley lights  
Built-in amber arrowstick lights on the back  
2 LED take-down lights and 2 LED Alley Lights**

***The model and brand of the car may vary but will always maintain the professional  
image required for this service***



### **NATIONWIDE SECURITY GROUP.**

6003 BLUE LAGOON DRIVE Suite 400  
MIAMI, FL 33126  
Ph: 1(800)584-0630  
Fax:1(888)217-0253  
Lic: B1200155

**Nationwide Security Group.**

**From:** Kendrick  
**To:** [Gene Roberts](#)  
**Cc:** [Kendrick Muhammad \(Google](#)  
**Subject:** Security Proposal  
**Date:** Tuesday, July 11, 2017 12:20:19 PM  
**Attachments:** [FB\\_IMG\\_1487446642509.jpg](#)

---

ELITE STATUS SECURITY & TECHNICAL SYSTEMS, INC

Security quote: \$14 per billable hour per security officer for 25 hours per week.

Total \$350 billed to invoice per week.

Location: Park Way Center River view, Florida

Contact: Kendrick Muhammad

Phone: 727-252-3837

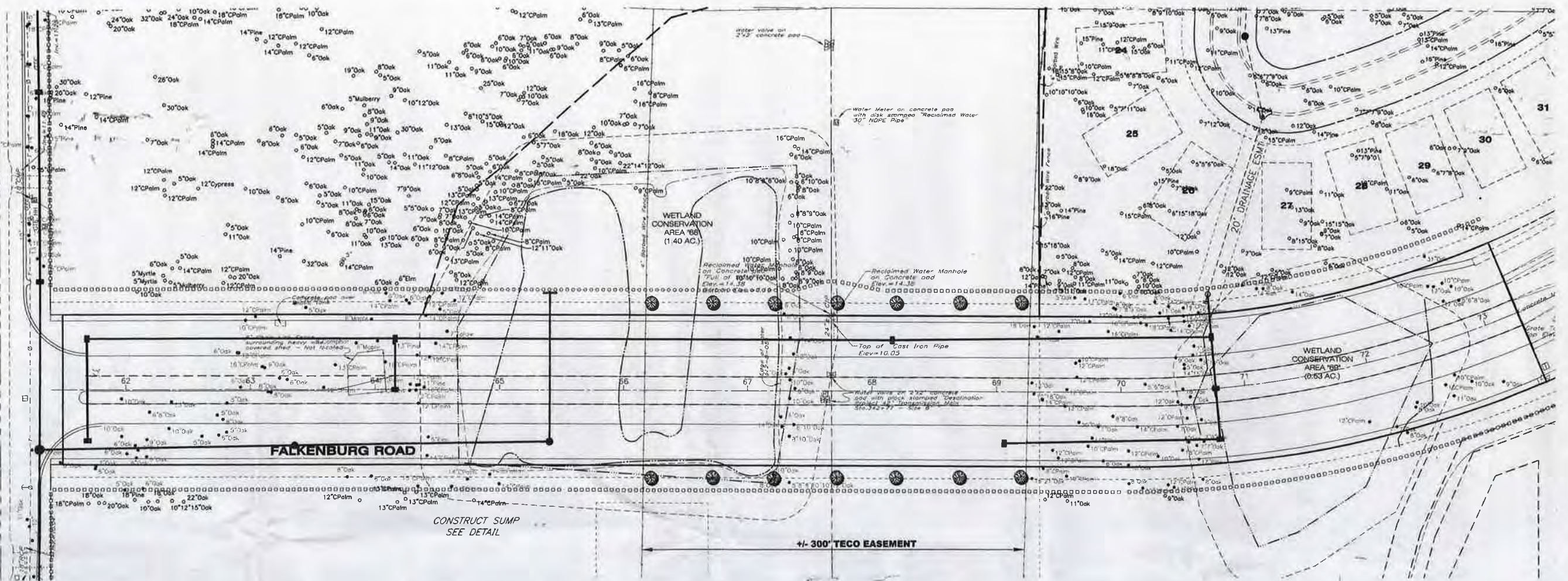
Email: [info@essts.biz](mailto:info@essts.biz)



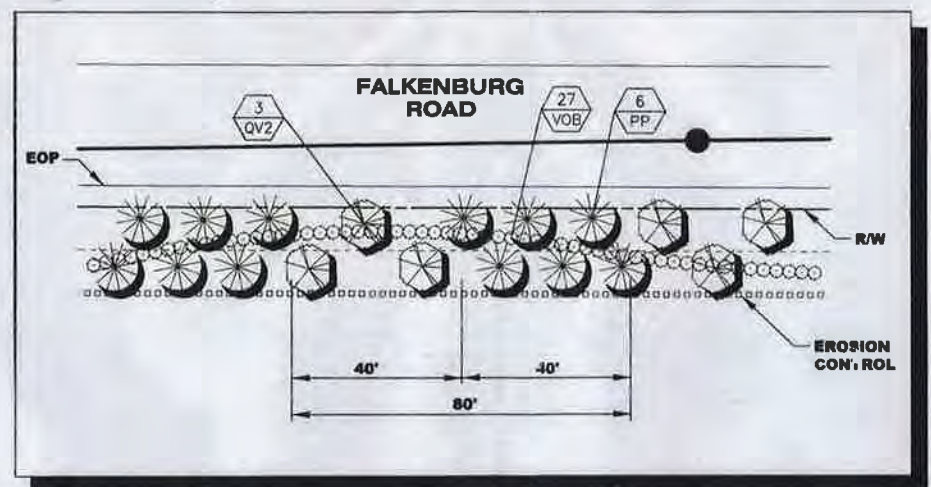




78TH STREET  
10' 0" 5' 0" 10' 0"



- NOTES:**
1. ALL PLANTS SHALL BE FLORIDA GRADE #1 OR BETTER.
  2. ALL PLANTS SHALL BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE. THE IRRIGATION SYSTEM MAY CONSIST OF AN AUTOMATIC OR MANUAL UNDERGROUND SYSTEM, DRIP SYSTEM, QUICK COUPLING VALVES OR HOSE BIBS LOCATED WITHIN 50 FEET OF ALL LANDSCAPING PLAN MATERIAL.
  3. APPLY A 2" LAYER OF MULCH LAYER TO ALL PROPOSED TREE, SHRUB, GROUND COVER AND VINE PLANTINGS.
  4. IRRIGATION LINES SHALL NOT BE INSTALLED DISTURBING EXISTING TREE ROOTS (IF APPLICABLE).
  5. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. FOR LANDSCAPE REFERENCE ONLY.
  6. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY. ADDITIONAL PLANTS MAY BE ADDED, BUT MUST COMPLY WITH HILLSBOROUGH COUNTY LANDSCAPE REQUIREMENTS.
  7. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE SHALL BE SEVERED CLEAN AT THE BOUNDARY OF THE AREA TO BE PRESERVED.
  8. GRASSED AREAS IN SITE DEVELOPMENT PROJECTS. NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW ROOTED TURF GRASS VARIETIES. STORMWATER PONDS, PARKS, RECREATIONAL FACILITIES, AND STEEP-SLOPED AREAS ARE EXCLUDED FROM THIS REQUIREMENTS.
  9. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR.
  10. MINIMUM 50% OF ALL REQUIRED TREES SHALL BE NATIVE SPECIES OR HYBRIDS OR CULTIVARS OF NATIVE SPECIES.
  11. ALL REQUIRED LANDSCAPING MATERIAL MUST BE PROTECTED BY WHEEL STOPS OR CURBS THAT SHALL MEASURE A MINIMUM OF 6 INCHES IN HEIGHT, 6 INCHES IN WIDTH AND 6 FEET LONG.



LANDSCAPE DETAIL TYPICAL 80' SECTION

1"=20'

**PLANT LIST**

Qty.	Code	Botanical Name	Common Name	Caliper	Height	Spread	Container	Comments	Spacing
		<b>Trees</b>							
*	PP	Pinus palustris	Long Leaf Pine	2"	8' Min.	5'-8'	30 Gal		As Shown
*	QV2	Quercus virginiana	Live Oak	2"	6' Min.	5'-8'	30 Gal	5' ct. min., main central leader	As Shown
16	UPS	Ulmus parvifolia 'Sempervirens'	Drake Elm	2"	6' Min.	5'-8'	30 Gal		50' O.C.
		<b>Shrubs</b>							
*	VOB	Viburnum Obovatum 'Densa'	Walters Viburnum 'Densa'		24"-36"	18"-24"	3 Gal		3'

\* Total provided by Landscape Contractor.  
Roots plus trees may be substituted for container grown trees.  
Drake Elms are shown in Teco Easement

**TREE LEGEND**

- 12" EXISTING TREE TO REMAIN
- 1" EXISTING TREE TO BE REMOVED

SCALE: 1" = 40'

**NOTES:**

1. FINAL PLANT QUANTITY TO BE DETERMINED BY LANDSCAPE CONTRACTOR.
2. 80% REPLACEMENT FOR TREES 24" & GREATER PROPOSED FOR REMOVAL WILL BE PAID TO THE TREE BANK. (131' DBH TO BE REPLACED)
3. THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC CONSIDERATIONS OF THE DEVELOPER.

<b>HEIDT &amp; ASSOCIATES, Inc.</b> Tampa, FL 1100 N. 15th Ave. Tampa, FL 33606-5048 Phone: 813-253-0511 Fax: 813-253-0511			<b>PERMIT LANDSCAPE PLAN</b>  <b>FALKENBURG EXT.</b>	
JOB NO. MSH-PC-017 DESIGN HARNETT DRAWN HARNETT DATE 09-14-07 FILE PLP.DWG			PREPARED FOR: <b>MORRISON HOMES</b> Elevations based on National Geodetic Vertical Datum 1929 (NGVD 29) Conversion from NGVD 29 to NAVD 88 = -0.87 Feet	
DATE DESCRIPTION BY REVISIONS			THOMAS F. DEAL LA 0001446 FLORIDA REGISTERED LANDSCAPE ARCHITECT	
<b>SHEET 1 OF 1 SHEETS</b>				



# **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

**July 26, 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, July 26, 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**

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, July 26, 2017 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chairman
Earl Kunke	Vice Chairman
Daniel Fleary, Jr.	Supervisor
Suzanne DeCopain	Supervisor

Staff Members Present:

Brian Howell	Meritus
Celia Nichols	Landscape Architect

There were six 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**

Mr. Howell stated that Counsel ordered the appraisal for the potential amenity parcel and would have it back by the next meeting. The Board discussed the next steps, funding, and that if this parcel fell through, the District would need to engage a land broker. Supervisor Fleary requested for Staff to pull the appraisals for this parcel for the last five years from the County Property Appraiser's website to discover if and how much the land has appreciated.

#### **B. District Engineer**

Mr. Howell noted that the District Engineer had nothing to report at this time.

### **4. BUSINESS ITEMS**

#### **A. Discussion on Security Service Proposals**

##### **i. Alamo Guard Patrol**

- ii. **Nationwide Security Group**
- iii. **Elite Status Security & Technical Systems, Inc.**

Mr. Howell and the Board reviewed the security company proposals and pricing and discussed the differences. They also said that they are still not happy with Bales. The Board decided to table the proposals until next month so companies could present in person. Mr. Howell also had another company that he would like to invite.

- B. Capital Improvement Plan Update**
- C. General Matters of the District**

## **5. CONSENT AGENDA**

### **A. Consideration of Minutes of Board of Supervisors Meeting June 28, 2017**

The Board reviewed the minutes.

