

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
NOVEMBER 29, 2017**

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT AGENDA

NOVEMBER 29, 2017 at 6:30 p.m.

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

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	JoAnn Ward Earl Kunke Tanya O'Connor Daniel Fleary, Jr. Suzanne DeCopain
District Manager	Meritus	Brian Howell
District Attorney	Burr Forman	Scott Steady
District Engineer	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.** with the third section is called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. Fourth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The sixth section called **Management Reports** allows the District Administrator to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

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 Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, November 29, 2017 at 6:30 p.m.** at Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 4. BUSINESS ITEMS**
 - A. Consideration of Monument Sign Agreement Tab 01
 - B. Investment Banker Review of Bond Refinancing & Future Bond Procurement
 - C. Capital Improvement Plan Update
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of Board of Supervisors Meeting October 25, 2017..... Tab 02
 - B. Consideration of Operations and Maintenance Expenditures October 2017 Tab 03
 - C. Review of Financial Statements through October 31, 2017..... Tab 04
- 6. MANAGEMENT REPORTS**
 - A. District Manager’s Report
 - B. Field Manager
 - i. District Inspection Reports..... Tab 05
 - ii. Staff Action List..... Tab 06
 - iii. Aquatic Systems Reports Tab 07
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. 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

AGREEMENT

THIS AGREEMENT (this “**Agreement**”) is entered into as of this ____ day of _____, 2017 (the “**Effective Date**”), by and between **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT (“Parkway”)**, and **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation (“**Taylor Morrison**”). Parkway and Taylor Morrison may be referred to herein individually as a “**Party**” and collectively as the “**Parties**”.

WITNESSETH:

WHEREAS, Parkway is the owner of certain property in Hillsborough County, Florida described with Hillsborough County Parcel Identification Number 049107-0100 (the “**Property**”);

WHEREAS, Parkway will install a monument sign on the Property which will include the name Oak Creek (the “**Sign**”); and

WHEREAS, Taylor Morrison will pay Parkway Twenty Five Thousand and No/100 Dollars (\$25,000.00) to install the Sign, subject to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows.

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Installation of Sign.** Within thirty (30) days from the Effective Date, Taylor Morrison will deliver Twenty Five Thousand and No/100 Dollars (\$25,000.00) to Parkway (the “**Payment**”). Parkway will use such funds to install the Sign. In the event Parkway fails to install the Sign within twenty-four (24) months from the Effective Date, then Parkway will immediately return the Payment to Taylor Morrison. Parkway will pay any additional costs for the Sign in excess of the Payment.

3. **Maintenance of Sign.** Parkway, at Parkway’s sole cost and expense, shall maintain, repair and replace the Sign, as necessary.

4. **Headings.** The headings of the sections of this Agreement are for convenience only and in no way limit or affect the terms or conditions of this Agreement.

5. **Counterparts.** To facilitate execution, this Agreement may be executed in counterparts. It shall not be necessary that the signature on behalf of both of the Parties hereto appear on each counterpart hereof. All counterparts hereof shall collectively constitute a single agreement. A facsimile or .pdf copy of a signature shall be as effective as an original.

6. **Non-Waiver.** A failure of a Party to enforce at any time any term, provision or condition of this Agreement, or to exercise any right or option herein, shall in no way operate as

a waiver thereof, nor shall any single or partial exercise preclude any other right or option herein. In no way whatsoever shall a waiver of any term, provision or condition of this Agreement be valid unless in writing, signed by the waiving Party, and only to the extent expressly set forth in such writing.

7. **Applicable Law.** This Agreement shall be executed, construed and enforced in accordance with Florida law, excluding those laws dealing with conflicts of laws. Venue for any dispute between the Parties with regard to this Agreement and the subject matter hereof shall lie only in Hillsborough County.

8. **Joint Preparation.** The Parties to this Agreement have participated fully in the negotiation and preparation hereof; and, accordingly, this Agreement shall not be more strictly construed against any one of the Parties hereto.

9. **Jury Waiver.** Each party hereto, and its successors and/or assigns, hereby voluntarily, intentionally, irrevocably, and forever waive the right it may have to a trial by jury in respect of any litigation based hereon or arising out of, under, or in connection with this Agreement and the subject matter hereof.

10. **Attorneys' Fees.** If any legal or equitable action is commenced by either Party against the other Party to enforce or interpret any provision of this Agreement or with regard to the subject matter hereof, the Party which does not prevail in such judicial or administrative proceeding shall pay to the prevailing Party such amount as the court or finder of fact may adjudge to be the prevailing Party's Legal Fees (as that term is defined below) in connection therewith, incurred by the prevailing Party, in all and at all levels of such proceedings, including any declaratory action, at trial, on appeal, or post-judgment. For purposes of this Agreement, the term "**Legal Fees**" shall mean and refer to any one or more of the following: (a) any and all costs, fees, and expenses, including attorneys', paralegals', legal assistants', witnesses', experts', consultants' and other professionals' fees; (b) any and all legal costs, fees, and expenses; and (c) any and all costs, fees, and expenses charged by or paid to any court or finder of fact.

11. **Severability.** If any clause or provision of this Agreement is deemed by a court of law illegal, invalid, or unenforceable under any present or future law, the remainder of this Agreement shall not be affected thereby. It is the express intention of the Parties that if any such clause or provision is held to be illegal, invalid, or unenforceable, there shall be added in lieu thereof a clause or provision as similar in terms to such clause or provision as is possible and still be legal, valid, and enforceable.

[THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties to this Agreement have set their hands and seals hereto as of the date first above written.

WITNESSES:

“Parkway”

**PARKWAY COMMUNITY
DEVELOPMENT DISTRICT**

Print Name:_____

By:_____

Name:_____

Title:_____

Print Name:_____

Date:_____

WITNESSES:

“TAYLOR MORRISON”

**TAYLOR MORRISON OF FLORIDA,
INC., a Florida corporation**

Print Name:_____

By:_____

Name:_____

Title:_____

Print Name:_____

Date:_____

Minutes of the Regular Meeting

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

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, October 25, 2017 at 6:31 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Howell	Meritus
Celia Nichols	Landscape Architect

There were three residents present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**

4. BUSINESS ITEMS

- A. Discussion on Updates to Amenity Parcel**
- B. Capital Improvement Plan Update**

Ms. Nichols went over the Baywood sign panel and advised the Board that the sign could not be cut and notched as originally hoped; the best bet would be to do a brand-new panel. The Board reviewed the design and agreed on the final concept.

MOTION TO: Approve the proposal by Signature Signs for \$4,650.00.
MADE BY: Supervisor Fleary
SECONDED BY: Supervisor Kunke
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

The Board requested that the work be completed by Thanksgiving if possible.

Ms. Nichols then went over the landscape bids for the Capital Improvement project and stated that Sunrise submitted a bid and there was also a revised bid from LMP. After the review, Sunrise was still around \$13,000 less than LMP. The Board discussed the proposals.

MOTION TO: Approve the Sunrise proposal with a cap not to exceed \$107,424.00.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor Fleary
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

Next, Ms. Nichols reviewed the preliminary location and concept for the new monument on Falkenberg by the Belmont subdivision. The Board approved initial concept and location, and Ms. Nichols will proceed with the final location, survey, and construction plans to be bid out.

5. 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 report and stated that the true-up report that Counsel requested had been completed, and all of the Taylor Morrison parcels were captured. This is good news for closing them out down the road and for future bond refinance. Mr. Howell then went over the potential to refinance the 2004 bonds and said that the next step is to engage an investment banker. There would be no cost to the District if the bonds cannot be refinanced or if the Board does not like the terms, and the savings on the bond could be utilized for purchasing the parcel for a future amenity facility. The Board agreed that this was a good plan and it made sense to proceed.

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MOTION TO:	Engage as investment banker and authorize the Chair to execute the engagement letter.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

99
100 Mr. Howell stated that it would now be prudent for the District to have the Engineer do the due
101 diligence on the parcel to make sure there are no red flags on this property.
102

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MOTION TO:	Approve the Engineer to proceed with due diligence with a cap not to exceed \$10,000.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

110
111 Mr. Howell then went over the potential impact to owners if the District did a 30-year bond for
112 1.5 million to purchase the parcel and build an amenity facility. The average cost at this time
113 would be \$8-\$12 per month per owner to have a brand-new facility. This cost includes additional
114 maintenance that would be needed to maintain the facilities. While this was just a quick snapshot
115 of the potential impact, the Board felt this was a very desirable scenario and that the impact
116 would be minimal to owners. Mr. Howell stated that for now, the sequence would be the
117 refinance with a closing in January, due diligence, and then purchase of the parcel. The process
118 for issuing a bond would not start until early 2018.
119

120 Mr. Howell noted that the Engineer had the potholes in the roads addressed by the County and
121 that the School Board was willing to sit down with the Engineer and a District representative to
122 discuss adding crosswalks in the community. Supervisor Ward volunteered to be the designated
123 representative with O'Connor as the backup representative.
124

125
126 **6. CONSENT AGENDA**

127 **A. Consideration of Minutes of Board of Supervisors Meeting September 27, 2017**
128

129 The Board reviewed the minutes.
130

131
132 MOTION TO: Approve the September 27, 2017 minutes.
133 MADE BY: Supervisor Ward
134 SECONDED BY: Supervisor O'Connor
135 DISCUSSION: None further
136 RESULT: Called to Vote: Motion PASSED
137 5/0 - Motion passed unanimously

138
139 **B. Consideration of Operations and Maintenance Expenditures September 2017**
140

141 The Board went over the O&Ms and had a question regarding the TECO bill. Mr. Howell will do
142 research the answer and advise the Board. The Board also advised Mr. Howell to terminate the
143 Verizon service for iPads.
144

145 MOTION TO: Approve the September 2017 O&Ms.
146 MADE BY: Supervisor Ward
147 SECONDED BY: Supervisor Kunke
148 DISCUSSION: None further
149 RESULT: Called to Vote: Motion PASSED
150 5/0 - Motion passed unanimously

151
152 **C. Review of Financial Statements through September 30, 2017**
153

154 The Board reviewed and accepted the financials.
155
156

157 **4. BUSINESS ITEMS (Cont.)**

158 **C. General Matters of the District**
159

160 Mr. Howell and the Board discussed security, and after much discussion, the Board felt it was
161 best to engage Florida Highway Patrol for security and terminate Bales Security. Florida
162 Highway Patrol will start in 30 days, and staff will send the Board the proposed scheduled with
163 80 hours per month initially.
164

165 MOTION TO: Terminate Bales and approve Florida Highway Patrol
166 for security for up to 80 hours a month initially.
167 MADE BY: Supervisor Fleary
168 SECONDED BY: Supervisor Ward
169 DISCUSSION: None further
170 RESULT: Called to Vote: Motion PASSED
171 5/0 - Motion passed unanimously

Supervisor Fleary and Supervisor Ward offered to be the contacts for Florida Highway Patrol along with staff.

Mr. Howell also noted that the Engineer was working with TECO to get power at the Pine Ridge monument.

7. SUPERVISOR REQUESTS

Supervisor Ward discussed trespassers and the Sheriff not responding. Supervisor Kunke noted that only the Board and staff can contact the Sheriff, so that may be the problem. Mr. Howell noted that Florida Highway Patrol should be able to assist with this issue as well while on patrols, and the website can be updated to state that there is no fishing allowed by anyone and that there is no swimming in the ponds. Staff will also arrange with the after-hours service to contact staff for any calls that come in for this issue.