MOTION TO:	Approve the June 28, 2017 minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

### **B. Consideration of Operations and Maintenance Expenditures June 2017**

The Board went over the O&Ms and asked for staff to check and see if the utility bill for the Lutz address was in the O&Ms; they also requested for staff to verify all of the utility accounts in the field by September meeting and mark the accounts on a map. The Board approved the District Engineer to assist with the utility bill and map request for up to four hours.

Mr. Howell went over the new process they would use in a couple months involving all of the books being loaded onto a tablet provided by Meritus at each meeting.

MOTION TO:	Approve the May 2017 O&Ms.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously



**C. Review of Financial Statements through June 30, 2017**

The Board reviewed and accepted the financials. Mr. Howell went over the budget with the Board.

**6. MANAGEMENT REPORTS**

**A. District Manager's Report**

**B. Field Manager**

**i. District Inspection Report**

**ii. Staff Action List**

**iii. Aquatic Systems Reports**

Mr. Howell went over his reports. The Board discussed adding an email blast feature for \$100 per month and creating a flyer to direct residents to the website so an email blast list could be created. The costs were discussed in detail, and the Board directed Mr. Howell to organize a mailing with a cap of \$1.50 per door, which would be the first step to get the process rolling. The Board agreed that the costs for the mailer and website upgrade would be a benefit to the community.

Mr. Howell stated that Taylor Morrison was interested in doing a cost share with adding a new monument where they are punching through, provided that the District takes the lead on plans, bidding, and project management. The Board directed staff to look at a potential site and provide the costs of the project for discussion at the next meeting.

Mr. Howell also noted that the Pineridge sign will have power within 30 days, and the pond treatment approved last month will begin the first week of August.

Ms. Nichols then went over her construction plans for the Hamlet and Belmont areas. There was a discussion on plants, trees, colors aesthetic, and berms. The Board was happy with the plans overall and directed Ms. Nichols to prepare them for bidding out to the current provider. Ms. Nichols stated they will be ready to go out within a couple of weeks. The Board also requested for staff to have the dead fronds on the ribbon palms trimmed, ask Taylor Morrison for landscape plans for the new fence on Faulkenburg, confirm they will be landscaping the Pineridge monument, and look at the pond by the new fence, as it does not hold water and may need more plants to make it more appealing. The berm areas where palm trees have been cut down will be looked at in the 2018 budget for additional landscape replacements.

**7. SUPERVISOR REQUESTS**

There were no supervisor requests at this time.

**8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were some audience concerns about the confusion regarding the Baywood sign and what can be done. Residents also discussed the ponds, an access issue on Blue Beech, supervisor email addresses and issues they are having, and a baffling wall along I-75.

**9. ADJOURNMENT**

MOTION TO:	Adjourn at 8:00 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
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
<b>Monthly Contract</b>					
Aquatic Systems, Inc.	378828	\$ 1,170.00		\$ 1,132.00	Lake & Wetland Services - July
LMP	122702	16,395.00			Ground Maintenance - July
Meritus Districts	7950	7,772.52		\$ 7,947.25	Management Services - July
<b>Monthly Contract Sub-Total</b>		<b>\$ 25,337.52</b>			

<b>Variable Contract</b>					
Burr Forman	979150	\$ 780.00			Professional Services - thru 06/30/17
Cardno	234822	225.00			Professional Services - thru 06/30/17
Grau and Associates	15966	1,500.00			FY16 Audit - 07/26/17
Stantec	1225226	529.50			Professional Services - thru 07/07/17
<b>Variable Contract Sub-Total</b>		<b>\$ 3,034.50</b>			

<b>Utilities</b>					
Teco	211001800146 070717	\$ 664.31			Electric Service - thru 06/30/17
Teco	211001800369 070717	489.77			Electric Service - thru 06/30/17
Teco	211001800609 070717	444.46			Electric Service - thru 06/30/17
Teco	311000070319 070317	6,889.31	<b>\$ 8,487.85</b>	\$ 15,000.00	Electric Service - thru 06/21/17
Verizon	9788750591	80.40			Wireless Service for iPad - thru 07/06/17
<b>Utilities Sub-Total</b>		<b>\$ 8,568.25</b>			

<b>Regular Services</b>					
Bales Security	33590	\$ 921.50			Security Service - thru 07/22/17
Bales Security	33647	884.00	<b>\$ 1,805.50</b>		Security Service - thru 08/05/17
LMP	123055	643.05			Irrigation Inspection Repairs - 07/05/17
LMP	123100	378.67			Irrigation Inspection Repairs - 07/06/17
LMP	123112	659.34	<b>\$ 1,681.06</b>		Irrigation Inspection Repairs - 07/07/17

## Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Supervisor: Daniel Fleary, Jr.	DF072617	200.00			Supervisor Fee - 07/26/17
Supervisor: Jo Ann Ward	JW072617	200.00			Supervisor Fee - 07/26/17
Supervisor: Suzanne DeCopain	SD072617	200.00			Supervisor Fee - 07/26/17
Supervisor: Tanya O'Connor	TC072617	200.00	<b>\$ 800.00</b>		Supervisor Fee - 07/26/17
US Bank	4673599	4,336.94			Trustee Fees - 06/01/17-05/31/18
<b>Regular Services Sub-Total</b>		<b>\$ 8,623.50</b>			
<b>Additional Services</b>					
Aquatic Systems, Inc.	A90008	\$ 5,173.00			Alum Applications - 07/19/17
LMP	123192	3,120.00			Remove Palm Trees - 07/19/17
Spearem Enterprises, LLC.	2852	80.00			Remove Trash & Debris - 07/07/17
<b>Additional Services Sub-Total</b>		<b>\$ 8,373.00</b>			
<b>TOTAL:</b>		<b>\$ 53,936.77</b>			

**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: 7/1/2017

INVOICE NUMBER: 0000378828

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 - July		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: 7/1/2017

INVOICE NUMBER: 0000378828

CUSTOMER NUMBER: 0045990

TOTAL AMOUNT DUE: \$1,170.00

JUL 05 2017

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 #
7/1/2017	122702

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 July 2017

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	16,560.00	16,560.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)	1	-165.00	-165.00
Total			\$16,395.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/31/2017	\$0.00
Balance Due			\$16,395.00

REVIEWED dthomas 7/5/2017

53900  
4604

# Meritus Districts

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

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



# INVOICE

Invoice Number: 7950  
Invoice Date: Jul 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		7/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - July		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 - May		10.58
149.00	Copies - B/W	Copies: B/W - May	0.15	22.35
16.00	Copies - Color	Copies: Color - May	0.50	8.00

Subtotal	7,772.52
Sales Tax	
Total Invoice Amount	7,772.52
Payment/Credit Applied	
<b>TOTAL</b>	<b>7,772.52</b>

Check/Credit Memo No:

REVIEWEDdthomas 7/5/2017





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

PARKWAY CENTER CDD  
c/o MERITUS CORP.  
2005 PAN AM CIRCLE, STE 120  
TAMPA, FL 33607-2529

JUL 31 2017

26 Jul 2017  
Invoice # 979150  
Bill Atty: SIS  
As of 06/30/17

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

**BILL SUMMARY THROUGH JUNE 30, 2017**

Professional Services	\$780.00
<b>TOTAL DUE THIS BILL</b>	<b>\$780.00</b>

**REMITTANCE COPY**

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

REVIEWEDdthomas 8/2/2017

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

26 Jul 2017  
Invoice # 979150  
Page 2

PARKWAY CENTER CDD  
c/o MERITUS CORP.  
2005 PAN AM CIRCLE, STE 120  
TAMPA, FL 33607-2529

26 Jul 2017  
Invoice # 979150  
Bill Atty: SIS  
As of 06/30/17

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

Date	Description	Atty	Hours	Rate	Value
06/06/17	Call to Tonja to discuss property on 78th Street; pull zoning approval on property; outline issues to address regarding purchase and development of 78th Street property.	SIS	0.50	300.00	\$150.00
06/09/17	Review correspondence from Hillsborough County EPC regarding illegal dumping onto CDD's property; email EPC attorney Inch that CDD is not required to take action; outline actions and costs for possible rec center property to be annexed into CDD.	SIS	1.00	300.00	\$300.00
06/12/17	Call from EPC inspector to discuss citation for debris in wetlands; email resident permission to remove debris from property owned by CDD; email 78th Street property owner regarding approval.	SIS	0.50	300.00	\$150.00
06/13/17	Follow-up with EPC regarding wetland violations; follow-up with	SIS	0.30	300.00	\$90.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

26 Jul 2017  
Invoice # 979150  
Page 3

<u>Date</u>	<u>Description</u>	<u>Atty</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
	owner of 78th Street property.				
06/29/17	Call with Dan Molloy to discuss appraiser to appraise property owned by Dan on 78th Street; pull appraiser's profile.	SIS	0.30	300.00	\$90.00
	Total Services				\$780.00
	Total Services and Disbursements				<u>\$780.00</u>
	TOTAL NOW DUE				<u><u>\$780.00</u></u>

## SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	2.60	<u>\$780.00</u>
TOTALS		2.60	\$780.00



**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. Crypress Street**  
**Suite A**  
**Tampa FL 33607**

**Invoice # : 234822**  
**Invoice Date : 07/14/2017**  
**Terms : 30 Days**  
**Project : RT21600010**  
**Project Manager : Boser, Patrick G.**

**Project Name : Falkenburg Rd Extension**

June 2017 Services

EMAIL ONLY- brian.howell@merituscorp.com

**For Professional Services Rendered through: 6/30/2017**

**Phase: 1000 - Maintenance**

	<b>Amount</b>
Per-Event Fee	225.00
<b>Subtotal</b>	<b>225.00</b>
<b>Total This Phase</b>	<b>\$225.00</b>
<b>Total Fee Type CPM:</b>	<b>225.00</b>

**Amount Due this Invoice**  
**\$225.00**

**Outstanding Invoices**

Number	Date	Balance
234822	07/14/2017	225.00
<b>Total Now Due</b>		<b>225.00</b>

**Aging Balances**

<b>Under 30</b>	<b>31 - 60</b>	<b>61 - 90</b>	<b>Over 90</b>
225.00	0.00	0.00	0.00

REVIEWEDdtomas 8/2/2017

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

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
06/22/17	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
01/00/00	0
01/00/00	0

SPECIES TREATED:					
algae	-	paragrass	-	<b>Additional Services:</b>	
alligator weed	-	pennywort	-	dead fish clean up	-
azola	-	primrose willow	X	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	-
bahiagrass	-	ragweed	-		
barnyard grass	X	salt bush	-		
Bermuda grass	-	sedges	-		
Brazilian pepper	-	sesbania	-		
caeserweed	-	soda apple	-		
Carolina willow	-	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	X	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	X	watermeal	-		
hairy-pod cowpea	-	widgit grass	-		
hydrilla	-	wild taro	-		
hydrocotyle	-				
indigo	-				

<b>Comments:</b>

## Grau and Associates

2700 N. Military Trail, Suite 350  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

JUL 28 2017

Invoice No. 15966  
Date 07/26/2017

SERVICE	AMOUNT
Audit FYE 09/30/2016	\$ 1,500.00
Current Amount Due	\$ 1,500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

REVIEWEDdtthomas 8/2/2017



## INVOICE

Page 1 of 1

JUL 19 2017

Invoice Number	1225226
Invoice Date	July 14, 2017
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

**Project Parkway Center Community Dev District**

Project Manager	Stewart, Tonja L	For Period Ending	July 7, 2017
Current Invoice Total (USD)	529.50		

prepare for and attend June CDD meeting; research amenity location

**Top Task 217 2017 FY General Consulting**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.50	63.00	94.50
Stewart, Tonja L	3.00	145.00	435.00
<b>Subtotal Professional Services</b>	<b>4.50</b>		<b>529.50</b>

Top Task Subtotal	2017 FY General Consulting	529.50
-------------------	----------------------------	--------

**Total Fees & Disbursements****INVOICE TOTAL (USD)**

529.50

**529.50****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](mailto:brenna.kaiser@stantec.com)

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

Thank you.

REVIEWEDdtomas 8/2/2017



Statement Date: 07/07/2017

Account: 211001800146

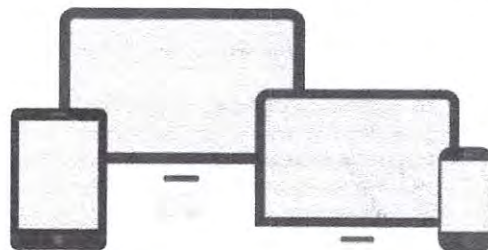
PARKWAY CTR CDD  
PARKWAY CENTER CDD  
OAK CREEK PH 1C-1 RD  
RIVERVIEW, FL 33569-0000

**Current month's charges:** \$664.31  
**Total amount due:** \$664.31  
**Current month's charges due:** 07/28/2017

**Your Account Summary**

Previous Amount Due	\$664.31
Payment(s) Received Since Last Statement	-\$664.31
<b>Current Month's Charges Due By 07/28/2017</b>	<b>\$664.31</b>
<b>Total Amount Due</b>	<b>\$664.31</b>

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211001800146

**Current month's charges:** \$664.31  
**Total amount due:** \$664.31  
**Current month's charges due:** 07/28/2017

**Amount Enclosed** \$

630395151139

00001368 02 AV 0.37 33607 FTECO107071723261510 00000 03 01000000 017 03 15806 006



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

JUL 13 2017

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



6303951511392110018001460000000664319



## ACCOUNT STATEMENT

tampaelectric.com



**Account:** 211001800146  
**Statement Date:** 07/07/2017  
**Current month's charges due** 07/28/2017

### Details of Charges – Service from 06/02/2017 to 06/30/2017

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	836 kWh @ \$0.03224/kWh	\$26.95
Fixture & Maintenance Charge	19 Fixtures	\$113.24
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	836 kWh @ \$0.02916/kWh	\$24.38
Florida Gross Receipt Tax		\$1.32
State Tax		\$43.94

<b>Lighting Charges</b>	<b>\$664.31</b>
-------------------------	-----------------

<b>Total Current Month's Charges</b>	<b>\$664.31</b>
--------------------------------------	-----------------

00001368-0003006-Page 3 of 12



Statement Date: 07/07/2017

Account: 211001800369

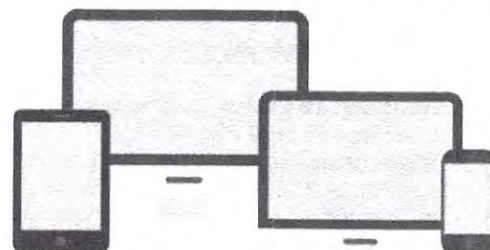
PARKWAY CTR CDD  
PARKWAY CENTER CDD  
BLUE BEECH RD  
RIVERVIEW, FL 33569-0000

Current month's charges: \$489.77  
Total amount due: \$489.77  
Current month's charges due: 07/28/2017

**Your Account Summary**

Previous Amount Due	\$489.77
Payment(s) Received Since Last Statement	-\$489.77
<b>Current Month's Charges Due By 07/28/2017</b>	<b>\$489.77</b>
<b>Total Amount Due</b>	<b>\$489.77</b>

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211001800369

Current month's charges: \$489.77  
Total amount due: \$489.77  
Current month's charges due: 07/28/2017  
**Amount Enclosed** \$

630395151140



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

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

6303951511402110018003690000000489770

## ACCOUNT STATEMENT

tampaelectric.com



**Account:** 211001800369  
**Statement Date:** 07/07/2017  
**Current month's charges due** 07/28/2017

### Details of Charges – Service from 06/02/2017 to 06/30/2017

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	660 kWh @ \$0.03224/kWh	\$21.28
Fixture & Maintenance Charge	15 Fixtures	\$89.40
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	660 kWh @ \$0.02916/kWh	\$19.25
Florida Gross Receipt Tax		\$1.04

#### Lighting Charges

**\$489.77**

#### Total Current Month's Charges

**\$489.77**

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Statement Date: 07/07/2017

Account: 211001800609

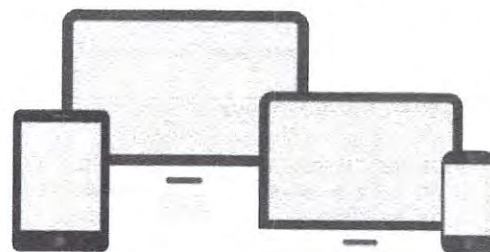
PARKWAY CTR CDD  
PARKWAY CENTER CDD  
OAK CRK PRC 6 BLVD  
RIVERVIEW, FL 33578-0000

**Current month's charges:** \$444.46  
**Total amount due:** \$444.46  
**Current month's charges due:** 07/28/2017

**Your Account Summary**

Previous Amount Due	\$444.46
Payment(s) Received Since Last Statement	-\$444.46
<b>Current Month's Charges Due By 07/28/2017</b>	<b>\$444.46</b>
<b>Total Amount Due</b>	<b>\$444.46</b>

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your account and more!

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company badge.

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



**WAYS TO PAY YOUR BILL**



*See reverse side for more information*

Account: 211001800609

**Current month's charges:** \$444.46  
**Total amount due:** \$444.46  
**Current month's charges due:** 07/28/2017

**Amount Enclosed** \$

630395151141



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

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

6303951511412110018006090000000444467

**Account:** 211001800609  
**Statement Date:** 07/07/2017  
**Current month's charges due** 07/28/2017

**Details of Charges – Service from 06/02/2017 to 06/30/2017**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	260 kWh @ \$0.03224/kWh	\$8.38
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.02916/kWh	\$7.58
Florida Gross Receipt Tax		\$0.41

<b>Lighting Charges</b>	<b>\$444.46</b>
-------------------------	-----------------

<b>Total Current Month's Charges</b>	<b>\$444.46</b>
--------------------------------------	-----------------

00001368-0003010-Page 11 of 12







## ACCOUNT STATEMENT

peoplesgas.com  
tampaelectric.com



Statement Date: 07/03/17  
Account: 311000070319

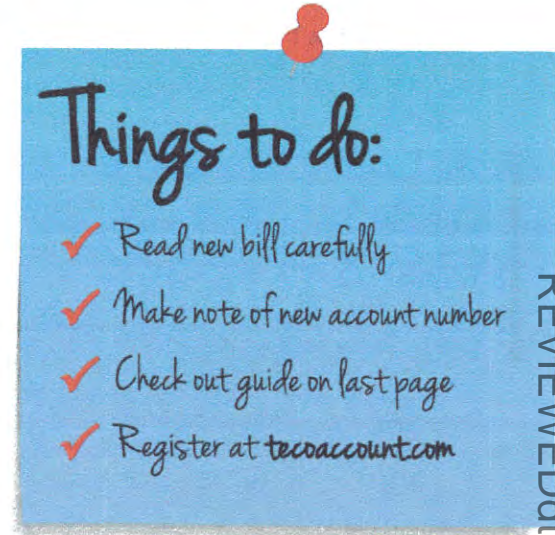
PARKWAY CENTER CDD  
C/O PARKWAY CENTER  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529



Current month's charges:	\$6,900.21
Total amount due:	\$6,889.31
Current month's charges due:	07/18/17

### Your Account Summary

Previous Amount Due	\$8,528.09
Payment(s) Received Since Last Statement	-\$8,538.99
Current Month's Charges Due By 07/18/17	\$6,900.21
<b>Total Amount Due</b>	<b>\$6,889.31</b>



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

REVIEWED dthomas 8/2/2017

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$6,900.21
Total amount due:	\$6,889.31
Current month's charges due:	07/18/17
Amount Enclosed	\$

702250000101

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

7022500001013110000703190000006889316



## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

Hearing Impaired/TTY  
711

### Natural Gas Outages

877-832-6747

### Power Outages

877-588-1010

### Electric Energy-Saving Programs

813-275-3909

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

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

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### Your payment options are:

- Schedule free one-time or recurring payments at **tampaelectric.com** using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit **peoplesgas.com** or **tampaelectric.com** or call Customer Care at the number listed above.
- Pay by credit or debit card using Quick Pay at **tampaelectric.com** or call **866-689-6469**.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and/or Tampa Electric and do so in a timely fashion. Peoples Gas and Tampa Electric are not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite **peoplesgas.com** o **tampaelectric.com** para ver esta información en español.

## Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$36.91
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$95.90
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$275.35
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$37.93
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3630.37
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$914.23
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$111.70
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$68.98
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$96.83
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$31.84
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$101.50
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	-\$337.38
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$305.98





# ACCOUNT STATEMENT

tampaelectric.com



**Account:** 211001738486  
**Statement Date:** 06/30/17

## Details of Charges – Service from 05/04/17 to 06/03/17

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

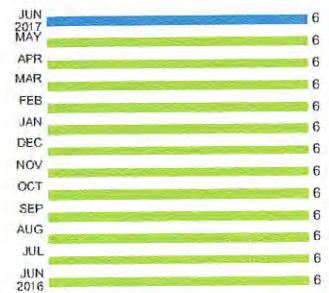
**Rate Schedule: General Service - Non Demand**

Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B45083	06/03/17	34,177		34,002		175 kWh	1	31 Days
Basic Service Charge						\$19.94		
Energy Charge						175 kWh @ \$0.06216/kWh		
Fuel Charge						175 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$0.92		
<b>Electric Service Cost</b>						<b>\$36.91</b>		
<b>Current Month's Electric Charges</b>						<b>\$36.91</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



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**Account:** 211001738759  
**Statement Date:** 06/30/17

**Details of Charges – Service from 05/04/17 to 06/03/17**

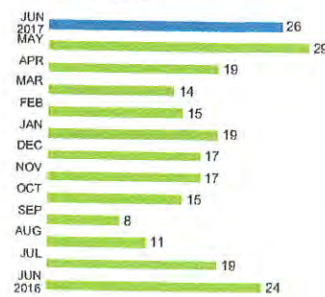
Service for: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	06/03/17	51,856		51,054		802 kWh	1	31 Days
Basic Service Charge						\$19.94		
Energy Charge						802 kWh @ \$0.06216/kWh		
Fuel Charge						802 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$2.40		
<b>Electric Service Cost</b>						<b>\$95.90</b>		
<b>Current Month's Electric Charges</b>						<b>\$95.90</b>		

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)