Supervisor Fleary said that he would like the District to come up with a vision plan for projects and other things they would like to accomplish with a timeline.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

An audience member noted that there was a person stealing mail and checks from mailboxes. There were also audience comments about Florida Highway Patrol and the recent pond clean up.

9. ADJOURNMENT

MOTION TO:	Adjourn at 7:49 p.m.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Aquatic Systems, Inc.	387746	\$ 1,170.00		\$ 1,132.00	Lake & Wetland Services - October
LMP	125727	16,395.00			Ground Maintenance - October
Meritus Districts	8082	10,351.07		\$ 7,947.25	Management Services - October
Monthly Contract Sub-Total		\$ 27,916.07			

Variable Contract					
Aquatic Systems, Inc.	388404	\$ 456.00			Semi-Annual Aerator Maintenance - 10/01/17
Burr Forman	992229	1,620.00			Professional Services - thru 09/30/17
Cardno	241114	1,385.00			Professional Services - thru 08/25/17
DEO	70235	175.00			FY18 Special District Fee - 10/02/17
Grau and Associates	16041	5,300.00			FY16 Audit - 10/04/17
Stantec	1268153	851.00			Professional Services - thru 10/13/17
Variable Contract Sub-Total		\$ 9,787.00			

Utilities					
Tampa Electric	211001800146 100617	\$ 664.31			Electric Service - thru 10/02/17
Tampa Electric	211001800369 100617	489.77			Electric Service - thru 10/02/17
Tampa Electric	211001800609 100617	444.46			Electric Service - thru 10/02/17
Tampa Electric	311000070319 100517	7,525.76	\$ 9,124.30	\$ 3,583.33	Electric Service - thru 09/21/17
Verizon	9794005777	0.00			Wireless Service for ipad - thru 10/06/17
Utilities Sub-Total		\$ 9,124.30			

Regular Services					
Bales Security	34003	\$ 884.00			Security Service - thru 10/28/17
Bales Security	34053	884.00	\$ 1,768.00		Security Service - thru 11/11/17
LLS Tax Solutions Inc.	001289	650.00			Series 2004 Arbitrage Services - 10/10/17

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.	DF102517	200.00			Supervisor Fee - 10/25/17
Supervisor: Earl Kunke	EK102517	200.00			Supervisor Fee - 10/25/17
Supervisor: Jo Ann Ward	JAW102517	200.00			Supervisor Fee - 10/25/17
Supervisor: Suzanne DeCopain	SDC102517	200.00			Supervisor Fee - 10/25/17
Supervisor: Tanya O'Connor	TC102517	200.00	\$ 1,000.00		Supervisor Fee - 10/25/17
Tampa Bay Times	532091 101317	361.00			2018 Meetings - 10/13/17
Regular Services Sub-Total		\$ 3,779.00			
Additional Services					
LMP	126120	\$ 4,547.50			Hurricane Clean Up - 10/05/17
LMP	126216	104.17			Irrigation Inspection Repairs - 10/10/17
LMP	126222	241.70			Irrigation Inspection Repairs - 10/10/17
LMP	126230	789.71			Irrigation Inspection Repairs - 10/10/17
LMP	126976	980.00			Debris Clean Up - 10/26/17
LMP	126977	150.00	\$ 6,813.08		Fill in Empty Voids - 10/26/17
Nichols	MCP16 3 12	163.69			Landscape Construcrion Services - 10/15/17
Nichols	MPC15 2 23	2,039.40	\$ 2,203.09		Miscellaneous Tasks - 10/15/17
Additional Services Sub-Total		\$ 9,016.17			
TOTAL:		\$ 59,622.54			

Approved (with any necessary revisions noted):

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
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Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2100 NW 33rd Street Pompano Beach, FL 33069

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

Invoice

INVOICE DATE: 10/1/2017

INVOICE NUMBER: 0000387746

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 - October		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: 10/1/2017

INVOICE NUMBER: 0000387746

CUSTOMER NUMBER: 0045990

TOTAL AMOUNT DUE: \$1,170.00

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/1/2017	125727

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 OCTOBER 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	10/31/2017	Balance Due
			\$0.00
			\$16,395.00

REVIEWEDdthomas 9/28/2017

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 8082
Invoice Date: Oct 1, 2017
Page: 1

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

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

Ship to:

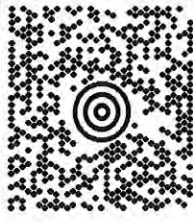
Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		10/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - October		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 - 1722 units @ \$1.50/unit		2,583.00
162.00	Copies - B/W	Copies: B/W - August	0.15	24.30
10.00	Copies - Color	Copies: Color - August	0.50	5.00
	EXP	Express Delivery Service - 8/2/17		7.18
		RS		

Subtotal	10,351.07
Sales Tax	
Total Invoice Amount	10,351.07
Payment/Credit Applied	
TOTAL	10,351.07

Check/Credit Memo No:

REVIEWEDdthomas 9/28/2017

ANNA LYALINA 8133975120 MERITUS CORPORATION 2005 PAN AM CIRCLE TAMPA FL 33607		0.5 LBS LTR	1 OF 1
SHIP TO: LOCKBOX SERVICES-12-2657 8138737300 US BANK, NA - CDD 1200 ENERGY PARK DRIVE EP-MN-01LB SAINT PAUL MN 55108			
		MN 554 9-02 	
UPS 2ND DAY AIR A.M. TRACKING #: 1Z A7E 454 07 9575 5931		2A	
			
BILLING: P/P			
Reference No. 1: PWC,SF III, Ch Res, Car Lks CDDs XOL 17.06.04 NV4S 90.0A 07/2017			
			

7.18



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: 10/1/2017

INVOICE NUMBER: 0000388404

CUSTOMER NUMBER: 0125380

PO NUMBER:

PAYMENT TERMS: Net 30

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

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Semi-annual Aerator Maintenance - October		456.00	456.00

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$456.00

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: 10/1/2017

INVOICE NUMBER: 0000388404

CUSTOMER NUMBER: 0125380

TOTAL AMOUNT DUE: \$456.00

OCT 02 2017

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



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

17 Oct 2017
Invoice # 992229
Bill Atty: SIS
As of 09/30/17

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH SEPTEMBER 30, 2017

Professional Services	\$1,620.00
TOTAL DUE THIS BILL	\$1,620.00

OCT 24 2017

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

REVIEWEDthomas 11/20/2017

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

17 Oct 2017
Invoice # 992229
Page 2

PARKWAY CENTER CDD
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As of 09/30/17

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Atty	Hours	Rate	Value
09/05/17	Review additional correspondence regarding landscaping in easement area; correspondence with resident and District Manager.	MEK	0.30	240.00	\$72.00
09/15/17	Emails with Julie Hardy at City regarding final approval and distribution of sign agreement; email Mark Vega; emails with City Transportation regarding setting up meeting for Area 6 traffic issues.	SIS	0.40	300.00	\$120.00
09/19/17	Review approval and calculate addition price for sliver of land; email Buyer total price along with conditions to close; i.e., bring property into the CDD; follow-up emails with Brian	SIS	0.80	300.00	\$240.00
09/20/17	Follow-up with 78th Street owner with an email that purchase will need to be financed; briefly review security contract; email Brian back asking them to provide a better draft.	SIS	0.40	300.00	\$120.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

17 Oct 2017
Invoice # 992229
Page 3

Date	Description	Atty	Hours	Rate	Value
09/20/17	Correspondence with B. Howell and S. Steady regarding resident response to request to remove landscaping.	MEK	0.20	240.00	\$48.00
09/25/17	Email from Dan Malloy regarding survey and additional land; forward to Brian; emails with Brian.	SIS	0.30	300.00	\$90.00
09/27/17	Calls with Brian and Tonja regarding issues to address this evening on purchase of rec center property; email survey to Tonja and Brian; outline issues to discuss with Board; attend Board meeting.	SIS	2.30	300.00	\$690.00
09/28/17	Draft a rough draft of steps discussed during board meeting for acquisition of 78th Street property.	SIS	0.80	300.00	\$240.00
Total Services					\$1,620.00
Total Services and Disbursements					<u>\$1,620.00</u>
TOTAL NOW DUE					<u><u>\$1,620.00</u></u>

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

17 Oct 2017
Invoice # 992229
Page 4

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	5.00	\$1,500.00
Madison Kebler	\$240.00	0.50	\$120.00
TOTALS		5.50	\$1,620.00



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 # : 241114
Invoice Date : 09/18/2017
Terms : 30 Days
Project : RT21610500
Project Manager : Boser, Patrick G.

Project Name : Parkway Center/Oak Creek Preservation Areas

August 2017 Services

EMAIL ONLY- brian.howell@merituscorp.com

For Professional Services Rendered through: 8/25/2017

Phase: 5217 - Quarterly Preservation Area Weed Control

Quarterly Fee	Amount 1,385.00
Subtotal	1,385.00
Total This Phase	\$1,385.00
Total Fee Type CPM:	1,385.00
Amount Due this Invoice	\$1,385.00

Outstanding Invoices

Number	Date	Balance
241114	09/18/2017	1,385.00
Total Now Due		1,385.00

Aging Balances

<u>Under 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>Over 90</u>
1,385.00	0.00	0.00	0.00

REVIEWEDdtthomas 11/20/2017

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

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
08/21/17	reviewed and treated site as needed
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

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

Comments:

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2017/2018 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 70235			Date Invoiced: 10/02/2017
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/04/2017: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

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



Parkway Center Community Development District
 Mr. Brian K. Lamb
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

2. Telephone: (813) 397-5121
 3. Fax: (813) 873-7070
 4. Email: blamb@meritusdistricts.com
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: www.myoakcreekcommunity.net →
 8. County(ies): Hillsborough
 9. Function(s): Community Development
 10. Boundary Map on File: 09/29/1997
 11. Creation Document on File: 06/27/1997
 12. Date Established: 11/17/1988
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: Hillsborough County
 15. Creation Document(s): County Ordinance Dated 11/17/1988
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments
 19. Most Recent Update: 11/07/2016

OCT 04 2017

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____

Date: _____

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2015/2016 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

REVIEWED with Thomas 11/20/2017

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 2, 2017
Subject: Fiscal Year 2017/2018 Annual Special District Fee and Update
Post-Marked Due Date is December 4, 2017

A handwritten signature in black ink, reading "Jack Gaskins Jr.", is written over the "From:" line of the memo header.

This memo contains the instructions for complying with the annual fee and update requirement using the enclosed combined *Fiscal Year 2017/2018 Annual Special District Fee Invoice and Update Form* (the "form"). To avoid a \$25 late fee, the payment must be post-marked or paid online by **December 4, 2017**.

The Purpose of the Annual Fee

Chapter 189, Florida Statutes (the Uniform Special District Accountability Act), requires the Florida Department of Economic Opportunity's Special District Accountability Program (the "Program"), to perform a number of duties and responsibilities as they relate to special districts. The Legislature does not appropriate general revenue to pay the costs involved. Instead, section 189.018, Florida Statutes, requires the Program to collect an annual fee from each special district. The annual fee remains at \$175 per special district, unless the special district certifies that it is eligible for a zero fee. For more information about the Program and the annual fee, see www.FloridaJobs.org/SpecialDistricts.

The Purpose of Reviewing and Updating the Special District's Profile

One of the Program's responsibilities is to continuously maintain specific information about each special district and make it publically available through the *Official List of Special Districts Online* (www.FloridaJobs.org/OfficialList). More than 685 state and local agencies use this list to coordinate activities with special districts, classify and compile financial information and monitor Florida's 1,685-plus active special districts. Therefore, it is important for each registered agent to annually review the special district's profile to determine if anything needs to be corrected or updated.

Reminders

Each newly created special district must have an official website by the end of the first full fiscal year after its creation. All other special districts should already be maintaining a website. If your special district's official website address is not listed on the enclosed form, please provide it. For more information about website requirements, please visit www.FloridaJobs.org/SDWebsites#Reg.

The *Florida Special District Handbook Online* (www.FloridaJobs.org/SpecialDistrictHandbook) covers general operating procedures, such as reporting requirements, for all types of special districts. The Program encourages each special district to review this handbook regularly to help ensure compliance with state accountability standards.

(TURN OVER FOR INSTRUCTIONS)

Instructions for Complying with the Annual Fee and Update Requirement

Please complete the following by December 4, 2017 to avoid a \$25 late fee:

STEP 1: Review the special district's profile on the enclosed form (you may download a duplicate form and our W-9 Form from www.FloridaJobs.org/SpecialDistrictFee):

- a. Make any needed changes/additions directly on the form by marking through the outdated or incorrect information and writing in the new information. Be sure to include a valid email address and the special district's required official website address.
- b. Sign and date where indicated.

STEP 2: Next, pay the \$175 fee or, if eligible, certify eligibility for the zero fee:

- a. The Program encourages all special districts to pay online with a Visa or MasterCard by visiting www.FloridaJobs.org/SpecialDistrictFee and following the instructions - it's fast, free and convenient.
- b. If not paying online, prepare a check payable to the **Florida Department of Economic Opportunity**.
- c. Or, if the special district meets all three statements in the "Zero Annual Fee Certification Section," certify eligibility for the zero fee by initialing each statement instead of paying the fee.

STEP 3: Make a copy of the form for your records or download another copy from www.FloridaJobs.org/SpecialDistrictFee.

STEP 4: Prepare and return the form and attachments, if applicable:

- a. If payment was made online, write "PAID ONLINE" on the form and email the form to the email address below or mail the form to the address below.
- b. If payment is not being made online, attach a check to the form to ensure the payment is properly credited to the correct special district and mail the form to the mailing address below.
- c. If certifying for a zero fee, email the form to the email address below or mail the form to the address below.
- d. If the form indicates the special district needs to provide the special district's boundary map and/or creation document, please email the documents to the email address below or attach the document(s) to the form and mail them to the address below.

**Florida Department of Economic Opportunity
Bureau of Budget Management
107 E. Madison Street, MSC 120
Tallahassee, FL 32399-4124**

Email Address: Jack.Gaskins@DEO.MyFlorida.com

Questions? Call Jack Gaskins at 850-717-8430

001159080202



Grau and Associates

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

OCT 10 2017

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 16041
Date 10/04/2017

SERVICE

AMOUNT

Audit FYE 09/30/2016

\$ 5,300.00

Current Amount Due

\$ 5,300.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,300.00	0.00	0.00	0.00	0.00	5,300.00

Payment due upon receipt.

REVIEWEDdthomas 11/20/2017



INVOICE

Page 1 of 1

OCT 26 2017

Invoice Number	1268153
Invoice Date	October 20, 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

October 13, 2017

Current Invoice Total (USD)

851.00

Process requisitions; prepare for and attend September CDD meeting; report potholes to Hillsborough County; initiate crosswalk discussion with school board

Top Task 218 2018 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	2.00	63.00	126.00
Stewart, Tonja L	5.00	145.00	725.00
Subtotal Professional Services	7.00		851.00

Top Task Subtotal 2018 FY General Consulting 851.00

Total Fees & Disbursements

851.00

INVOICE TOTAL (USD)**851.00****Due on Receipt**

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

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

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

Thank you.

REVIEWEDdthomas 11/20/2017

ACCOUNT STATEMENT

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [v](#) [i](#)

Statement Date: 10/06/2017
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:	10/27/2017

Your Account Summary

Previous Amount Due	\$664.31
Payment(s) Received Since Last Statement	-\$664.31
Current Month's Charges Due By 10/27/2017	\$664.31
Total Amount Due	\$664.31



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



We hope you and your family are safe following historic Hurricane Irma. Thank you for your patience during our restoration effort.

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: 211001800146

Current month's charges:	\$664.31
Total amount due:	\$664.31
Current month's charges due:	10/27/2017

Amount Enclosed \$

604469296292

00005158 02 AV 0.37 33607 FTECO110061723222310 00000 03 01000000 017 04 19544 006



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

OCT 11 2017

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

6044692962922110018001460000000664317

ACCOUNT STATEMENT

tampaelectric.com



Account: 211001800146
Statement Date: 10/06/2017
Current month's charges due 10/27/2017

Details of Charges – Service from 09/01/2017 to 10/02/2017

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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
Lighting Charges		\$664.31

Total Current Month's Charges

\$664.31

00005158-0010583-Page 3 of 12



ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 10/06/2017

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:	10/27/2017

Your Account Summary

Previous Amount Due	\$489.77
Payment(s) Received Since Last Statement	-\$489.77
Current Month's Charges Due By 10/27/2017	\$489.77
Total Amount Due	\$489.77



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



We hope you and your family are safe following historic Hurricane Irma. Thank you for your patience during our restoration effort.

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: 211001800369

Current month's charges:	\$489.77
Total amount due:	\$489.77
Current month's charges due:	10/27/2017

Amount Enclosed \$

604469296293



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

OCT 11 2017

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

ACCOUNT STATEMENT

tampaelectric.com



Account: 211001800369
Statement Date: 10/06/2017
Current month's charges due 10/27/2017

Details of Charges – Service from 09/01/2017 to 10/02/2017

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

Rate Schedule: Lighting Service

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

00005158-0010587, Page 11 of 12



ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 10/06/2017

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:	10/27/2017

Your Account Summary

Previous Amount Due	\$444.46
Payment(s) Received Since Last Statement	-\$444.46
Current Month's Charges Due By 10/27/2017	\$444.46
Total Amount Due	\$444.46



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



We hope you and your family are safe following historic Hurricane Irma. Thank you for your patience during our restoration effort.

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:	10/27/2017

Amount Enclosed \$
604469296294

OCT 11 2017

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

6044692962942110018006090000000444465

ACCOUNT STATEMENT

tampaelectric.com



Account: 211001800609
Statement Date: 10/06/2017
Current month's charges due 10/27/2017

Details of Charges – Service from 09/01/2017 to 10/02/2017

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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
Lighting Charges		\$444.46

Total Current Month's Charges

\$444.46

00005158-0010585-Page 7 of 12



Statement Date: 10/05/17
Account: 311000070319

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



Current month's charges:	\$7,525.76
Total amount due:	\$7,525.76
Current month's charges due:	10/19/17

Your Account Summary

Previous Amount Due	\$9,367.90
Payment(s) Received Since Last Statement	-\$9,367.90
Interest on Deposit	-\$1.27
Deposit Refund	
Congratulations! Due to your excellent payment history, we have refunded your deposit and interest and applied a credit to your current electric bill. Thank you for being a valued customer.	
	-\$52.00
Current Month's Charges Due By 10/19/17	\$7579.03
Total Amount Due	\$7,525.76

0000004-0000031- Page 3 of 24



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



More options for you.

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

REVIEWED thomas 11/20/2017

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:	\$7,525.76
Total amount due:	\$7,525.76
Current month's charges due:	10/19/17

Amount Enclosed \$

700375000129

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



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

00000004-0000031-Page 4 of 24

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



00000004-00000032-Page 5 of 24

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$41.36
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$66.09
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$211.49
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$40.99
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	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	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$115.38
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$53.13
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$99.21
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$33.29
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$96.55
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$183.61
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$387.62
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$305.98

Account: 211001738486
Statement Date: 10/02/17

Details of Charges – Service from 08/02/17 to 08/31/17

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

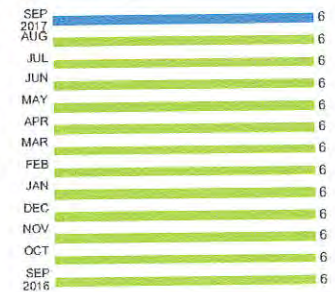
Rate Schedule: General Service - Non Demand

Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B45083	08/31/17	34,679		34,510		169 kWh	1	30 Days
Basic Service Charge						\$19.94		
Energy Charge						169 kWh @ \$0.06216/kWh		
Fuel Charge						169 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$0.91		
Electric Service Cost						\$36.36		
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges						\$5.00		
Current Month's Electric Charges						\$41.36		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Account: 211001738759
Statement Date: 10/02/17



Details of Charges – Service from 08/03/17 to 08/31/17

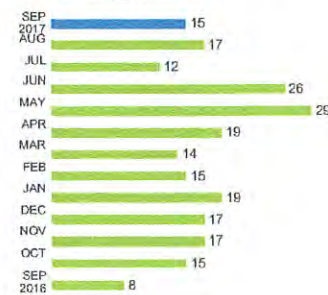
Service for: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	08/31/17	53,182		52,750		432 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						432 kWh @ \$0.06216/kWh		
Fuel Charge						432 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$1.53		
Electric Service Cost							\$61.09	
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges							\$5.00	
Current Month's Electric Charges							\$66.09	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211001739070
Statement Date: 10/02/17

Details of Charges – Service from 08/03/17 to 08/31/17

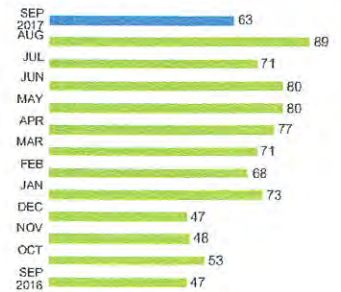
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E05836	08/31/17	95,118		93,302		1,816 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						1,816 kWh @ \$0.06216/kWh		
Fuel Charge						1,816 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$4.78		
Electric Service Cost						\$191.28		
State Tax						\$15.21		
Total Electric Cost, Local Fees and Taxes						\$206.49		
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges						\$5.00		
Current Month's Electric Charges						\$211.49		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





Account: 211001739302
Statement Date: 10/02/17

Details of Charges – Service from 08/03/17 to 08/31/17

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

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	08/31/17	8,991		8,854		137 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						137 kWh @ \$0.06216/kWh \$8.52		
Fuel Charge						137 kWh @ \$0.02956/kWh \$4.05		
Florida Gross Receipt Tax						\$0.83		
Electric Service Cost						\$33.34		
State Tax						\$2.65	\$35.99	
Total Electric Cost, Local Fees and Taxes								
Other Fees and Charges								
Electric Late Payment Fee						\$5.00	\$5.00	
Total Other Fees and Charges								
Current Month's Electric Charges							\$40.99	

Account: 211001739567
Statement Date: 10/02/17

Details of Charges – Service from 08/02/17 to 08/31/17

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

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Account: 211001739864
Statement Date: 10/02/17

Details of Charges – Service from 08/02/17 to 08/31/17

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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ACCOUNT STATEMENT

tampaelectric.com



Account: 211001800955
Statement Date: 10/02/17

Details of Charges – Service from 08/22/17 to 09/21/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1364 kWh @ \$0.03224/kWh	\$43.98
Fixture & Maintenance Charge	31 Fixtures	\$184.76
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1364 kWh @ \$0.02916/kWh	\$39.77
Florida Gross Receipt Tax		\$2.15
Lighting Charges		\$632.43
Current Month's Electric Charges		\$632.43