00000036-0000387-Page 7 of 24

Account: 211001739070  
Statement Date: 06/30/17

**Details of Charges – Service from 05/04/17 to 06/03/17**

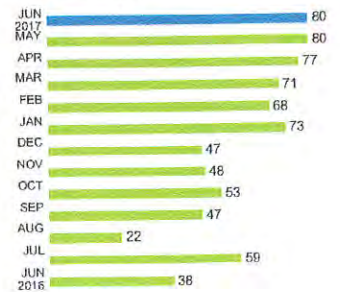
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E05836	06/03/17	88,485		85,991		2,494 kWh	1	31 Days
Basic Service Charge						\$19.94		
Energy Charge						2,494 kWh @ \$0.06216/kWh	\$155.03	
Fuel Charge						2,494 kWh @ \$0.02956/kWh	\$73.72	
Florida Gross Receipt Tax							\$6.38	
<b>Electric Service Cost</b>							<b>\$255.07</b>	
State Tax							\$20.28	
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$275.35</b>	
<b>Current Month's Electric Charges</b>							<b>\$275.35</b>	

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)





**Account:** 211001739302  
**Statement Date:** 06/30/17

**Details of Charges – Service from 05/04/17 to 06/03/17**

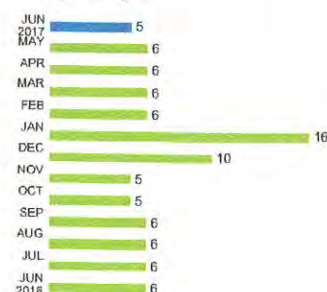
Service for: 8405 CASTLE CREEK DR SIGN, RIVERVIEW, FL 33578-0000

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	06/03/17	8,558		8,402		156 kWh	1	31 Days
Basic Service Charge						\$19.94		
Energy Charge						156 kWh @ \$0.06216/kWh		
Fuel Charge						156 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$0.88		
<b>Electric Service Cost</b>						<b>\$35.13</b>		
State Tax						\$2.80		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$37.93</b>		
<b>Current Month's Electric Charges</b>						<b>\$37.93</b>		

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)



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## ACCOUNT STATEMENT

tampaelectric.com



Account: 211001739567  
Statement Date: 06/30/17

### Details of Charges – Service from 05/03/17 to 06/01/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	11325 kWh @ \$0.03224/kWh	\$365.12
Fixture & Maintenance Charge	71 Fixtures	\$975.02
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	11325 kWh @ \$0.02916/kWh	\$330.24
Florida Gross Receipt Tax		\$17.83
State Tax		\$243.84

#### Lighting Charges

**\$3,630.37**

#### Current Month's Electric Charges

**\$3,630.37**

00000036-0000388- Page 10 of 24





## ACCOUNT STATEMENT

tampaelectric.com



Account: 211001739864  
Statement Date: 06/30/17

### Details of Charges – Service from 05/03/17 to 06/01/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1232 kWh @ \$0.03224/kWh	\$39.72
Fixture & Maintenance Charge	28 Fixtures	\$166.88
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1232 kWh @ \$0.02916/kWh	\$35.93
Florida Gross Receipt Tax		\$1.94

#### Lighting Charges

\$914.23

#### Current Month's Electric Charges

\$914.23

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Billing information continues on next page



# ACCOUNT STATEMENT

tampaelectric.com



Account: 211014450103  
Statement Date: 06/30/17

## Details of Charges – Service from 05/05/17 to 05/31/17

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

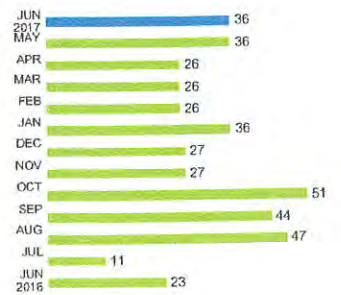
Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	05/31/17	41,517		40,547		970 kWh	1	27 Days
Basic Service Charge						\$19.94		
Energy Charge						970 kWh @ \$0.06216/kWh		
Fuel Charge						970 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$2.79		
<b>Electric Service Cost</b>						<b>\$111.70</b>		
<b>Current Month's Electric Charges</b>						<b>\$111.70</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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**Account:** 211014450376  
**Statement Date:** 06/30/17

**Details of Charges – Service from 05/05/17 to 05/31/17**

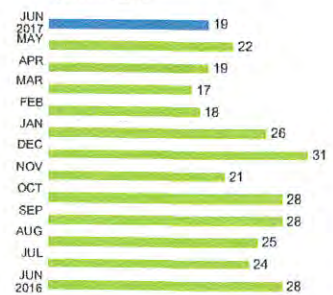
Service for: 5707 STILL WATER DR, #C, RIVERVIEW, FL 33569-0000

**Rate Schedule: General Service - Non Demand**

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	05/31/17	39,572		39,056		516 kWh	1	27 Days
Basic Service Charge						\$19.94		
Energy Charge						516 kWh @ \$0.06216/kWh		
Fuel Charge						516 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.72		
<b>Electric Service Cost</b>						<b>\$68.98</b>		
<b>Current Month's Electric Charges</b>						<b>\$68.98</b>		

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



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# ACCOUNT STATEMENT

tampaelectric.com



**Account:** 211014450640  
**Statement Date:** 06/30/17

## Details of Charges – Service from 05/04/17 to 05/31/17

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

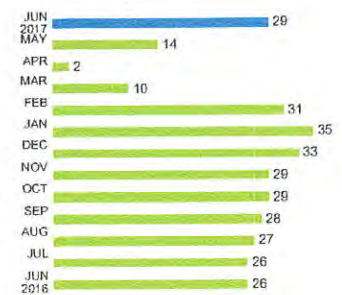
**Rate Schedule: General Service - Non Demand**

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	05/31/17	44,932		44,120		812 kWh	1	28 Days
Basic Service Charge						\$19.94		
Energy Charge						812 kWh @ \$0.06216/kWh		
Fuel Charge						812 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$2.42		
<b>Electric Service Cost</b>						<b>\$96.83</b>		
<b>Current Month's Electric Charges</b>						<b>\$96.83</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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**Account:** 211014450897  
**Statement Date:** 06/30/17

**Details of Charges – Service from 05/04/17 to 05/31/17**

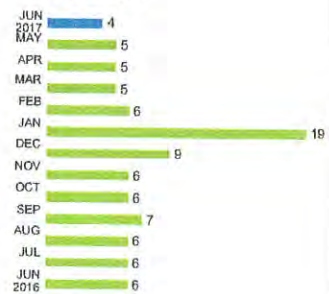
Service for: 5707 STILL RIVER DR, #A, RIVERVIEW, FL 33569-0000

**Rate Schedule: General Service - Non Demand**

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	05/31/17	24,576		24,455		121 kWh	1	28 Days
Basic Service Charge						\$19.94		
Energy Charge						121 kWh @ \$0.06216/kWh		
Fuel Charge						121 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$0.80		
<b>Electric Service Cost</b>						<b>\$31.84</b>		
<b>Current Month's Electric Charges</b>						<b>\$31.84</b>		

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



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# ACCOUNT STATEMENT

tampaelectric.com



**Account:** 211014451127  
**Statement Date:** 06/30/17

## Details of Charges – Service from 05/04/17 to 06/03/17

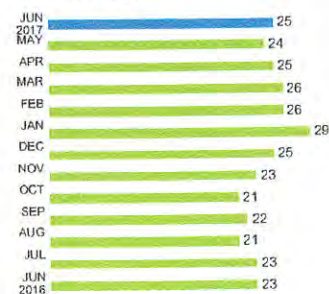
Service for: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A14099	06/03/17	87,009		86,227		782 kWh	1	31 Days
Basic Service Charge						\$19.94		
Energy Charge						782 kWh @ \$0.06216/kWh		
Fuel Charge						\$48.61		
Florida Gross Receipt Tax						782 kWh @ \$0.02956/kWh		
						\$23.12		
Electric Service Cost						\$2.35		
						<b>\$94.02</b>		
State Tax						\$7.48		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$101.50</b>		
<b>Current Month's Electric Charges</b>						<b>\$101.50</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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## ACCOUNT STATEMENT

tampaelectric.com



Account: 211001800955  
Statement Date: 06/30/17

### Details of Charges – Service from 05/23/17 to 06/21/17

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

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 30 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
<b>Lighting Charges</b>		<b>\$632.43</b>
<b>Current Month's Electric Charges</b>		<b>\$632.43</b>

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## ACCOUNT STATEMENT

tampaelectric.com



Account: 211015022604  
Statement Date: 06/30/17

### Details of Charges – Service from 05/23/17 to 06/21/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1540 kWh @ \$0.03224/kWh	\$49.65
Fixture & Maintenance Charge	35 Fixtures	\$208.60
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1540 kWh @ \$0.02916/kWh	\$44.91
Florida Gross Receipt Tax		\$2.42
<b>Lighting Charges</b>		<b>\$714.03</b>
<b>Current Month's Electric Charges</b>		<b>\$714.03</b>

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Billing information continues on next page



**Account:** 211014451317  
**Statement Date:** 06/30/17

**Details of Charges – Service from 05/23/17 to 06/21/17**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 30 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
<b>Lighting Charges</b>		<b>\$183.61</b>
<b>Current Month's Electric Charges</b>		<b>\$183.61</b>

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## ACCOUNT STATEMENT

tampaelectric.com



Account: 211014451523  
Statement Date: 06/30/17

### Details of Charges – Service from 05/23/17 to 06/21/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	836 kWh @ \$0.03224/kWh	\$26.95
Fixture & Maintenance Charge	19 Fixtures	\$113.24
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	836 kWh @ \$0.02916/kWh	\$24.38
Florida Gross Receipt Tax		\$1.32
<b>Lighting Charges</b>		<b>\$387.62</b>
<b>Other Fees and Charges</b>		
Deposit Released		-\$725.00
<b>Total Other Fees and Charges</b>		<b>-\$725.00</b>
<b>Current Month's Electric Charges</b>		<b>-\$337.38</b>

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Account: 211014451713  
Statement Date: 06/30/17



**Details of Charges – Service from 05/23/17 to 06/21/17**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 30 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
<b>Lighting Charges</b>		<b>\$305.98</b>
<b>Current Month's Electric Charges</b>		<b>\$305.98</b>
<b>Total Current Month's Charges</b>		<b>\$6,900.21</b>

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**Important Messages**

**Energy Planner Summer Rates**

Energy Planner summer pricing rates are effective May 1 through Oct. 31. During summer months, the "High Level" will become active from 1 to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit [tampaelectric.com/energyplanner](http://tampaelectric.com/energyplanner) to view the current rates and the summer schedule.

**Energy Planner Winter Rates**

Energy Planner winter pricing rates will become effective Nov. 1 and continue through April 30. During winter months, the "High Level" will become active from 6 to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your Web portal to control your appliances based on the winter rates. Visit [tampaelectric.com/energyplanner](http://tampaelectric.com/energyplanner) to view the current rates and the winter schedule.

**Time-of-Day Winter Hours**

The peak period for Time-of-Day meters will change to winter hours effective Nov. 1 through March 31. Peak hours will occur from 6 to 10 a.m. and from 6 to 10 p.m. (Monday-Friday). Off-peak will occur during all other weekday hours, and all hours on Saturday, Sunday, New Year's Day, Thanksgiving Day and Christmas Day. Your meter will automatically change from Daylight Savings Time to Eastern Standard Time.

**Time-of-Day Summer Hours**

The peak period for Time-of-Day meters will change to summer hours effective April 1 through Oct. 31. Peak hours will occur from 12 to 9 p.m. (Monday-Friday). Off-peak will occur during all other weekday hours, and all hours on Saturday, Sunday, Memorial Day, Independence Day and Labor Day. Your meter will automatically change to Daylight Savings Time from Eastern Standard Time.