00000004-00000035-Page 12 of 24



Account: 211015022604
Statement Date: 10/02/17

Details of Charges – Service from 08/22/17 to 09/21/17

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 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
Lighting Charges		\$714.03
Current Month's Electric Charges		\$714.03

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Account: 211014450103

Statement Date: 10/02/17

Details of Charges – Service from 08/03/17 to 08/31/17

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

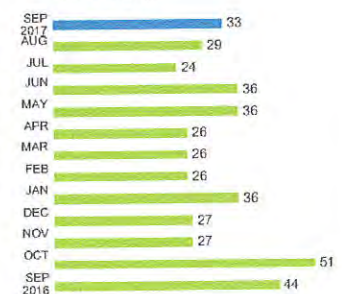
Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	08/31/17	44,136		43,180		956 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						956 kWh @ \$0.06216/kWh		
Fuel Charge						956 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$2.76		
Electric Service Cost						\$110.38		
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges						\$5.00		
Current Month's Electric Charges						\$115.38		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Account: 211014450376
Statement Date: 10/02/17



Details of Charges – Service from 08/03/17 to 08/31/17

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

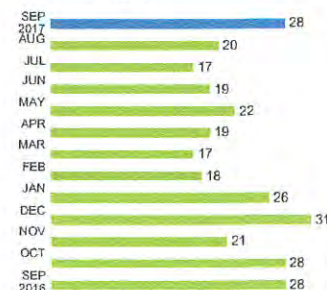
Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	08/31/17	41,565		40,748		817 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						817 kWh @ \$0.06216/kWh		
Fuel Charge						817 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$2.43		
Electric Service Cost							\$97.30	
Other Fees and Charges								
Deposit Released						-\$48.00		
Interest for Cash Security Deposit						-\$1.17		
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges							-\$44.17	
Current Month's Electric Charges							\$53.13	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211014450640
Statement Date: 10/02/17

Details of Charges – Service from 08/03/17 to 08/31/17

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

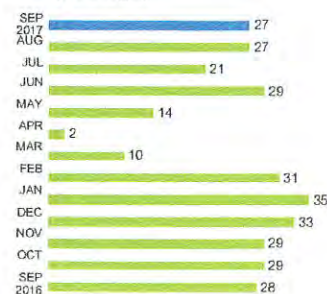
Rate Schedule: General Service - Non Demand

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	08/31/17	47,251		46,467		784 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						784 kWh @ \$0.06216/kWh		
Fuel Charge						784 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$2.36		
Electric Service Cost							\$94.21	
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges							\$5.00	
Current Month's Electric Charges							\$99.21	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





Account: 211014450897
Statement Date: 10/02/17

Details of Charges – Service from 08/02/17 to 08/31/17

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

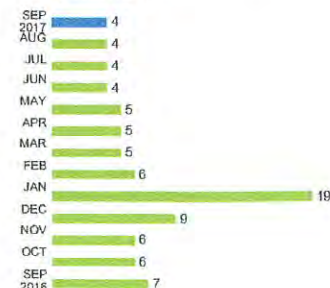
Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	08/31/17	24,948		24,821		127 kWh	1	30 Days
Basic Service Charge						\$19.94		
Energy Charge						127 kWh @ \$0.06216/kWh		
Fuel Charge						127 kWh @ \$0.02956/kWh		
Florida Gross Receipt Tax						\$0.81		
Electric Service Cost						\$32.39		
Other Fees and Charges								
Deposit Released						-\$4.00		
Interest for Cash Security Deposit						-\$0.10		
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges						\$0.90		
Current Month's Electric Charges						\$33.29		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



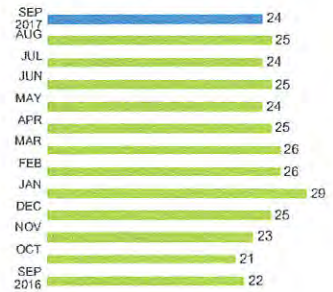
Account: 211014451127
Statement Date: 10/02/17

Details of Charges – Service from 08/03/17 to 08/31/17

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	08/31/17	89,171		88,487		684 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						684 kWh @ \$0.06216/kWh \$42.52		
Fuel Charge						684 kWh @ \$0.02956/kWh \$20.22		
Florida Gross Receipt Tax						\$2.12		
Electric Service Cost						\$84.80		
State Tax						\$6.75		
Total Electric Cost, Local Fees and Taxes						\$91.55		
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges						\$5.00		
Current Month's Electric Charges						\$96.55		





Account: 211014451317
Statement Date: 10/02/17

Details of Charges – Service from 08/22/17 to 09/21/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	396 kWh @ \$0.03224/kWh	\$12.77
Fixture & Maintenance Charge	9 Fixtures	\$53.64
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	396 kWh @ \$0.02916/kWh	\$11.55
Florida Gross Receipt Tax		\$0.62
Lighting Charges		\$183.61
Current Month's Electric Charges		\$183.61

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ACCOUNT STATEMENT

tampaelectric.com



Account: 211014451523
Statement Date: 10/02/17

Details of Charges – Service from 08/22/17 to 09/21/17

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 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
Lighting Charges		\$387.62

Current Month's Electric Charges **\$387.62**

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Account: 211014451713
Statement Date: 10/02/17



Details of Charges – Service from 08/22/17 to 09/21/17

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	616 kWh @ \$0.03224/kWh	\$19.86
Fixture & Maintenance Charge	14 Fixtures	\$83.44
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	616 kWh @ \$0.02916/kWh	\$17.96
Florida Gross Receipt Tax		\$0.97
State Tax		\$20.37
Lighting Charges		\$305.98
Current Month's Electric Charges		\$305.98
Total Current Month's Charges		\$7,525.76

00000004-00000040-Page 21 of 24

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 ChoicesSM – 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 EnergySM – 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[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit peoplesgas.com or tampaelectric.com.



PO BOX 4001
ACWORTH, GA 30101

0007397 02 AB 0.400 **AUTO T8 2 3376 33607-252945 -C08-P07404-I



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



Verizon Wireless News

Save Time Go Online

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

Manage Your Account	Account Number	Date Due
www.vzw.com	623590921-00001	Do Not Pay
Change your address at vzw.com/changeaddress	Invoice Number	9794005777

Quick Bill Summary

Sep 07 – Oct 06

Previous Balance (see back for details)	\$80.40
Payments – Thank You	-\$160.80
Credit Balance	-\$80.40
Monthly Charges	\$80.00
Surcharges and Other Charges & Credits	\$.40
Taxes, Governmental Surcharges & Fees	\$.00
Total Current Charges	\$80.40

Total Amount

\$.00

REVIEWEDthomas 11/20/2017

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



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

OCT 16 2017

Bill Date
Account Number
Invoice Number

October 06, 2017
623590921-00001
9794005777

Courtesy Bill

No payment will be deducted
from your bank account

\$.00

PO BOX 660108
DALLAS, TX 75266-0108



979400577701062359092100001000000080400000000000000



Overview of Lines

Your Account's Plan

Data Plan 4GB

\$30.00 monthly charge

4 monthly GB allowance

\$15.00 per GB after allowance

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

Breakdown of Charges

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

Breakdown of Shared Usage

		Data GB Used
813-480-1687	pg 4	0
813-480-7047	pg 5	0
813-480-7348	pg 6	0
813-480-7863	pg 7	0
813-924-1468	pg 8	.001
Total Used		.001
Shared Allowance		4.000
Usage Over Allowance		0
Total Shared Usage Charges		\$.00



Summary for Brian Howell: 813-480-1687

Your Plan

Data Plan 4GB
(see pg 3)

Monthly Charges

Tablet Line Access	10/07 – 11/06	10.00
		\$10.00

Surcharges⁺

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

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

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



Invoice Number Account Number Date Due Page

9794005777 623590921-00001 Do Not Pay 5 of 9

Summary for Brian Howell: 813-480-7047

Your Plan

Data Plan 4GB
(see pg 3)

Monthly Charges

Tablet Line Access	10/07 – 11/06	10.00
		\$10.00

Surcharges⁺

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

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

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



Invoice Number	Account Number	Date Due	Page
9794005777	623590921-00001	Do Not Pay	6 of 9

Summary for Brian Howell: 813-480-7348

Your Plan

Data Plan 4GB
(see pg 3)

Monthly Charges

Tablet Line Access	10/07 – 11/06	10.00
		\$10.00

Surcharges⁺

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

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

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



Invoice Number Account Number Date Due Page

9794005777 623590921-00001 Do Not Pay 7 of 9

Summary for Brian Howell: 813-480-7863

Your Plan

Data Plan 4GB
(see pg 3)

Monthly Charges

Tablet Line Access	10/07 – 11/06	10.00
		\$10.00

Surcharges+

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

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

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



Summary for Brian Howell: 813-924-1468

Your Plan

Data Plan 4GB
(see pg 3)

Monthly Charges

Tablet Line Access	10/07 – 11/06	10.00
		\$10.00

Usage and Purchase Charges

Data		Allowance	Used	Billable	Cost
Gigabyte Usage	<i>gigabytes</i>	4.000 (shared)	.001	--	--
Total Data					\$.00
Total Usage and Purchase Charges					\$.00

Surcharges+

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

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

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

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 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 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 October 1, the FUSC increased 4.82% percent of assessable wireless charges, other than separately billed interstate and international telecom charges. The FUSC on separately billed interstate and international telecom charges increased 18.8% percent. For more details, please call 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 #
	10/12/2017	34003
P.O. No.	Terms	Due Date
		10/27/2017

Date Started	Description of The Security Service	Hours/Miles	Amount
10/15/2017	Security Service Patrol with Vehicle and Security Officer Week of 10-15-2017 to 10-21-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
10/22/2017	Security Service Patrol with Vehicle and Security Officer Week of 10-22-2017 to 10-28-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
10/15/2017	Vehicle Bi-Weekly Cost - \$269.00	1	269.00
10/15/2017	Cell Phone Bi-Weekly Cost - \$15.00	1	15.00

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

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

REVIEWEDthomas 11/20/2017



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
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 #
	10/25/2017	34053
P.O. No.	Terms	Due Date
		11/10/2017

Date Started	Description of The Security Service	Hours/Miles	Amount
10/29/2017	Security Service Patrol with Vehicle and Security Officer Week of 10-29-2017 to 11-04-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
11/5/2017	Security Service Patrol with Vehicle and Security Officer Week of 11-05-2017 to 11-11-2017 4 days, 5 hour Shifts = 20 Hours at \$15.00 Per Hour	20	300.00
10/29/2017	Vehicle Bi-Weekly - \$269.00	1	269.00
10/29/2017	Cell Phone Bi-Weekly - \$15.00	1	15.00

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

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

REVIEWEDthomas 11/20/2017



OCT 16 2017

Invoice

Specializing in Tax-Exempt Bond Services

Invoice #: **001289**
Invoice Date: 10/10/2017


2172 W. Nine Mile Road #
352
Pensacola, FL 32534

Phone # 850-754-0311
E-Mail liscott@llstax.com

Bill To:

Parkway Center Community
Development District
c/o Meritus Districts
2005 Pan Am Circle # 120
Tampa, Florida 33607

P.O. Number:

Description	Amount
Total Billing for Arbitrage Services in connection with the Parkway Center Community Development District (Hillsborough County, Florida) \$6,780,000 Special Assessment Revenue Refunding Bonds, Series 2004A \$15,830,000 Special Assessment Revenue Refunding Bonds, Series 2004B – Arbitrage Calculation for the period ended August 10, 2017.	650.00
	
Total	\$650.00

Terms: Due and Payable upon receipt.

Mail checks to LLS Tax Solutions Inc. 2172 W. Nine Mile Road #352, Pensacola, FL 32534
Please include invoice number on check,

REVIEWEDdthomas 11/20/2017



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

OCT 16 2017

October 10, 2017

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

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Parkway Center Community Development District ("Client") for the following bond issues. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Parkway Center Community Development District (Hillsborough County, Florida) \$6,780,000 Special Assessment Revenue Refunding Bonds, Series 2004A \$15,830,000 Special Assessment Revenue Refunding Bonds, Series 2004B

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the

assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the bond year ended August 10, 2018 is \$650, which includes reasonable out-of-pocket expenses. We will bill you upon completion of our services or on a monthly basis. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Parkway Center Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: Brian Howe

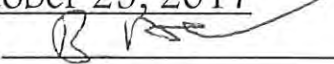
Print Name Brian Howe

Title Dist Mgr

Date: 10/18/10

PARKWAY CENTER CDD

MEETING DATE: October 25, 2017

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	<input checked="" type="checkbox"/>	Accept	\$200
Earl Kunke	<input checked="" type="checkbox"/>	Accept	\$200
Tanya O'Connor	<input checked="" type="checkbox"/>	Accept	\$200
Daniel Fleary, Jr.	<input checked="" type="checkbox"/>	Accept	\$200
Suzanne DeCopain	<input checked="" type="checkbox"/>	Accept	\$200

DF 102517

REVIEWEDthomas 11/20/2017

REVIEWED dthomas 11/20/2017

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2018 Meetings** was published in **Tampa Bay Times: 10/13/17**. in said newspaper in the issues of **Baylink Hillsborough**

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

Signature of Affiant

Sworn to and subscribed before me this 10/13/2017.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2018
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Parkway Center Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2018 to be held at the Parkway Center Clubhouse, located at 11560 Ramble Creek Drive, Riverview, FL 33569 on the following dates at 6:30 p.m.:

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.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Brian Howell
District Manager

Run Date: 10/13/2017

532091



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/5/2017	126120

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 #
41810

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Hurricane IRMA storm damage clean-up, removal, and disposal. Tree staking @ Sanctuary; Tree removal and large limb removal @ Belmont. Common areas and ponds.			
Tree staking	1	90.00	90.00
Tree removal (includes disposal)	1	475.00	475.00
Limb (Large) removal (includes disposal)	1	220.00	220.00
Sept. 13, 2017 - Labor (mnhr)	16.5	30.00	495.00
Sept. 18, 2017 - Labor (mnhr)	10	30.00	300.00
Sept. 18, 2017 - Supervisor (mnhr)	2	40.00	80.00
Sept. 22, 2017 - Labor (mnhr)	38	30.00	1,140.00
Sept. 26, 2017 - Labor (mnhr)	27	30.00	810.00
Sept. 29, 2017 - Labor (mnhr)	6.25	30.00	187.50
Debris removal/ disposal	6	125.00	750.00
Note: Tree removal does not include stump grinding. Stump grinding will be proposed at a later date.			
Approved by Gene per PG			
		Total	\$4,547.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/4/2017	Balance Due \$4,547.50

REVIEWEDthomas 11/20/2017

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/10/2017	126216

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 #
41983

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 10/3/2017			
Hunter ACC - J			
Irrigation Parts		1.92	1.92
Irrigation Labor - 2 Techs @ \$80.00 per hour	0.25	80.00	20.00
Hunter ACC - H			
Irrigation Parts		2.25	2.25
Irrigation Labor - 2 techs @ \$80.00 per hour	1	80.00	80.00
See attached for details on Techs repairs.			
Total			\$104.17
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/9/2017	Balance Due
			\$0.00
			\$104.17

REVIEWEDthomas 11/20/2017



Landscape
Maintenance
Professionals, Inc.

Property: PARKWAY CENTER CIDO

Date: 10-23-17
Technician: TOM & HANDEL
Arrive/ Depart: 1:15 1:40

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

Clock Type/ #	HUNTER ACC (5)		Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	(Y)	Time/Date Adjust	Y	(N)	Pgm A	1		
Rain Sensor	ok	bad		Battery Replaced	Y	(N)		2		
Notes: * Replaced pump control box * Adjusted & calibrated rain sensor							Pgm B	1		
								2		
							Pgm C	1		
								2		
							Pgm D	1		
								2		

Zone #		Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
A	B	C	D				Labor	Hrs	Rate	Amount	
1	S	10				OK	Supervisor:	40	215	40.00	
2	S	10				OK	Technician:	40	215	40.00	
3	D		30			OK	Total Labor Charges \$				
4	S	10				OK	Materials				
5	S	10				OK	TLTEE	1	581	581	
6	D		30			ENT DRIP	TLCOUP	1	52	52	
7	S	10				OK	XFD0912	1	59	59	
8	S	10				OK					
9	S	20				OK					
10	S	15				OK					
11	D		20			OK					
12	S	10				OK					
13	D		30			OK					
14											
15											
16											
17											
18											
19											
20											
21											
22											
23							Total Materials	\$	1.92		
24							Total Labor	\$	20.00		
Season Adjust %							Grand Total	\$	21.92		
Run Time							Bill To:				

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

41983 -

Property: **PARK WAY CENTER CDD**

Date: **10-02-17**
 Technician: **TOMMY MAWUEL**
 Arrive/ Depart: **9:30 11:30**

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

Clock Type/ #	HUNTER ACC (H)				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	(Y)	Time/Date Adjust	Y	(N)	Pgm A	1				
Rain Sensor	(ok)	bad		Battery Replaced	Y	(N)		2				

Notes:

Pgm B	1											
	2											
Pgm C	1											
	2											
Pgm D	1											
	2											

Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
							Labor	Hrs	Rate	Amount
1	S	:10				OK				
2	S	:10				OK	Supervisor:	1:00	40.00	40.00
3	D			:25		OK	Technician:	1:00	40.00	40.00
4	D			:25		OK				
5	S	:10				OK				
6	SDM	:10				OK				
7	S	:10				OK				
8	S	:10				OK				
9	D			:25		OK				
10	S	:10				OK				
11	D			:25		CUT DRIP 1				
12	S	:10				OK				
13	S	:10				RAISE (4)				
14	S	:10				RAISE (4)				
15	D			:25		OK				
16										
17		:10				1-NOZZLE				
18										
19										
20										
21										
22										
23										
24										
Season Adjust %							Total Materials	\$ 3.25		
							Total Labor	\$ 80.00		
Run Time 1:50							Grand Total	\$ 83.25		

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



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/10/2017	126222

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 #
41991

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 10/4/2017			
Controller A			
Irrigation Parts		5.19	5.19
Irrigation Labor - 1 Tech @ \$40.00 per hour	0.5	40.00	20.00
Controller B			
Irrigation Parts		17.73	17.73
Irrigation Labor - 1 Tech @ \$40.00 per hour	0.5	40.00	20.00
Controller D			
Irrigation Parts		74.65	74.65
Irrigation Labor - 1 Tech @ \$40.00 per hour	1.5	40.00	60.00
Controller E			
Irrigation Parts		4.13	4.13
Irrigation Labor - 1 Tech @ \$40.00 per hour	1	40.00	40.00
Controller K - ok			
See attached for details on Techs repairs.			
Total			\$241.70
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/9/2017	Balance Due
			\$0.00
			\$241.70

REVIEWEDthomas 11/20/2017



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CDD

Date 10/4/17

Technician Tgm

Arrive/ Depart 9:50 / 10:30 / 11:30

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

Clock Type/ #	Hunter XC Hybrid / Controller A			Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<input checked="" type="radio"/>	Pgm A	1			7:15pm			7:15pm
Rain Sensor	<input checked="" type="radio"/> OK	bad			2						
Battery Replaced	<input checked="" type="radio"/>	<input checked="" type="radio"/> N		Pgm B	1	11:30am	11:30am	11:30am	11:30am	11:30am	11:30am
Notes: - replaced 9V battery - set program B for 11:30 am start time everyday (New Jasmine) Drip				Pgm C	1						
					2						
				Pgm D	1						
					2						

Zone #		Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
A	B	C	D				Labor	Hrs	Rate	Amount	
1	S/H	15				ok					
2	S	20				ok	Supervisor:	0.5	40.00	20-	
3	S	15				raised 3 sprayheads	Technician:				
4	S	45				ok, changed 3 nozzles	Total Labor Charges \$ 20.00				
5	S	10				ok	Materials	QTY	Unit	Extended	
6	D		30			ok	Hunter Nozzles (15H)	3	1.73	5.19	
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23							Total Materials	\$	5.19		
24							Total Labor	\$	20.00		
Season Adjust %							Grand Total	\$	25.19		
Run Time							Bill To:				

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

41991/



Property: Parkway Center CDD

Date: 10/4/17
 Technician: TSM
 Arrive/ Depart: 9:30 12:15

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

Clock Type/ #	<u>Hunter XC Hybrid / Controller B</u>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<u>(Y)</u>	Time/Date Adjust	<u>(Y)</u>	N	Pgm A	1				
Rain Sensor	<u>(OK)</u>	bad		Battery Replaced	<u>(Y)</u>	N		2				
Notes: - Replaced 9V battery - Reprogrammed controller							Pgm B	1				
								2				
							Pgm C	1				
								2				
							Pgm D	1				
								2				

		Programs						Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D	Zone Information		Labor	Hrs	Rate	Amount
1	S	5:35				ok reduced run time					
2	S	8:10				ok increased run time		Supervisor:	0.5	40-	20-
3	S	20				broken sprayhead, zone running constantly (9V battery dead)		Technician:			
4	S/M	10				ok		Total Labor Charges		\$ 20.00	
5								Materials	QTY	Unit	Extended
6								9 Volt Battery	1	5.00	5.00
7								Rainbird 1806/ 6" sprayhead	1	11.00	11.00
8								Hunter Nozzle	1	1.73	1.73
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23								Total Materials	\$ 17.73		
24								Total Labor	\$ 20.00		
Season Adjust %		100%						Grand Total	\$ 37.73		
Run Time		1:15						Bill To:			
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information											



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CDA

Date 10/4/17

Technician Tom

Arrive/ Depart 1:30

1:45

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

Clock Type/ #	Rainbird ESP-Me / Controller D				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	(Y)	Time/Date Adjust	Y	(N)	Pgm A	1				12:00Am
Rain Sensor	(OK)	bad		Battery Replaced	Y	(N)		2				12:00Am
Notes:							Pgm B	1				
								2				
							Pgm C	1				
								2				
							Pgm D	1				
								2				

Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
1	S	20				changed 4 - 4" spr. heads to 6" spr. heads	Labor	Hrs	Rate	Amount
2	R	45				1 rotor, changed two rotor nozzles, raised 1	Supervisor:	1.5	40-	60.00
3	R	25				ok	Technician:			
4	R	45				ok	Total Labor Charges \$ 60.00			
5	R	45				1 rotor nozzle, straightened 1 rotor	Materials	QTY	Unit	Extended
6	S	30				straightened 5 sprayheads	Hunter 6" Pro Spray	4	11.00	44.00
7							Hunter Nozzle	4	1.73	6.92
8							Hunter PGP Rotor	1	23.05	23.05
9							3/4" x 1/2" Poly Nipple	1	0.68	0.68
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23							Total Materials	\$	74.65	
24							Total Labor	\$	60.00	
Season Adjust %	100%						Grand Total	\$	134.65	
Run Time	3:30						Bill To:			

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



Date	10/4/17
Technician	Tom
Arrive/ Depart	7:50 / 9:50

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

Notes: * Pain sensor fault, re-positioned pain sensor in up right position

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



Landscape
Maintenance
Professionals, Inc.