## Understanding Your Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge/Customer Charge** – A fixed monthly amount to cover the cost of providing service to your location. These charges are billed monthly regardless if any service is used.

**Bright Choices<sup>SM</sup>** – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

**BTU** – British thermal unit – a unit of heat measurement.

**Budget Billing** – Optional plan takes the highs and lows out of monthly natural gas and electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Buried Piping Notification** – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

**Conversion Factor** – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

**Distribution Charge** – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

**Energy Charge** – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If we were unable to read your meter, "ESTIMATED" will appear. Your use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing natural gas and electric service. Like taxes, the fee is collected by Peoples Gas and Tampa Electric and is paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For electric past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For electric past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount. For natural gas, the late payment charge is 1.5% of the past due amount.

**Main Extension Charge** – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

**Measured Volume** – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

**Municipal Public Service Tax** – In addition to the Franchise Fee, many municipalities levy a tax on the natural gas and electricity you use. It is collected by Peoples Gas and Tampa Electric and paid to the municipality.

**PGA Charge** – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Renewable Energy<sup>SM</sup>** – The amount of electricity purchased from renewable sources.

**Share** – A program co-sponsored by Peoples Gas and Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas and Tampa Electric.

**Swing Charge** – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

**Therm** – A unit of heat equal to one hundred thousand (100,000) BTUs.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

**Zap Cap Systems<sup>®</sup>** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com) or [tampaelectric.com](http://tampaelectric.com).



PO BOX 4001  
ACWORTH, GA 30101

0007322 02 AB 0.400 \*\*AUTO T8 2 3076 33607-252945 -C08-P07329-I



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



JUL 14 2017

#### 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](http://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
<a href="http://www.vzw.com">www.vzw.com</a>	623590921-00001	08/01/17
Change your address at <a href="http://vzw.com/changeaddress">vzw.com/changeaddress</a>	Invoice Number	9788750591

## Quick Bill Summary

Jun 07 – Jul 06

Previous Balance (see back for details)	\$0.00
No Payment Received	\$0.00
Balance Forward	\$0.00
Monthly Charges	\$80.00
Surcharges and Other Charges & Credits	\$0.40
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current Charges	\$80.40

Total Charges Due by August 01, 2017

\$80.40

REVIEWEDdtThomas 8/2/2017

Pay from phone	Pay on the Web	Questions:
#PMT (#768)	My Verizon at <a href="http://www.vzw.com">www.vzw.com</a>	1.800.922.0204 or *611 from your phone



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

Bill Date  
Account Number  
Invoice Number

July 06, 2017  
623590921-00001  
9788750591

## Total Amount Due

Deducted from bank account on 07/31/17  
DO NOT MAIL PAYMENT

\$80.40

PO BOX 660108  
DALLAS, TX 75266-0108



97887505910106235909210000100000008040000000080400



## 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](http://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		
<b>Total Current Charges</b>		<b>\$80.40</b>

## Breakdown of Shared Usage

	Data GB Used
813-480-1687	pg 4 0
813-480-7047	pg 5 0
813-480-7348	pg 6 0
813-480-7863	pg 7 0
813-924-1468	pg 8 .002
<b>Total Used</b>	<b>.002</b>
<b>Shared Allowance</b>	<b>4.000</b>
<b>Usage Over Allowance</b>	<b>0</b>
<b>Total Shared Usage Charges</b>	<b>\$ .00</b>



Summary for Brian Howell: 813-480-1687

Your Plan

Data Plan 4GB  
(see pg 3)

Monthly Charges

Tablet Line Access	07/07 – 08/06	10.00
		<b>\$10.00</b>
<b>Surcharges+</b>		
Regulatory Charge		.02
Administrative Charge		.06
		<b>\$.08</b>
<b>Total Current Charges for 813-480-1687</b>		<b>\$10.08</b>
+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	07/07 – 08/06	10.00
		<b>\$10.00</b>

#### Surcharges<sup>+</sup>

Regulatory Charge	.02
Administrative Charge	.06
	<b>\$.08</b>

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

<sup>+</sup>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	07/07 – 08/06	10.00
		<b>\$10.00</b>
<b>Surcharges+</b>		
Regulatory Charge		.02
Administrative Charge		.06
		<b>\$.08</b>
<b>Total Current Charges for 813-480-7348</b>		<b>\$10.08</b>
+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	07/07 – 08/06	10.00
		<b>\$10.00</b>

#### Surcharges<sup>+</sup>

Regulatory Charge	.02
Administrative Charge	.06
	<b>\$.08</b>

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

<sup>+</sup>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: 813-924-1468

## Your Plan

Data Plan 4GB  
(see pg 3)

## Monthly Charges

Tablet Line Access	07/07 – 08/06	10.00
		<b>\$10.00</b>

## Usage and Purchase Charges

Data		Allowance	Used	Billable	Cost
Gigabyte Usage	<i>gigabytes</i>	4.000 (shared)	.002	--	--
Total Data					\$ .00
Total Usage and Purchase Charges					\$ .00

Surcharges<sup>+</sup>

Regulatory Charge	.02
Administrative Charge	.06
<b>\$ .08</b>	

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

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

## Need-to-Know Information

### Customer Proprietary Network Information (CPNI)

CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services, such as television, telematics, high-speed Internet, video, and local and long distance services. Visit [Verizon.com](http://Verizon.com) for more information on our services and companies.

If you don't want your CPNI used for the marketing purposes described above, please notify us by phone any time at 800.333.9956, online at [vzw.com/myprivacy](http://vzw.com/myprivacy) or through Customer Service at 800.922.0204 from Monday - Friday 7 AM to 11 PM and Saturday - Sunday 8 AM to 9 PM.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.

Note: This CPNI notice does not apply to residents of the state of Arizona.

### Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including: charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers; fees and assessments on our network facilities and services; property taxes; and the costs we incur responding to regulatory obligations. **Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.**

### Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy service. You should not pay pre-bankruptcy amounts; they are for your information only. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

### Late Fee Information

A late payment applies for unpaid balances. The charge is the greater of \$5 or 1.5% per month, or as permitted by law.

### FUSC Change

The Federal Universal Service Charge (FUSC) is a Verizon Wireless charge that is subject to change each calendar quarter based on contribution rates prescribed by the FCC. On July 1, the FUSC changed to 4.5% percent of assessable wireless charges, other than separately billed interstate and international telecom charges. The FUSC on separately billed interstate and international telecom charges changed to 17.1% percent. For more details, please call 1-888-684-1888.





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  
SATELITE 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 #
	7/6/2017	33590
P.O. No.	Terms	<b>Due Date</b>
		<b>7/21/2017</b>

Date Started	Description of The Security Service	Hours/Miles	Amount
7/9/2017	Security Service Patrol with Vehicle and Security Officer Week of 07-09-2017 to 07-15-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
7/16/2017	Security Service Patrol with Vehicle and Security Officer Week of 07-16-2017 to 07-22-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
7/9/2017	Vehicle Bi-Weekly Cost - \$269.00	1	269.00
7/9/2017	Cell phone B-Weekly Cost - \$15.00	1	15.00

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

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

REVIEWEDdthomas 8/2/2017



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  
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 TAMPA, FL 33602  
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 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 #
	7/20/2017	33647
P.O. No.	Terms	<b>Due Date</b>
		<b>8/4/2017</b>

Date Started	Description of The Security Service	Hours/Miles	Amount
7/23/2017	Security Service Patrol with Vehicle and Security Officer Week of 07-23-2017 to 07-29-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
7/30/2017	Security Service Patrol with Vehicle and Security Officer Week of 07-30-2017 to 08-05-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
7/23/2017	Vehicle Bi-Weekly Cost - \$269.00	1	269.00
7/23/2017	Cell phone Bi-Weekly Cost - \$15.00	1	15.00

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

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

REVIEWEDdthomas 8/2/2017





# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
7/7/2017	123055

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 #
39981

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 7/5/2017			
Irrigation Parts		363.05	363.05
Irrigation Labor - 2 Techs @ \$80.00 per hour	3.5	80.00	280.00
See attached for details on Techs repairs.			
Total			\$643.05
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	8/6/2017	Balance Due
			\$0.00
			\$643.05

REVIEWEDdtthomas 8/2/2017

Page 1 of 2

Clock Type/ #	Hunter I CORE / Controller I	Confirm Time/ Date	Y	Time/Date Adjust	Y	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date						Pgm A			12:00AM			12:00AM	
Rain Sensor	OK	bad				Pgm B			12:00AM			4:00AM	

Notes: watering 2x per week (per customer)

- Removed program C

Zone #	Type	Programs				Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)						
		A	B	C	D			Supervisor:	Labor	Hrs	Rate	Amount		
1	R	20				OK		Tom		3	\$0.00	120.00		
2	S	10				changed 6" - 4" to 6" sprayhead		Jaime		4	\$0.00	160.00		
3	S	10				changed 6" - 4" to 6" sprayhead								
4	S	10				changed 7" - 4" to 6" sprayhead								
5	S	10				broken only night								
6	S	10				changed 3" - 4" to 6" sprayhead								
7	S	10				OK								
8	S	10				OK								
9	S	10				OK changed 5" - 4" to 6" sprayhead								
10	B/B					OK								
11	D					30 cut drip line								
12	D					30 OK								
13	D					30 OK								
14	R	20				raised 1 rotor								
15	D					30 OK								
16	R/P	20				OK								
17	S	10				OK								
18	R	20				raised 2 rotors								
19						NA								
20	S	10				OK, raised 6+15 sprayheads in turf along sidewalk								
21	S	10				OK, raised 12 spike heads								
22	D	10				cut drip line								
23	S	10				OK, raised 4 sprayheads								
24	D					cut drip line								
Season Adjust %		100%				100%								
Run Time		4:18				35 4:15								

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

Technician Use Only (Use Standard Invoice forms for additional charges)		Labor		Materials		Total Labor Charges	
Supervisor:	Tom	Hrs	Rate	QTY	Unit	Extended	Amount
Technician:	Jaime	3	\$0.00				120.00
		4	\$0.00				160.00
							280.00

Total Materials	\$	363.05
Total Labor	\$	280.00
Grand Total	\$	643.05

Bill To:

39981 / 123055





Landscape Maintenance Professionals, Inc.

Property: Parkway Center CAD

Date	7/5/17
Technician	John / [unclear] / [unclear]
Arrive/ Depart	7:30 / 3:30

Page 2 of 2

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

Clock Type/ #	Handheld	Confirm Time/ Date	(Y) (N)	Time/ Date Adjust	Y	(N)	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Good						Pgm A 1							
Rain Sensor	(OK) bad	Battery Replaced	Y	(N)			Pgm B 1							
							Pgm C 1							
							Pgm D 1							

Notes:

Programs										Zone Information										Technician Use Only (Use Standard Invoice forms for additional charges)									
Zone #	Type	A	B	C	D									Labor				Hrs				Rate				Amount			
1	1				30	4 cut drip lines								Supervisor:															
2	2	10				ok raised 8 spray nozzles								Technician:															
3	3	10																											
4	4				30	ok																							
5	5	10		20																									
6	6			45																									
7																													
8																													
9																													
10																													
11																													
12																													
13																													
14																													
15																													
16																													
17																													
18																													
19																													
20																													
21																													
22																													
23																													
24																													
Total Materials										\$																			
Total Labor										\$																			
Grand Total										\$																			
Bill To:																													

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

Total Labor Charges \$				QTY	Unit	Extended
Materials						
Labor						
Total Materials						\$
Total Labor						\$
Grand Total						\$

Bill To:



# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
7/12/2017	123100

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 #
40056

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 07/06/2017			
Controller H			
Irrigation Parts		42.76	42.76
Irrigation Service - 2 Techs @ \$80.00 per hour	2	80.00	160.00
Controller J			
Irrigation Parts		55.91	55.91
Irrigation Service - 2 Techs @ \$80.00 per hour	1.5	80.00	120.00
See attached for details on Techs repairs.			
Total			\$378.67
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	8/11/2017	Balance Due
			\$0.00
			\$378.67

REVIEWEDdthomas 8/2/2017





Landscape Maintenance Professionals, Inc.