Property: *Parkway Center CDD*

Date

10/4/17

Technician

Tom

Arrive/ Depart

1:00

1:30

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

Clock Type/ #

Rainbird ESP-Me / Controller K

Start

Sun

Mon

Tue

Wed

Thu

Fri

Sat

Battery Date

Confirm Time/ Date

Y

Time/Date Adjust

Y

N

Pgm A

1

12:00 am

12:00 am

Rain Sensor

OK

bad

Battery Replaced

Y

N

Pgm B

1

3:30 am

3:30 am

Notes:

Pgm C

1

Pgm D

1

Programs				
Zone #	Type	A	B	C

Zone #	Type	A	B	C	D
--------	------	---	---	---	---

Zone Information

Technician Use Only (Use Standard Invoice forms for additional charges)

1	<i>R</i>	<i>45</i>			
---	----------	-----------	--	--	--

ok straightened 2 rotors

2	<i>S</i>	<i>20</i>			
---	----------	-----------	--	--	--

ok

3					
---	--	--	--	--	--

4					
---	--	--	--	--	--

5					
---	--	--	--	--	--

6					
---	--	--	--	--	--

7					
---	--	--	--	--	--

8					
---	--	--	--	--	--

9					
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10					
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11					
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12					
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13					
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14					
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15					
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16					
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17					
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18					
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19					
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20					
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21					
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22					
----	--	--	--	--	--

23					
----	--	--	--	--	--

24					
----	--	--	--	--	--

Labor

Hrs

Rate

Amount

Supervisor:

Technician:

Total Labor Charges

\$

Materials

QTY

Unit

Extended

N/A

Total Materials

\$

Total Labor

\$

Grand Total

\$

N/A

Season Adjust %

10%

Run Time

1:05

Bill To:

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



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/10/2017	126230

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 #
42003

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 10/04/2017			
Main - see notes			
Irrigation Parts		66.13	66.13
Irrigation Labor - 1 Tech @ \$40.00 per hour	2	40.00	80.00
Controller F			
Irrigation Parts		1.43	1.43
Irrigation Labor - 1 Tech @ \$40.00 per hour	0.25	40.00	10.00
Controller I			
Irrigation Parts		252.15	252.15
Irrigation Labor - 1 Tech @ \$40.00 per hour	9.5	40.00	380.00
See attached for details on Techs repairs.			
Total			\$789.71
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/9/2017	Balance Due
			\$0.00
			\$789.71

REVIEWEDthomas 11/20/2017



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CAD

Date 10/4/17

Technician Tom

Arrive/Depart 9:50 - 10:10 17:45 - 10:30

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

Clock Type/ #	<u>Rainbird ESP-Me</u>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date					Pgm A	1			12:00am			12:00am
Rain Sensor	<input checked="" type="checkbox"/> ok	<input type="checkbox"/> bad	Battery Replaced	<input checked="" type="checkbox"/> Y	Pgm B	2			3:45am			3:45am
Notes:					Pgm B	1			9:00pm			9:00pm
						2			10:30pm			10:30pm
					Pgm C	1	11:30am	11:30am	11:30am	11:30am	11:30am	11:30am
						2						
					Pgm D	1			6:00pm			6:00pm
						2						

Programs					Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D	Labor		Amount
1	R/D 30				1 rotor (MIA), broken poly nipple (2), straightened 2	Supervisor:	Hrs	Rate
2	R/D 30				ok	Technician:		Amount
3	R/D 30				cut dripline	Total Labor Charges \$ 80.00		
4	R/D 30				1 rotor (not adjusting)			
5	R/D 30				ok			
6	R/D 30				ok			
7	R/D 30				cut dripline			
8	S 15				ok cut grass around many sprayheads			
9	S	15			ok			
10	S	15			ok			
11	S	15			changed 1-4" sprayhead to 5" sprayhead, moved 1 2ft			
12	S	15			ok			
13	S	15			ok			
14	S	15			ok			
15								
16								
17								
18								
19	Open		1:00	3:00	Pump start for controllers A & B			
20			1:30					
21								
22								
23								
24								
Season Adjust %						Total Materials		\$ 66.13
Run Time						Total Labor		\$ 80.00
						Grand Total		\$ 146.13
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information						Bill To:		

42003



Landscape
Maintenance
Professionals, Inc.

Property: *Parkway Center CDD*

Date *10/6/17*

Technician *rdm*

Arrive/ Depart *10:30*

11:00

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

Clock Type/ #	<i>Rainbird ESP-ME / Controller F</i>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<i>(Y)</i>	Time/Date Adjust	Y	<i>(N)</i>	Pgm A	1				<i>12:00am</i>
Rain Sensor	<i>(ok)</i>	bad		Battery Replaced	Y	<i>(N)</i>		2				
Notes:							Pgm B	1				<i>3:30am</i>
								2				
							Pgm C	1				
								2				
							Pgm D	1				
								2				

Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
1	<i>S/R</i>	<i>45</i>	<i>25</i>			<i>ok</i>	Labor	Hrs	Rate	Amount
2	<i>R</i>	<i>60</i>	<i>25</i>			<i>ok</i>	Supervisor:	<i>0.25</i>	<i>40 -</i>	<i>10 -</i>
3	<i>R/S</i>	<i>45</i>	<i>25</i>			<i>broken 1/2" elbow + poly nipple on 1/2" sprayhead</i>	Technician:			
4	<i>R/S</i>	<i>50</i>	<i>25</i>			<i>ok</i>	Total Labor Charges \$ <i>10.00</i>			
5							Materials	QTY	Unit	Extended
6							<i>1/2" FxS 90° elbow</i>	<i>1</i>	<i>0.80</i>	<i>0.80</i>
7							<i>1/2" x close poly nipple</i>	<i>1</i>	<i>0.63</i>	<i>0.63</i>
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23							Total Materials	\$	<i>1.43</i>	
24							Total Labor	\$	<i>10.00</i>	
Season Adjust %	<i>100%</i>	<i>100%</i>					Grand Total	\$	<i>11.43</i>	
Run Time	<i>3:20</i>	<i>1:40</i>					Bill To:			

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



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CAD

Date	10/5/17, 10/6/17
Technician	Tom
Arrive/ Depart	7:30-3:40 11:00-3:30

Page 1 of 2

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

Clock Type/ #	Hunter I CORE / Controller I	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	(blank)	Pgm A	1			12:00am			12:00am
Rain Sensor	OK bad		2			4:00am			4:00am

Notes:

Programs						Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D	Zone Information	Labor	Hrs	Rate
1	R	20				ok	Supervisor:	9.5	40.00
2	S	10				changed 4 - 4" sprayheads to 5" sprayheads	Technician:		380.00
3	S	10				changed 6 - 4" sprays to 5" sprays, nozzle, etc	Total Labor Charges		
4	S	10				cut grass around many sprayheads			\$ 380.00
5	S	10				ok	Materials	QTY	Unit
6	S	10				ok	Kilo Wire Connector (Blk & Whl)	2	1.08
7	S	10				ok	17 mm Barb Coupling	4	0.52
8	S	10				mm ok. added 1 sprayhead to triangulate in turf	6" Soil Staple	4	0.17
9	S	10				ok	Hunter 6" Pop Spray	15	11.00
10	B/D				30	ok	Hunter Nozzle	16	1.73
11	D				30	ok	Hunter PGP Rotor	1	23.05
12	D				30	cut drip line	1/2" Tee	2	0.80
*13					30	Replaced defective decoder (warranty)	1/2" Coupling	2	0.42
14	R	20				ok	1/2" S x F 90° elbow	3	0.80
15	D				30	ok	1/2" x close poly nipple	2	0.63
16	R/D	20				raised 4 rotors, etc	3/4 x 1/2 poly Nipple	1	0.68
17	S	10				changed 4 - 4" sprays to 5" sprays	1/2" sch 40 PVC Pipe	55	0.40
18	R	20				Added 1 rotor (field by controller)	1/2" flex pipe	4	0.68
19						N/A			
20	S	10				raised 1 sprayhead, cut grass around many sprays			
21	S	10				ok			
22	D	10				2 cut drip lines			
23	S	10				raised 1 sprayhead			
24	D				30	ok			
Season Adjust %	100%				100%		Total Materials	\$	252.15
Run Time	4:00				4:45		Total Labor	\$	380.00
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information							Grand Total	\$	632.15
						Bill To:			



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/26/2017	126976

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 #
41024

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Deadwood oak trees at Blue Beech. Debris clean-up, removal, disposal included. Tree Trim/ Prune	8	122.50	980.00
Total			\$980.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/25/2017	\$0.00
Balance Due			\$980.00

REVIEWEDdthomas 11/20/2017



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
10/26/2017	126977

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 #
41025

Work Order #

PO / PA #

Description	Qty	Rate	Amount
At Riverview wall fill in empty voids with Downy Jasmine.			
Jasmine - Downy 3g	12	12.50	150.00
		Total	\$150.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	11/25/2017	Balance Due \$150.00

REVIEWEDthomas 11/20/2017



NICHOLS

LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.8810 o
www.nichols-la.com

813.298.8880 c.
calle@nichols-la.com

877.248.3714 f.
LC26000399

Invoice

Invoice No.

MCP16-3.12

Due Date

10/30/2017

Bill To

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

Sent via Email on October 15, 2017

PARKWAY CDD
Landscape Construction Services

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
9/6/2017	Principal Landscape Architect Travel to meet BH and then called to discuss.	0.817	151.00	123.37
9/15/2017	Principal Landscape Architect Review of LMP bid and send out email.	0.217	151.00	32.77
9/18/2017	Principal Landscape Architect Email coord. with Rodger about his bid.	0.05	151.00	7.55

53900
4908

We Appreciate Your Business!

Total Amount Due:

\$163.69

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

REVIEWEDdthomas 11/1/20/2017

2017



NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.8810 o
www.nichols-la.com

813.298.8880 c.
celia@nichols-la.com

877.246.3714 f.
LC26000389

Invoice

Invoice No.

MPC15-2.23

Due Date

10/30/2017

Bill To

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

Sent via Email on October 15, 2017

PARKWAY CDD Miscellaneous Tasks

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
9/22/2017	Principal Landscape Architect Look at sign at Falkenberg new entry.	0.45	151.00	67.95
9/22/2017	Principal Landscape Architect Email BH on Falkenberg signage. Print out Google image.	0.25	151.00	37.75
9/22/2017	Principal Landscape Architect Sign sketches.	0.683	151.00	103.13
9/26/2017	CADD/Technician Intern Worked on the Baywood and Summerwood sign panel for the CDD meeting.	4.017	50.00	200.85
9/26/2017	CADD/Technician Intern Worked on the Baywood and Summerwood sign panel for the CDD meeting.	4.7	50.00	235.00
9/26/2017	Principal Landscape Architect Assist RL with getting base file for setup of sign panel for Baywood and Summerwood.	0.583	151.00	88.03
9/27/2017	CADD/Technician Intern Modified the final look of the Baywood and Summerwood sign panel for the CDD meeting.	4.2	50.00	210.00
9/27/2017	Principal Landscape Architect Review draft of sign panels (photoshop) for Summerwood and Baywood.	0.55	151.00	83.05
9/27/2017	Principal Landscape Architect Work on plant images for presentation graphics for Baywood sign.	0.15	151.00	22.65
9/27/2017	Principal Landscape Architect Prep for CDD Meeting. Coord. with Tonja on Falkenberg sign location. Re- review latest bid from LMP. Send email to BH on LMP high bid. Assist with Baywood sketch setup for mtg. Plots. Travel to and attend CDD Meeting.	5.583	151.00	843.03

We Appreciate Your Business!

Total Amount Due:

2017

REVIEWEDthomas 11/20/2017



NICHOLS

LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.8810 o
www.nichols-la.com

813.298.8880 c.
celia@nichols-la.com

877.246.3714 f.
LC26000369

Invoice

Invoice No.

MPC15-2.23

Due Date

10/30/2017

Bill To

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

Sent via Email on October 15, 2017

PARKWAY CDD Miscellaneous Tasks

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
9/28/2017	CADD/Technician Intern Went over comments with Celia from CDD meeting to finalize outstanding items.	0.817	50.00	40.85
9/28/2017	Principal Landscape Architect Go over comments from CDD Meeting to finalize outstanding items.	0.433	151.00	65.38
9/6/2017	Mileage Travel to meet with BH about new Falkenberg sign.	15.1	0.535	8.08
9/27/2017	Mileage Travel and attend CDD meeting.	62.9	0.535	33.65

We Appreciate Your Business!

Total Amount Due:

\$2,039.40

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

2017

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 10/31/2017
(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	272,898	0	0	0	0	0	0	272,898
Investment - Revenue 2004 (1238)	0	280,432	0	0	0	0	0	280,432
Investment - Prepayment 2004A (1240)	0	185,680	0	0	0	0	0	185,680
Investment - Interest 2004A (1241)	0	5	0	0	0	0	0	5
Investment - Interest 2004B (1242)	0	2,634	0	0	0	0	0	2,634
Investment - Reserve 2004A (1244)	0	502,178	0	0	0	0	0	502,178
Investment - Reserve 2004B (1245)	0	102,060	0	0	0	0	0	102,060
Investment - Developer 2004 (1247)	0	13,517	0	0	0	0	0	13,517
Investment - Cost of Issuance 2004B (1249)	0	0	0	883	0	0	0	883
Investment - Prepayment 2004B (5812)	0	1,370,312	0	0	0	0	0	1,370,312
Investment - Revenue 2008 (9000)	0	0	109,421	0	0	0	0	109,421
Investment - Construction 2008 (9001)	0	0	0	0	4,648	0	0	4,648
Investment - Reserve 2008 (9005)	0	0	17,293	0	0	0	0	17,293
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	16,777	0	0	0	0	0	16,777
Accounts Receivable	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Prepaid Expense	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	6,506	0	0	0	0	0	0	6,506
Prepaid General Liability Insurance	5,866	0	0	0	0	0	0	5,866
Prepaid Professional Liability	555	0	0	0	0	0	0	555
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	75,316	0	75,316
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	294,859	2,473,595	126,713	883	4,648	3,666,444	10,475,000	17,042,143
Liabilities								
Accounts Payable	7,468	0	0	0	0	0	0	7,468
Due To Debt Service Fund	4,449	0	0	0	0	0	0	4,449
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	11,917	0	0	0	0	0	10,475,000	10,486,917

Fund Equity & Other Credits

Parkway Center Community Development District
Combining Balance Sheet

As of 10/31/2017
(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
Fund Balance-All Other Reserves	0	2,369,799	126,650	882	4,643	0	0	2,501,975
Fund Balance-Unreserved	338,490	0	0	0	0	0	0	338,490
Investment In General Fixed Assets	0	0	0	0	0	3,666,444	0	3,666,444
Other	(55,548)	103,795	63	0	6	0	0	48,316
Total Fund Equity & Other Credits	282,942	2,473,595	126,713	883	4,648	3,666,444	0	6,555,226
Total Liabilities & Fund Equity	294,859	2,473,595	126,713	883	4,648	3,666,444	10,475,000	17,042,143

Parkway Center Community Development District

Statement of Revenues and Expenditures

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	540,847	0	(540,847)	(100)%
Interest Earnings				
Interest Earnings	50	0	(50)	(100)%
Other Miscellaneous Revenues				
Undesignated Reserves	23,680	0	(23,680)	(100)%
Total Revenues	564,577	0	(564,577)	(100)%
Expenditures				
Legislative				
Supervisor Fees	10,000	1,000	9,000	90 %
Financial & Administrative				
District Manager	28,840	2,403	26,437	92 %
Recording Secretary	5,543	462	5,081	92 %
District Engineer	6,000	851	5,149	86 %
Disclosure Report	1,000	0	1,000	100 %
Trustees Fees	7,000	368	6,632	95 %
Auditing Services	5,000	0	5,000	100 %
Arbitrage Rebate Calculation	1,300	650	650	50 %
Financial Services	26,677	2,223	24,454	92 %
Postage, Phone, Faxes, Copies	600	0	600	100 %
Digital Meeting Media	500	0	500	100 %
Public Officials Insurance	2,500	154	2,346	94 %
Legal Advertising	550	361	189	34 %
Bank Fees	186	0	186	100 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	500	0	500	100 %
Investment Reporting Fees	2,000	183	1,817	91 %
Office Supplies	200	0	200	100 %
Technology Services	4,000	231	3,769	94 %
Website Administration	1,000	0	1,000	100 %
Legal Counsel				
District Counsel	10,000	0	10,000	100 %
Electric Utility Services				
Electric Utility Services - Other	11,000	0	11,000	100 %
Street Lighting	80,000	9,124	70,876	89 %
Other Physical Environment				
Property & Casualty Insurance	12,400	1,016	11,384	92 %
Entry & Walls Maintenance	5,500	0	5,500	100 %
Landscape Maintenance - Contract	215,834	16,395	199,439	92 %
Landscape Maintenance - Other	0	5,678	(5,678)	0 %
Field Manager	27,707	2,309	25,398	92 %
Irrigation Maintenance	10,000	1,136	8,864	89 %
Plant Replacement Program	10,500	0	10,500	100 %
Waterway Management Program-Contract	14,040	1,626	12,414	88 %
Waterway Management Program - Other	5,000	2,907	2,093	42 %
Waterway Management Program - Erosion Control	5,000	0	5,000	100 %
Waterway Mgt. Program-Aquatic Plantings	4,000	0	4,000	100 %
Capital Improvements	10,000	4,528	5,472	55 %
Road & Street Facilities				

Parkway Center Community Development District

Statement of Revenues and Expenditures

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Street/Decorative Light Maintenance	1,000	0	1,000	100 %
Pavement & Signage Repairs	4,500	0	4,500	100 %
Holiday Lighting	5,000	0	5,000	100 %
Parks & Recreation				
Miscellaneous Maintenance	5,000	0	5,000	100 %
Security Patrol	24,000	1,768	22,232	93 %
Special Events	500	0	500	100 %
Total Expenditures	<u>564,577</u>	<u>55,548</u>	<u>509,029</u>	<u>90 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(55,548)</u>	<u>(55,548)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	338,490	338,490	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>282,942</u></u>	<u><u>282,942</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2004

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	492,104	0	(492,104)	(100)%
DS Assmts - Prepayments	0	24,794	24,794	0 %
DS Assmts - Developer	0	76,689	76,689	0 %
DS Assessment - Lot Closing	0	1,317	1,317	0 %
Interest Earnings				
Interest Earnings	0	995	995	0 %
Total Revenues	492,104	103,795	(388,309)	(79)%
Expenditures				
Debt Service Payments				
Interest Payments	317,105	0	317,105	100 %
Principal Payments	175,000	0	175,000	100 %
Total Expenditures	492,105	0	492,105	100 %
Excess of Revenues Over(Under) Expenditures	(1)	103,795	103,796	(10,379,629)%
Fund Balance, Beginning of Period	0	2,369,799	2,369,799	0 %
Fund Balance, End of Period	(1)	2,473,595	2,473,596	(247,359,570)%

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	211,050	0	(211,050)	(100)%
Interest Earnings				
Interest Earnings	0	63	63	0 %
Total Revenues	211,050	63	(210,987)	(100)%
Expenditures				
Debt Service Payments				
Interest Payments	211,050	0	211,050	100 %
Total Expenditures	211,050	0	211,050	100 %
Excess of Revenues Over(Under) Expenditures	0	63	63	0 %
Fund Balance, Beginning of Period	0	126,650	126,650	0 %
Fund Balance, End of Period	0	126,713	126,713	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Excess of Revenues Over(Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	882	882	0 %
Fund Balance, End of Period	0	883	883	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6	6	0 %
Total Revenues	0	6	6	0 %
Excess of Revenues Over(Under) Expenditures	0	6	6	0 %
Fund Balance, Beginning of Period	0	4,643	4,643	0 %
Fund Balance, End of Period	0	4,648	4,648	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2017 Through 10/31/2017

(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	3,666,444	3,666,444	0 %
Total Fund Balance, Beginning of Period	0	3,666,444	3,666,444	0 %
Fund Balance, End of Period	0	3,666,444	3,666,444	0 %

Parkway Center Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 10/31/17
Reconciliation Date: 10/31/2017
Status: Locked

Bank Balance	278,615.69
Less Outstanding Checks/Vouchers	5,718.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	272,897.69
Balance Per Books	<u>272,897.69</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 10/31/17

Reconciliation Date: 10/31/2017

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4038	1/26/2017	System Generated Check/Voucher	884.00	A Bales Security Agency, Inc.
4247	9/28/2017	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
4263	10/27/2017	System Generated Check/Voucher	884.00	A Bales Security Agency, Inc.
4264	10/27/2017	System Generated Check/Voucher	1,620.00	Burr & Forman LLP
4265	10/27/2017	System Generated Check/Voucher	200.00	Daniel Fleary
4266	10/27/2017	System Generated Check/Voucher	200.00	Earl W. Kunke
4267	10/27/2017	System Generated Check/Voucher	1,130.00	Landscape Maintenance Professionals, Inc
4268	10/27/2017	System Generated Check/Voucher	200.00	Suzanne DeCopain
4269	10/27/2017	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
4270	10/27/2017	System Generated Check/Voucher	200.00	Jo Ann Ward
Outstanding Checks/Vouchers			5,718.00	