Property: Parkway Center CDD

Date: 7/11/17  
Technician: Todd McDaniel, Travis  
Arrive/Depart: 7:15 / 10:30

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

Clock Type/ #	Hunter ACC / Controller H	Confirm Time/ Date	7/11	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date							Pgm A 1			12:00 AM			12:00 AM	
Rain Sensor	OK	bad					Pgm B 2			4:00 PM			4:00 PM	

Notes: \* Decelerator module above

\* watering 2x/week (per customer)

Pgm C 1	1:00 AM	1:00 AM			1:00 PM
Pgm D 1					

Zone #	Type	Programs				Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)						
		A	B	C	D			Labor		Materials		Total Labor Charges		
								Hrs	Rate	QTY	Unit	Extended	Amount	
1	S	10				broken sprayhead		2	40.00	2	11.00	22.00	80.00	
2	S	10				OK		2	40.00	2	1.73	20.76	80.00	
3	D			25		OK								
4	D			25		OK								
5	S	10				OK								
6	S	10				OK								
7	S	10				OK								
8	S	10				1 sprayhead, raised 2 sprayheads								
9	D			25		OK								
10	S	10				raised 4 sprayheads								
11	D			25		OK								
12	S	10				1 nozzle, raised 3								
13	S	10				2 nozzles, raised 1								
14	S	10				raised 1								
15	D			25		OK								
16	S	10				N/A								
17	S	10				6 nozzles, raised 7 sprayheads								
18														
19														
20														
21														
22														
23														
24														
Season Adjust %	100%													
Run Time	1:53		2:05											

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

Bill To:

Total Materials \$ 42.76  
Total Labor \$ 160.00  
Grand Total \$ 202.76

40556/123100



Clock Type/ #	Programs	Zone Information	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date			Pgm A			12:00pm			12:00pm	
Rain Sensor	ok	bad	Pgm B			4:12:00pm			4:12:00pm	
Confirm Time/ Date			Pgm C			8:00pm			8:00pm	
Battery Replaced	Y	N	Pgm D			10:00pm			10:00pm	

Notes:

Zone #	Type	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)
1	S	10	raised 3 sprayheads, broken sprayhead	Supervisor: <u>Hunter 6" Pro Spray</u>
2	S	10	ok	Technician: <u>Hunter 6" Pro Spray</u>
3	D	30	ok	Materials: <u>17mm Barb Coupling</u>
4	S	10	raised 2	17mm Barb Tee
5	S	10	raised 3	17mm Barb Tee
6	D	30	ok	17mm Barb Tee
7	S	10	4 nozzles, raised 1	17mm Barb Tee
8	S	10	7 nozzles, raised 1	17mm Barb Tee
9	S	10	9 nozzles	17mm Barb Tee
10	S	15	ok	17mm Barb Tee
11	D	30	cut driplines, broken drip tee around tree	17mm Barb Tee
12	S	10	ok	17mm Barb Tee
13	D	30	ok	17mm Barb Tee
14				17mm Barb Tee
15				17mm Barb Tee
16				17mm Barb Tee
17				17mm Barb Tee
18				17mm Barb Tee
19				17mm Barb Tee
20				17mm Barb Tee
21				17mm Barb Tee
22				17mm Barb Tee
23				17mm Barb Tee
24				17mm Barb Tee
Season Adjust %	100%	100%		
Run Time	1:35	2:00		

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

Total Materials		Total Labor		Grand Total	
\$	55.91	\$	120.00	\$	175.91

Bill To:



# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
7/12/2017	123112

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 #
40070

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 7/7/2017			
Controller A - OK			
Controller B			
Irrigation Parts		5.00	5.00
Irrigation Labor - 1 Tech @ \$40.00 per hour	0.5	40.00	20.00
Controller C			
Irrigation Parts		50.45	50.45
Irrigation Labor - 2 Techs @ \$80.00 per hour	1.5	80.00	120.00
Controller D			
Irrigation Parts		63.78	63.78
Irrigation Labor - 2 Techs @ \$80.00 per hour	1	80.00	80.00
Controller E			
Irrigation Parts		17.18	17.18
Irrigation Labor - 2 Techs @ \$80.00 per hour	2	80.00	160.00
Controller F			
Irrigation Parts		59.88	59.88
		Total	
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	8/11/2017	Balance Due

REVIEWEDdthomas 8/2/2017





# Invoice

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

Date	Invoice #
7/12/2017	123112

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 #
40070

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Labor - 2 Techs @ \$80.00 per hour	0.5	80.00	40.00
Controller K			
Irrigation Parts		23.05	23.05
Irrigation Labor - 2 Techs @ \$80.00 per hour	0.25	80.00	20.00
See attached for details on Techs repairs.			
Total			\$659.34
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	8/11/2017	Balance Due
			\$0.00
			\$659.34

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

Clock Type/ #	Hunter X Hybrid Controller A	Confirm Time/ Date	(Y)	Time/Date Adjust	(N)	Start	Pgm A	1	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date						Pgm B	2				7:15 pm			7:15 pm	
Rain Sensor	OK	bad				Pgm C	1								
						Pgm D	1								
							2								

Notes: 2 day watering per customer

Zone #	Type	Programs				Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)					
		A	B	C	D					Labor	Hrs	Rate	Amount	Total Labor Charges \$	
1	S	15			OK					Supervisor:					
2	S	20			OK					Technician:					
3	S	20			OK										
4	S	40			OK										
5	S	10			OK										
6	A	60			OK					Materials				QTY	Unit
7															Extended
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
19															
20															
21															
22															
23															
24															
Season Adjust %		100%	100%							Total Materials		\$			
Run Time		1:45	1:60							Total Labor		\$			
										Grand Total		\$			

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

400701



Clock Type/ #	Battery Date	Rain Sensor	Confirm Time/ Date	Battery Replaced	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					Pgm A							
					Pgm B							
					Pgm C							
					Pgm D							

Notes:   
 \* Replaced AA batteries battery compartment melted +   
 - installed 9V battery temporarily   
 \* 2 day warranty per customer

Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)
1	S	40				ok	Labor
2	S	5				ok	Supervisor:
3	S	25				ok	Technician:
4	M	10				ok	Materials
5							QTY
6							Unit
7							Rate
8							Amount
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
Season Adjust X							Total Materials
Run Time							Total Labor
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information							Grand Total



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

7/6/17 - 2:30 - 3:30

Clock Type/ #	Rainbird ESP-ME / Controller C	Confirm Time/ Date	Y	Time/Date Adjust	Y	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date						Pgm A 1			12:00pm			12:00pm	
Rain Sensor	OK	bad	Y	(N)		Spray/rotator 2			3:45pm			3:45pm	
Notes: * Set for 2 day watering (per customer.)						Pgm B 1			9:00pm			9:00pm	
						Spray/rotator 2			10:30pm			10:30pm	
						Pgm C 1			1:00pm			1:00pm	
						Drift 4.5-3							
						Pgm D 1			6:00pm			6:00pm	
						Hybrid Cont. 2							

\* 2" Mainline Break by pump

Zone #	Type	A	B	C	D	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)	Labor	Materials	QTY	Unit	Extended
1	R	30					OK	Supervisor:					
2	R	30					OK	Technician: 1.5 hr x 2 men	1.5	40.00			60.00
3	R	30					OK						
4	R	30					OK						
5	R	30					OK						
6	R	30					OK						
7	R	30					OK						
8	R	15					OK						
9	R	15					OK						
10	R	15					OK						
11	R	15					OK						
12	R	15					OK						
13	R	15					OK						
14	R	15					OK						
15	R	15					OK						
16	R	15					OK						
17	R	15					OK						
18	R	15					OK						
19	R	15					OK						
20	R	15					OK						
21	R	15					OK						
22	R	15					OK						
23	R	15					OK						
24	R	15					OK						
Run Time	3:45	1:30	1:00	3:00									

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

Total Materials	\$	50.45
Total Labor	\$	120.00
Grand Total	\$	170.45
Bill To:		



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

Clock Type/ #	Battery Date	Rain Sensor	Confirm Time/ Date	Battery Replaced	Time/Date Adjust	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
ESP-MG / Control	(V)	(OK)	(V)	(N)	(N)	Pgm A 1			12:00pm			12:00pm	
						Pgm B 1			3:30pm			3:30pm	
						Pgm C 1							
						Pgm D 1							

Notes: watering 2x/week (per customer)

Zone #	Type	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)
1	S	20	changed 2-4" spurs to 12" in handline, 1-4" to 6"	Supervisor: 1 hr X 2 men
2	R	45	OK	
3	R	25	OK	
4	R	45	OK	
5	R	45	1 rotor (not oscillating) raised 4 rotors	
6	S	30	Standard 4 spurs	
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
Season Adjust %	100%			
Run Time	3:30			

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

Materials	QTY	Unit	Extended
Hunter PGP Rotor	1	22.05	22.05
Hunter 12" Pro-Spray	2	14.00	28.00
Hunter 6" Pro-Spray	1	11.00	11.00
Hunter Nozzle	1	1.73	1.73
Total Labor			80.00
Total Materials			63.78
Grand Total			143.78

Bill To:





Property: Parkway Center CDD

Date	Technician	Arrive/ Depart
8/17/17	Tom / Darius / Michael	8:15a / 1:15pm

P.O. 267 Seffner, Florida 33583 \* (813)757-6500 Fax: (813)757-6501 \* [www.impro.com](http://www.impro.com)

[illegible]

Notes: watering 2 days/week (per customer)

[illegible]



Clock Type / #	Battery Date	Rain Sensor	Confirm Time / Date	Battery Replaced	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Rainbird ESP-ME / Controller #		OK	7:45	bad	Pgm A 1			12:00AM			12:00AM	
				Y	Pgm B 1			3:30AM			3:30AM	
				N	Pgm C 1							
					Pgm D 1							

Notes: \* watering 2x / week / per customer

Zone #	Type	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)	Materials	Labor	Supervisor:	Technician:	QTY	Unit	Extended
1	R/S	45 25									
2	R/S	60 25									
3	R/S	45 25									
4	R/S	50 25									
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Season Adjust %	100%										
Run Time	3:20										

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

Total Materials	\$	59.88
Total Labor	\$	40.00
Grand Total	\$	99.88

Bill To:





Landscape Maintenance Professionals, Inc.

Property:

Parkway Center CDD

Date: 7/7/17  
Technician: [Signature]  
Arrive/Depart: 7:10 / 1:10

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

Clock Type/ # Rainbird ESP-M2 / Controller K

Battery Date Confirm Time/Date (Y) (M) (D) Time/Date Adjust Y (N)

Rain Sensor (ON) bad Battery Replaced Y (N)

Notes: working 2 days/week (per customer)

Clock Type/ #		Rainbird ESP-M2 / Controller R				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date				Confirm Time/Date	(Y)	(N)	Pgm A	1					
Rain Sensor		OK	bad	Battery Replaced	Y	(N)		2	12:00pm			12:00pm	
Notes: working 2 days/week (per customer)							Pgm B	1	3:30pm			3:30pm	
								2					
							Pgm C	1					
								2					
							Pgm D	1					
								2					
Zone #		Programs				Technician Use Only (Use Standard Invoice forms for additional charges)							
Type		A	B	C	D	Labor		Hrs		Rate		Amount	
1	R	45				1 broken motor / moved away from sidewalk		Supervisor:	0.25	40.00	10.00		
2	E	20				paired 2 sprayheads		Technician:	0.25	40.00	10.00		
3								Total Labor Charges \$ 20.00					
4													
5													
6						Hunter PGP Motor		QTY		Unit	Extended		
7								1		23.05	23.05		
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23													
24													
Season Adjust %		100%						Total Materials		\$ 23.05			
Run Time		1:05						Total Labor		\$ 20.00			
								Grand Total		\$ 43.05			
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information													
Bill To:													

**PARKWAY CENTER CDD**

MEETING DATE: July 26, 2017

DMS Staff Signature B. Hunt

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
Suzanne DeCopain	✓	Accept	\$200

DF 072617

REVIEWEDdtomas 8/2/2017



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 4673599  
Account Number: 123189000  
Invoice Date: 06/23/2017  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

MERITUS  
ATTN BRIAN LAMB  
2005 PAN AM CIRCLE STE 120  
TAMPA FL 33607

PARKWAY CDD 08

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,336.94

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

PARKWAY CDD 08

JUL 05 2017

Invoice Number: 4673599  
Account Number: 123189000  
Current Due: \$4,336.94  
  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 123189000  
Invoice # 4673599  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690

REVIEWEDdthomas 8/2/2017



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 4673599  
Invoice Date: 06/23/2017  
Account Number: 123189000  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

PARKWAY CDD 08

Accounts Included 123189000 123189001 123189002 123189003 123189004 123189005  
In This Relationship: 123189006

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,025.00	100.00%	\$4,025.00
<b>Subtotal Administration Fees - In Advance 06/01/2017 - 05/31/2018</b>				<b>\$4,025.00</b>
Incidental Expenses	4,025.00	0.0775		\$311.94
<b>Subtotal Incidental Expenses</b>				<b>\$311.94</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,336.94</b>





## Aquatic Systems, Inc.

DBA VERTEX WATER FEATURES

2100 NW 33rd Street

Pompano Beach, FL 33069

Toll Free: 1-800-432-4302

Fax: 954-977-7877

INVOICE NUMBER: A90008

DATE: 07/19/17

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

	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	Alum Applications - Pond #15		\$10,346.00
Total			\$10,346.00
Deposit			\$5,173.00
Balance			\$5,173.00

THANK YOU FOR YOUR BUSINESS!

REVIEWEDdthomas 8/2/2017



PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

## Invoice

Date	Invoice #
7/19/2017	123192

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

<b>Property Information</b>
Faulkenburg Rd & Progress Blvd Riverview, FL

<b>Estimate #</b>
39831

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Remove six disease Washingtonian palm trees this includes stump grind and debris disposal.			
Palm tree removal & stump grind debris disposal	6	520.00	3,120.00
Approved by Nicole Chamberlain			
<b>Total</b>			<b>\$3,120.00</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	8/18/2017	<b>Balance Due</b>
			<b>\$3,120.00</b>

REVIEWED dthomas 8/2/2017

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 #** 2852  
**DATE** 07/07/2017  
**DUE DATE** 08/06/2017  
**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Baywood/Summerwood, Eagle Palm Drive Removed trash and debris. Cost includes labor and disposal.	1	80.00	80.00

**BALANCE DUE** **\$80.00**

REVIEWEDdthomas 8/2/2017

# Parkway Center Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2017



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 7/31/2017  
(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	434,216	0	0	0	0	0	0	434,216
Bank-Investment Revenue 2004 (1238)	0	171,429	0	0	0	0	0	171,429
Bank-Investment Prepayment 2004A (1240)	0	122,763	0	0	0	0	0	122,763
Bank-Investment Interest 2004A (1241)	0	5	0	0	0	0	0	5
Bank-Investment Interest 2004B (1242)	0	1,244	0	0	0	0	0	1,244
Bank-Investment Reserve 2004A (1244)	0	501,416	0	0	0	0	0	501,416
Bank-Investment Reserve 2004B (1245)	0	101,905	0	0	0	0	0	101,905
Bank-Investment Developer 2004 (1247)	0	13,496	0	0	0	0	0	13,496
Bank-Investment Cost of Issuance 2004B (1249)	0	0	0	882	0	0	0	882
Bank-Investment Prepayment 2004B (5812)	0	959,510	0	0	0	0	0	959,510
Bank-Investment Revenue 2008 (9000)	0	0	108,085	0	0	0	0	108,085
Bank-Investment Construction 2008 (9001)	0	0	0	0	16,843	0	0	16,843
Bank-Investment Reserve 2008 (9005)	0	0	17,293	0	0	0	0	17,293
Accounts Receivable	11,816	0	0	0	0	0	0	11,816
Due From General Fund	0	2	(2)	0	0	0	0	0
Prepaid Trustee Fees	3,612	0	0	0	0	0	0	3,612
Prepaid General Liability Insurance	8,881	0	0	0	0	0	0	8,881
Prepaid Professional Liability	1,011	0	0	0	0	0	0	1,011
Deposits	9,035	0	0	0	0	0	0	9,035
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	63,100	0	63,100
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	8,870,195	8,870,195
Other	0	0	0	0	0	0	0	0
Total Assets	468,570	1,871,769	125,376	882	16,843	3,654,229	10,475,000	16,612,669
Liabilities								
Accounts Payable	14,243	0	0	0	0	0	0	14,243
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Revenue Bonds 2004 A	0	0	0	0	0	0	5,070,000	5,070,000
Revenue Bonds 2004 B	0	0	0	0	0	0	3,700,000	3,700,000
Refunding Bonds - 2008	0	0	0	0	0	0	1,705,000	1,705,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	14,243	0	0	0	0	0	10,475,000	10,489,243
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	472,177	0	0	0	0	0	0	472,177
Investment In General Fixed Assets	0	0	0	0	0	3,654,229	0	3,654,229

Parkway Center Community Development District  
Combining Balance Sheet

As of 7/31/2017  
(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
Other	(17,850)	530,856	6,374	1	(12,586)	0	0	506,796
Total Fund Equity & Other Credits	454,327	1,871,769	125,376	882	16,843	3,654,229	0	6,123,425
Total Liabilities & Fund Equity	468,570	1,871,769	125,376	882	16,843	3,654,229	10,475,000	16,612,669

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2016 Through 7/31/2017  
(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 Assmts-Tax Roll	540,847	556,147	15,300	3 %
Interest Earnings				
Interest Earnings	50	96	46	91 %
Other Miscellaneous Revenues				
Undesignated Reserves	15,000	0	(15,000)	(100)%
Total Revenues	555,897	556,243	346	0 %
Expenditures				
Legislative				
Supervisor Fees	10,000	7,200	2,800	28 %
Financial & Administrative				
District Manager	28,840	24,033	4,807	17 %
Recording Secretary	5,543	4,619	924	17 %
District Engineer	6,000	2,767	3,234	54 %
Disclosure Report	1,000	1,000	0	0 %
Trustees Fees	7,000	3,616	3,384	48 %
Auditing Services	7,600	2,569	5,031	66 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Financial Services	26,677	22,231	4,446	17 %
Postage, Phone, Faxes, Copies	600	961	(361)	(60)%
Digital Meeting Media	1,500	0	1,500	100 %
Public Officials Insurance	2,500	1,511	989	40 %
Legal Advertising	550	0	550	100 %
Bank Fees	186	165	21	11 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	500	0	500	100 %
Investment Reporting Fees	2,000	1,833	167	8 %
Office Supplies	200	0	200	100 %
Technology Services	4,000	2,436	1,564	39 %
Website Administration	2,500	0	2,500	100 %
Legal Counsel				
District Counsel	10,000	10,093	(93)	(1)%
Electric Utility Services				
Electric Utility Services - Other	11,000	8,794	2,206	20 %
Street Lighting	90,000	71,293	18,707	21 %
Other Physical Environment				
Property & Casualty Insurance	12,400	9,987	2,413	19 %
Entry & Walls Maintenance	5,500	700	4,800	87 %
Landscape Maintenance - Contract	151,834	160,113	(8,280)	(5)%
Landscape Maintenance - Other	12,000	29,669	(17,669)	(147)%
Field Manager	27,707	23,089	4,618	17 %
Irrigation Maintenance	5,000	16,192	(11,192)	(224)%
Plant Replacement Program	12,500	18,720	(6,220)	(50)%
Waterway Management Program-Contract	14,040	12,824	1,216	9 %
Waterway Management Program - Other	5,000	15,849	(10,849)	(217)%
Waterway Management Program - Erosion Control	5,000	0	5,000	100 %
Irrigation Improvements	5,000	2,713	2,287	46 %
Waterway Mgt. Program-Aquatic Plantings	4,000	0	4,000	100 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2016 Through 7/31/2017  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Capital Improvements	15,000	83,337	(68,337)	(456)%
Road & Street Facilities				
Street/Decorative Light Maintenance	5,000	676	4,325	86 %
Pavement & Signage Repairs	4,500	6,180	(1,680)	(37)%
Holiday Lighting	5,000	3,100	1,900	38 %
Parks & Recreation				
Miscellaneous Maintenance	5,000	4,103	897	18 %
Security Patrol	21,000	21,542	(542)	(3)%
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>574,092</u>	<u>(18,195)</u>	<u>(3)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(17,850)</u>	<u>(17,850)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	472,177	472,177	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>454,327</u></u>	<u><u>454,327</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 7/31/2017

(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	512,118	(316,793)	(38)%
Debt Service Prepayments	0	2,304,215	2,304,215	0 %
Debt Service Assessment-Lot Closing	0	124,903	124,903	0 %
Interest Earnings				
Interest Earnings	0	2,794	2,794	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	287,669	287,669	0 %
Total Revenues	<u>828,911</u>	<u>3,231,698</u>	<u>2,402,787</u>	<u>290 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	663,911	645,842	18,069	3 %
Principal Payments	<u>165,000</u>	<u>2,055,000</u>	<u>(1,890,000)</u>	<u>(1,145)%</u>
Total Expenditures	<u>828,911</u>	<u>2,700,842</u>	<u>(1,871,931)</u>	<u>(226)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>530,856</u>	<u>530,856</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,340,913	1,340,913	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,871,769</u></u>	<u><u>1,871,769</u></u>	<u><u>0 %</u></u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2016 Through 7/31/2017