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

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 10/31/17

Reconciliation Date: 10/31/2017

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4230	9/21/2017	System Generated Check/Voucher	6,343.00	Aquatic Systems, Inc.
4235	9/21/2017	System Generated Check/Voucher	267.50	Times Publishing Company
4236	9/21/2017	System Generated Check/Voucher	664.31	TECO
4237	9/21/2017	System Generated Check/Voucher	489.77	TECO
4238	9/21/2017	System Generated Check/Voucher	444.46	TECO
4239	9/21/2017	System Generated Check/Voucher	80.40	Verizon Wireless
4240	9/28/2017	System Generated Check/Voucher	884.00	A Bales Security Agency, Inc.
4241	9/28/2017	System Generated Check/Voucher	225.00	Cardno, Inc.
4242	9/28/2017	System Generated Check/Voucher	200.00	Daniel Fleary
4243	9/28/2017	System Generated Check/Voucher	200.00	Earl W. Kunke
4244	9/28/2017	System Generated Check/Voucher	16,395.00	Landscape Maintenance Professionals, Inc
4245	9/28/2017	System Generated Check/Voucher	10,351.07	Meritus Districts
4246	9/28/2017	System Generated Check/Voucher	200.00	Suzanne DeCopain
4248	9/28/2017	System Generated Check/Voucher	200.00	Jo Ann Ward
4249	10/2/2017	System Generated Check/Voucher	1,386.00	Stantec Consulting Services Inc. (SCSI)
CD027-2	10/4/2017	October Verizon Payment	80.40	
4250	10/5/2017	System Generated Check/Voucher	1,626.00	Aquatic Systems, Inc.
4251	10/12/2017	System Generated Check/Voucher	884.00	A Bales Security Agency, Inc.
4252	10/12/2017	System Generated Check/Voucher	175.00	Department of Economic Opportunity
4253	10/12/2017	System Generated Check/Voucher	5,300.00	Grau & Associates
4254	10/12/2017	System Generated Check/Voucher	4,547.50	Landscape Maintenance Professionals, Inc
4255	10/12/2017	System Generated Check/Voucher	664.31	TECO
4256	10/12/2017	System Generated Check/Voucher	489.77	TECO
4257	10/12/2017	System Generated Check/Voucher	444.46	TECO
4258	10/12/2017	System Generated Check/Voucher	7,525.76	TECO
4259	10/20/2017	System Generated Check/Voucher	1,135.58	Landscape Maintenance Professionals, Inc

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 10/31/17

Reconciliation Date: 10/31/2017

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4260	10/20/2017	System Generated Check/Voucher	650.00	LLS Tax Solutions
4261	10/20/2017	System Generated Check/Voucher	2,203.09	Nichols Landscape Architecture, Inc
4262	10/20/2017	System Generated Check/Voucher	361.00	Times Publishing Company
Cleared Checks/Vouchers			64,417.38	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 10/31/17

Reconciliation Date: 10/31/2017

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR340	10/27/2017	FY17 Excess Fees	<u>8,036.43</u>
Cleared Deposits				<u>8,036.43</u>
				<u><u>8,036.43</u></u>

Commercial Checking Acct Public Funds

Account number: _____ ■ October 1, 2017 - October 31, 2017 ■ Page 1 of 2
Image count: 28

**WELLS
FARGO**

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

Questions?

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

Online: wellsfargo.com

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

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$334,996.64	\$8,036.43	-\$64,417.38	\$278,615.69

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	10/27	8,036.43	Hlls General Excess Fee DN022034 Parkway Center
		\$8,036.43	Total electronic deposits/bank credits
		\$8,036.43	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	10/04	80.40	< Business to Business ACH Debit - Verizon Wireless Payments 171004 062359092100001 0000000062359092100001
		\$80.40	Total electronic debits/bank debits

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

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
4230	6,343.00	10/03	4241	225.00	10/06	4249	1,386.00	10/06
4235 *	267.50	10/10	4242	200.00	10/05	4250	1,626.00	10/17
4236	664.31	10/02	4243	200.00	10/10	4251	884.00	10/18
4237	489.77	10/02	4244	16,395.00	10/05	4252	175.00	10/24
4238	444.46	10/02	4245	10,351.07	10/02	4253	5,300.00	10/19
4239	80.40	10/02	4246	200.00	10/23	4254	4,547.50	10/18
4240	884.00	10/02	4248 *	200.00	10/05	4255	664.31	10/19

Checks paid (continued)

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
4256	489.77	10/19	4259	1,135.58	10/25	4261	2,203.09	10/30
4257	444.46	10/19	4260	650.00	10/31	4262	361.00	10/31
4258	7,525.76	10/19						
\$64,336.98			Total checks paid					

* Gap in check sequence.

\$64,417.38 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
09/30	334,996.64	10/10	296,785.73	10/24	274,928.93
10/02	322,082.63	10/17	295,159.73	10/25	273,793.35
10/03	315,739.63	10/18	289,728.23	10/27	281,829.78
10/04	315,659.23	10/19	275,303.93	10/30	279,626.69
10/05	298,864.23	10/23	275,103.93	10/31	278,615.69
10/06	297,253.23				
Average daily ledger balance		\$291,655.17			



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 11/11/17

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	None observed
INVASIVE MATERIAL (FLOATING)	20	19	-1	Looks good
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Minor
FOUNTAINS/AERATORS	20	19	-1	Electric cord floating
DESIRABLE PLANTS	15	15	0	Looks Good

AMENITIES				
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	N/A

MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	good
CLEANLINESS	25	23	-2	OK
GENERAL CONDITION	25	25	0	Look Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 11/11/17

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	30	0	Look Good
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	25	-5	Some could use pressure washing
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	23	-2	Still a pothole at roundabout
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	21	-1	Broken light at Belmont entrance
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	N/A
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	686	-14	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 11/17/17

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

LANDSCAPE MAINTENANCE

TURF	5	4	-1	
TURF FERTILITY	10	8	-2	LMP to fertilize soon
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Some Dollar weed needs spraying
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	OK
WEED CONTROL - BED AREAS	5	4	0	Overall good
PLANT INSECT/DISEASE CONTROL	5	4	-1	Junipers still an issue
PRUNING	10	9	-1	Minor trimming needed
CLEANLINESS	5	5	0	Overall Good
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	Junipers

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6		Will be replaced by Thanksgiving
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	Good

SCORE

100	89	-9	89%
-----	----	----	-----

Contractor Signature: _____

Manager's Signature: Gene Roberts 11/17/2017

Parkway Center Ponds



Aquatic Systems has submitted a quote to clean and replant.





Pond #15 is still looking good.







The ponds are looking good.

Parkway Center





Annuals will be replaced before Thanksgiving



Boulevard landscaping is looking good.



LMP will give proposal to remove Juniper beds along Falkenberg



Broadleaf weeds and fertility to be addressed by LMP



Beds and decorations look good.



Action Item Template

Date	November 1, 2017
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Utility Bills	BH	7/1/17	Nov meeting		open	Staff to work on pole location once TECO is available.
2	Security	BH	7/1/17	Nov meeting		done	FHP scheduled to start 12/1.
4	Landscape Enhancements	BH	7/1/17	Nov meeting		open	Sunrise to start by 12/1 but maybe as soon as 11/27.
5	Baywood Sign	BH	5/1/17	Nov meeting		open	Baywood sign to be completed by 11/28.
6	Ponds	BH	8/1/17	Nov meeting		done	Please see report by Aquatics Systems.
7	Amenity Parcel	TS	5/1/17	Nov meeting		open	Investment banker will call into meeting and go over refinance and process for obtaining a future new bond .
8	Holiday Lights	SS	7/1/17	Nov meeting		done	Lights are up
9	Pine Ridge Monument	BH	5/1/17	Nov meeting		open	Email update sent to board.



Parkway Center CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 11/3/2017

Prepared for:

Ms. Debby Hukill, CAM, DM

Meritus Corporation

2005 Pan Am Circle Drive, Suite #120

Tampa, Florida 33607

Prepared by:

Peter Simoes, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

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

1-800-432-4302

Site: 4



Comments: Site looks good.

Pond #4 continues to look good. The submersed Pondweed populations remain well within desirable densities and will continue to be monitored and treated as necessary during our scheduled maintenance visits.

Site: 5



Comments: Treatment in progress

Although reduced, minimal new growth of Alligatorweed and Filamentous Algae were noted within Pond #5. The new growth of grasses were targeted during today's inspection and the Algae will be treated during our upcoming scheduled maintenance visits.

Site: 3



Comments: Site looks good

Positive results were observed following last month's herbicide application targeting the shoreline weeds within Pond #3. The minimal new growth was targeted during today's scheduled maintenance visit. Positive results may be expected within 14-21 days following herbicide application.

Site: 16



Comments: Site looks good

Pond #16 looked good during today's visit. The native vegetation was observed to be healthy, displaying vibrant green tones and colorful inflorescence. Native species will continue to be promoted throughout the community for the many benefits these may offer storm water retention ponds.

Parkway Center CDD Waterway Inspection Report

11/3/2017

Site: 17



Comments: Site looks good

Overall, Pond #17 looked good. The minimal new growth of Hydrilla (two 0.5 ft. patches observed) will continue to be monitored and treated as necessary.

Site: 11



Comments: Normal growth observed

Pond #11 was observed with Planktonic Algae within the water column, which produces the mild green tint. The Algae will be targeted during our upcoming scheduled visits and is expected to clear within 10-14 days following Algaecide application. The minor shoreline weeds were treated during today's maintenance visits.

Site: 9



Comments: Site looks good.

Pond #10 was observed with minimal Torpedograss and minor submersed Bacopa and Babytears near the shorelines. The grasses were treated during today's visit. The submersed native vegetation will continue to be monitored and treated as necessary; these provide the pond with an excellent source of natural filtration, which improves water clarity and provides habitat for aquatic life.

Site: 10



Comments: Normal growth observed

Despite the debris (which will be collected during our upcoming routine visits) Site #10 looked good during today's inspection.

Site: 7



Comments: Site looks good

Pond #7 was identified with minor anticipated growth of Torpedograss, which was targeted during today's maintenance visit. Positive results may be expected within 14-21 days following treatment.

Site: 6



Comments: Site looks good

No issues were observed during today's inspection of Pond #6.

Management Summary

Overall, the ponds within the Parkway Center CDD continue to look good. Today's inspection revealed improvements within Ponds #3 and #4, with a notable reduction in shoreline weeds along the pond perimeters. Additionally, healthy beneficial vegetation was identified within Ponds #9 and #16, which provide an excellent source of natural filtration, directly absorbing pollutants and nutrients otherwise utilized by undesirable species, such as Algae and Hydrilla. All native vegetation will continue to be promoted during our scheduled maintenance visits for the many benefits these offer storm water retention ponds.

During today's visit, several ponds were identified with submersed vegetation. Minimal new growth of Hydrilla was identified within Pond #17, minor submersed Pondweed within Pond #4, and minor growth of native Bacopa and Babytears within Pond #9, all of which will continue to be monitored and treated as necessary during our scheduled maintenance visits. Similarly to emergent vegetation, such as Duck Potato and Pickerelweed, submersed species provide ponds with a number of benefits, such as improved nutrient uptake, habitat for aquatic life and improved water clarity. However, these species are often maintained within desirable densities to prevent Algal development among dense, surfaced mats. Once a systemic treatment is applied, positive results may be anticipated within 14-21 days following treatment.

Additionally, the shorelines of the Parkway Center CDD remains in great condition. Minimal to minor growth of Torpedograss and Alligatorweed were noted within Ponds #3, #5, #7, #9 and #11, all of which were targeted during our recent maintenance visit performed on 11/03. Positive results may be anticipated within 14-21 days following herbicide application.

Lastly, Algal development was noted as minimal during today's inspection. Of the 10 inspected ponds, only Ponds #5 and #11 were identified with Algal growth; Pond #5 with minimal Filamentous Algae among the stems of treated plant material, and minor to moderate Planktonic Algae within Pond #11, both of which will be targeted during our upcoming scheduled maintenance visits. Algae is anticipated to clear within 10-14 days following Algaecide application.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Target Algae within Ponds #5 and #11.
- Continue to promote native vegetation throughout the community.
- Monitor submersed Vallisneria within Pond #4, Babytears within Pond #9, and Hydrilla within Pond #17 and treat as necessary.

THANK YOU FOR CHOOSING ASI!