(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	177,615	7,890	5 %
Interest Earnings				
Interest Earnings	0	252	252	0 %
Total Revenues	169,725	177,867	8,142	5 %
Expenditures				
Debt Service Payments				
Interest Payments	84,724	86,493	(1,769)	(2)%
Principal Payments	85,000	85,000	0	0 %
Total Expenditures	169,724	171,493	(1,769)	(1)%
Excess of Revenues Over(Under) Expenditures	1	6,374	6,373	637,340 %
Fund Balance, Beginning of Period	0	119,002	119,002	0 %
Fund Balance, End of Period	1	125,376	125,375	12,537,536 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	880	880	0 %
Fund Balance, End of Period	<u>0</u>	<u>882</u>	<u>882</u>	<u>0 %</u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	32	32	0 %
Total Revenues	0	32	32	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	12,618	(12,618)	0 %
Total Expenditures	0	12,618	(12,618)	0 %
Excess of Revenues Over(Under) Expenditures	0	(12,586)	(12,586)	0 %
Fund Balance, Beginning of Period	0	29,429	29,429	0 %
Fund Balance, End of Period	0	16,843	16,843	0 %



# Parkway Center Community Development District

## Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
Investment In General Fixed Assets	0	3,654,229	3,654,229	0 %
Total Fund Balance, Beginning of Period	0	3,654,229	3,654,229	0 %
Fund Balance, End of Period	0	3,654,229	3,641,610	0 %



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 8/15/17

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	20	-5	Debris in a few ponds
INVASIVE MATERIAL (FLOATING)	20	16	-4	Site 15 Looks better
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	
FOUNTAINS/AERATORS	20	18	-2	Electric line to aerator floating pond 3
DESIRABLE PLANTS	15	15	0	Looks Good

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

<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Look Good



## Meritus

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 8/15/17

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	30	0	Look Good
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	30	0	
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	25	0	Ok
PARKING LOTS	15	15	0	
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	687	-13	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: \_\_\_\_\_



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 7/19/17

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

#### LANDSCAPE MAINTENANCE

TURF	5	4	-1	Replacing some sod
TURF FERTILITY	10	8	-2	OK
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Some broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	4	0	To be sprayed next week
PLANT INSECT/DISEASE CONTROL	5	5	0	Fakahatchee has been sprayed-scales
PRUNING	10	9	-1	
CLEANLINESS	5	5	0	Overall Good
MULCHING	5	4	-1	Ok
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	-1	New annuals
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	Good

#### SCORE

100	92	-8	92%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts 8/14/2017



Parkway- August















Wants to add Summer Wood Sign







Parkway Ponds-August



Pond 15 looking better















Mitigation to be replanted





# LMP Weekly Maintenance Worksheet

Date: 7-25-17 Property Parkway CDD

Foreman: Gabriel Miron, Jose Vasquez

Mgr: Paul Gomez

	Category	Comments
X	Mow	All ponds were mowed.
X	Edge	
X	Monofilament Trim	
X	Shrub/Groundcover Trim	Trim the shrubs off Still Creek to Riverview.
X	Blow	
X	Debris Disposal-Details	Police for trash & debris throughout property. We service all the doggie stations. Removed all soliciting signs on the property. Detail Still River and Still Creek.
<input type="checkbox"/>	Bed Weed Control for R-UP	
X	Tree Pruner Palm pruner	Prune branches off sidewalk as needed.
<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	
X	Seasonal Color Maintenance Annuals	Annuals on schedule to be replace.
<input type="checkbox"/>	Perennials Maintenance	
<input type="checkbox"/>	Mulching	

## Extra Work Needed


## Additional Comments


# LMP Weekly Maintenance Worksheet

Date: 8-8-17 Property Parkway CDD

Foreman: Gabriel Miron, Jose Vasquez

Mgr: Paul Gomez

Category		Comments
X	Mow	
X	Edge	
X	Monofilament Trim	
X	Shrub/Groundcover Trim	Off Falkenburg starting from Summerwood entrance we continue the cutback on the bottlebrush & ligustrum shrubs in half to promote growth from the ground up.
X	Blow	
X	Debris Disposal-Details	Police for trash & debris throughout property. We service all the doggie stations. Removed all soliciting signs on the property. Castle Creek shrubs were trim & detailed.
<input type="checkbox"/>	Bed Weed Control for R-UP	
X	Tree Pruner Palm pruner	Prune the palm trees at Riverview for dead fronds.
<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	
X	Seasonal Color Maintenance Annuals	Annuals are on schedule for install 8-15-17
<input type="checkbox"/>	Perennials Maintenance	
<input type="checkbox"/>	Mulching	

## Extra Work Needed

St Augustine replacement is on schedule for next week. We will start demo on 8-16-17.

## Additional Comments





## Action Item Template

Date	August 1, 2017
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Utility Bills	BH	7/1/17	August Meeting		open	Staff is working on map with meter locations.
2	Security	BH	7/1/17	August Meeting		done	Please see enclosed bids and vendors will be at meeting for presentations.
4	Landscape Enhancements	BH	7/1/17	August Meeting		open	Celia has bid out project will have numbers for meeting next month.
5	Aquatic Work	BH	5/1/17	August Meeting		done	All recommended planting areas have been addressed per provider no further action needed.
6	Ponds	BH	8/1/17	August Meeting		done	Please see report by Aquatics Systems.
7	Amenity Parcel	TS	5/1/17	August Meeting		open	Appraisal is in will email copy to board and discuss options and what can be built on parcel at meeting.
8	Holiday Lights	SS	7/1/17	August Meeting		open	BH will update at meeting cost to enhance major entrances as requested cost will be approx. \$3500.
9	Pine Ridge Monument	BH	5/1/17	August Meeting		open	TECO engineer is in process of setting meter.



## Parkway Center CDD Waterway Inspection Report

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**Reason for Inspection:** Routine Scheduled - Monthly

**Inspection Date:** 8/7/2017

**Prepared for:**

Ms. Debby Hukill, CAM, DM

Meritus Corporation

2005 Pan Am Circle Drive, Suite #120

Tampa, Florida 33607

**Prepared by:**

Virginia Tillman, Assistant Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33<sup>rd</sup> Street, Pompano Beach, FL 33069

1-800-432-4302

# Parkway Center CDD Waterway Inspection Report

8/7/2017

## Site: 1



### Comments: Normal growth observed

The open water of Pond #1 looks great! The minor shoreline weeds, Cattails and Dog Fennel will be treated during our routine visits.

## Site: 2



### Comments: Normal growth observed

Minor Bottom to Surface Filamentous Algae and shoreline weeds were present along the perimeter of Pond #2, both of which will be treated during our upcoming routine visits.



# Parkway Center CDD Waterway Inspection Report

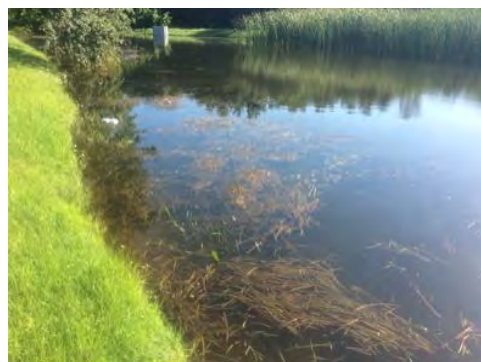
8/7/2017

## Site: 3



**Comments:** Site looks good  
Pond #3 looks great!

## Site: 4



**Comments:** Site looks good  
Pond #4 was observed to be in good condition!



# Parkway Center CDD Waterway Inspection Report

8/7/2017

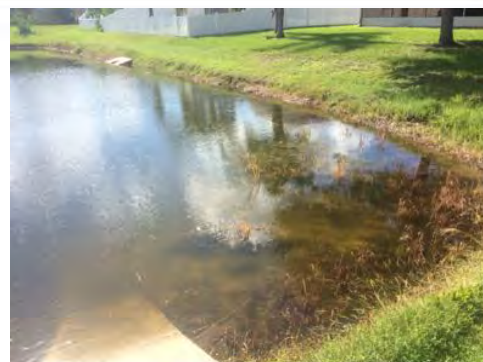
## Site: 5



### Comments: Normal growth observed

Moderate Hydrilla and minor shoreline weeds were present within Pond #5, both of which will be treated during our upcoming routine visits.

## Site: 6



### Comments: Site looks good

Overall, Pond #6 looks great!



# Parkway Center CDD Waterway Inspection Report

8/7/2017

## Site: 8



### Comments: Site looks good

The littoral shelf in Pond #8 has improved! The minor shoreline weeds, Cattails and terrestrial grasses were treated during our routine visit on 7/26

## Site: 10



### Comments: Site looks good

Pond #10 looks good. Minor shoreline weeds were present throughout the pond, which were treated during our routine visit on 7/26.



# Parkway Center CDD Waterway Inspection Report

8/7/2017

Site: 11



**Comments:** Normal growth observed

Minor Planktonic Algae, Filamentous Algae and shoreline weeds were present along the perimeter and windblown in the north corner of the pond. The grasses were treated during our routine visit on 7/26 and the Algae will be targeted during our upcoming routine visits.

Site: 15



**Comments:** Normal growth observed

Pond #15 has significantly improved following our routine maintenance! The minor Water Hyacinth and Water Lettuce will both be treated during our routine visits.



# Parkway Center CDD Waterway Inspection Report

8/7/2017

## Management Summary

Overall, the ponds within Parkway Center CDD were observed to be in great condition! The Water Hyacinth and Water Lettuce in Pond #15 has significantly been reduced following our routine maintenance! The following 10 ponds were visually assessed during today's inspection: Ponds #1, #2, #3, #4, #5, #6, #8, #10, #11 and #15 respectively.

Algae are simple, photosynthetic organisms commonly found in aquatic ecosystems. Algal growth is likely a result from certain environmental factors such as: light availability, water temperature, turbidity, pH changes and influx of nutrients (Nitrogen and Phosphorus). During today's visit, Algal growth was present along the shoreline of Ponds #2 and #11. The minor Filamentous Algae on Ponds #2 and #11; and the minor Planktonic Algae on Pond #11 will each be targeted during our upcoming routine visits. Positive results should be seen within 7-10 days following treatment.

Invasive shoreline weeds were observed along the perimeter of Ponds #1, #2, #5, #8, #10 and #11. The minor Torpedograss, Alligatorweed and Pennywort on Ponds #8, #10 and #11 were targeted during our routine visit on 7/26. The minor grasses on Ponds #1, #2 and #5 will be targeted during our routine visits and should see positive results within 14-21 days following treatment. Terrestrial grasses were observed throughout Ponds #1 and #8. The littoral shelf in Pond #8 has improved following our routine maintenance, however the new growth will be treated during our routine visits. The minor Dog Fennel, Cattails and terrestrial grasses along the perimeter of Pond #1 will be targeted during our routine visits.

The floating weeds within Pond #15 have been greatly reduced! The minor Water Hyacinth and Water Lettuce observed during today's inspection have responded well to the treatment on 7/19 and will continue to be treated during our routine visits. Positive results should be seen within 14-21 days following treatment.

Submersed weeds were present within Ponds #4 and #5 during today's inspection. The moderate Hydrilla in Pond #5 will be treated during our upcoming routine visits. Minor patches of Vallisneria were present within Pond #4, which will continue to monitor and treat as necessary. As the submersed weeds are treated, Algal growth is to be anticipated due to the influx of nutrients.

## Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Target the minor Filamentous Algae on Ponds #2 and #11.
- Treat the minor Planktonic Algae on Pond #11.
- Continue to treat all sites for invasive vegetation during our routine visits.
- Target the minor shoreline weeds on Ponds #1, #2 and #5.
- Treat the terrestrial grasses on Ponds #1 and #8.
- Monitor the floating weeds in Pond #15 and treat as necessary.
- Target the submersed Hydrilla in Pond #5.

THANK YOU FOR CHOOSING ASI!

