

ARTICLE VII MISCELLANEOUS PROVISIONS

SECTION 7.01. Interpretation of First Supplemental Indenture. This First Supplemental Indenture amends and supplements the Master Indenture with respect to the Series 2018 Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this First Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and the First Supplemental Indenture shall be read and construed as one document.

SECTION 7.02. Amendments. Any amendments to this First Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

SECTION 7.03. Counterparts. This First Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 7.04. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this First Supplemental Indenture are hereby incorporated herein and made a part of this First Supplemental Indenture for all purposes.

SECTION 7.05. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2018 Bonds or the date fixed for the redemption of any Series 2018 Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 7.06. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Series 2018 Bonds.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Parkway Center Community Development District has caused this First Supplemental Trust Indenture to be executed by the Chairperson of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by a Secretary of its Board of Supervisors and U.S. Bank National Association has caused this First Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year first above written.

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

[SEAL]

Attest:

By: _____
Name: _____
Title: Secretary, Board of Supervisors

By: _____
Name: _____
Title: Chairperson, Board of Supervisors

U.S. BANK NATIONAL ASSOCIATION,
as Trustee, Paying Agent and Registrar

By: _____
Name: Stacey L. Johnson
Title: Assistant Vice President

[illegible]

On this _____ day of _____, 2018, before me, a notary public in and for the State and County aforesaid, personally appeared _____ and _____, Chairperson and Secretary, respectively, of Parkway Center Community Development District (the "Issuer"), who acknowledged that they did so sign the foregoing instrument as such officers, respectively, for and on behalf of said Issuer; that the same is their free act and deed as such officers, respectively, and the free act and deed of said Issuer; and that the seal affixed to said instrument is the seal of said Issuer; that they respectively appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said Issuer, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or
Type as Commissioned)

☐ Personally known to me, or
☐ Produced identification:

(Type of Identification Produced)

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

On this ____ day of _____, 2018, before me, a notary public in and for the State and County aforesaid, personally appeared Stacey L. Johnson, a Vice President of U.S. Bank National Association, as Trustee, who acknowledged that she did so sign said instrument as such officer for and on behalf of said corporation; that the same is her free act and deed as such officer, respectively, and the free act and deed of said corporation; that she appeared before me on this day in person and acknowledged that she, being thereunto duly authorized, signed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or Type as
Commissioned)

- ☐ Personally known to me, or
☐ Produced identification:

(Type of Identification Produced)

EXHIBIT A

[FORM OF SERIES 2018A-1 BOND]

RA1-1

\$ _____

**UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
SENIOR SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2018A-1**

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issuance</u>	<u>CUSIP</u>
_____ %			

Registered Owner:-----Cede & Co.-----

Principal Amount:--

KNOW ALL PERSONS BY THESE PRESENTS that the Parkway Center Community Development District (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Series 2018A-1 Bonds are in book-entry only form) at the designated corporate trust office of U.S. Bank National Association, in Orlando, Florida, as paying agent (said U.S. Bank National Association and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on 360-day year of twelve 30-day months), said principal payable on the first day of May of each year commencing May 1, 20XX. Principal of this Bond is payable at the designated corporate trust office of U.S. Bank National Association, located in Orlando, Florida, in lawful money of the United States of America. Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each May 1 and November 1 (collectively, each an "Interest Payment Date"), commencing November 1, 2017 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank National Association, as registrar (said U.S. Bank National Association and any successor registrar being herein called the "Registrar") at the close of business on the fifteenth day of the calendar month preceding each Interest Payment Date or the date on which the principal of a Bond is to be paid (the "Record Date"). Such interest shall be payable from the most recent Interest Payment Date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to May 1, 2019, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person in whose name this Bond is registered at the

close of business on a Special Record Date for the payment of such defaulted interest to be fixed by the Paying Agent, notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY OUT OF THE SERIES 2018 PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, HILLSBOROUGH COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, SERIES 2018 SPECIAL ASSESSMENTS TO SECURE AND PAY THE BONDS. THE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee, or such other authenticating agent as may be appointed by the Trustee under the Indenture, of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Bonds of the Parkway Center Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act"), Ordinance No. 88-36 of the Board of County Commissioners of Hillsborough County becoming effective on November 22, 1998, as amended, designated as "Parkway Center Community Development District Senior Special Assessment Refunding Bonds, Series 2018A-1" (the "Series 2018A-1 Bonds" or the "Senior Bonds"), in the aggregate principal amount of _____ MILLION _____ THOUSAND AND 00/100 DOLLARS (\$_____.00) of like date, tenor and effect, except as to number. Simultaneously with the issuance of the Series 2018A-1 Bonds, the Issuer has issued its Parkway Center Community Development District Subordinate Special Assessment Refunding Bonds, Series 2018A-2 (the "Series 2018A-2 Bonds" or the "Subordinate Bonds") in the aggregate principal amount of _____ HUNDRED _____ THOUSAND AND 00/100 DOLLARS (\$_____.00). The 2017A-1 Bonds enjoy a prior lien on the Series 2018 Pledged Revenues over the Subordinate Bonds. The Series 2018 Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to pay and defease the Refunded Bonds. The Series 2018 Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Series 2018 Bonds are issued under and secured by a Master Trust Indenture dated as of _____ 1, 2018 (the "Master Indenture"), by and among the Trustee and the District, as amended and supplemented by a First Supplemental Trust Indenture dated as of _____ 1, 2018 (the

“First Supplemental Indenture” and together with the Master Indenture, the “Indenture”), by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in Orlando, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2018 Bonds issued under the Indenture, the operation and application of the Reserve Accounts and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2018 Bonds, the levy and the evidencing and certifying for collection, of the Series 2018 Special Assessments, the nature and extent of the security for the Series 2018 Bonds, the terms and conditions on which the Series 2018 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2018 Bonds, the conditions under which such Indenture may be amended with the consent of the registered owners of a majority in aggregate principal amount of the Series 2018 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2018 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for Series 2018 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2018 Pledged Revenues, as such term is defined in the Indenture, all in the manner and priority provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of Series 2018 Special Assessments to secure and pay the Series 2018 Bonds.

The Series 2018 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2018 Bonds shall be made on the dates specified below. Upon any redemption of Series 2018 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2018 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2018

Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2018 Bonds in any year. In the event of a redemption or purchase occurring less than 45 days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Series 2018 Bonds of either or both Series are subject to redemption prior to maturity at the option of the Issuer, as a whole or in part, at any time, on or after May 1, 20__ (less than all Series 2018 Bonds to be selected by lot), at a Redemption Price equal to the principal amount of the Series 2018 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date.

Mandatory Sinking Fund Redemption

The Series 2018A-1 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-1 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-1 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
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*Maturity

The Series 2018A-1 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-1 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-1 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	Mandatory Sinking Fund <u>Redemption Amount</u>
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*Maturity

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-2 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	Mandatory Sinking Fund <u>Redemption Amount</u>
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*Maturity

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-2 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	Mandatory Sinking Fund <u>Redemption Amount</u>
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*Maturity

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-2 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
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*Maturity

Extraordinary Mandatory Redemption in Whole or in Part

The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below, where a partial redemption must occur on a May 1 or November 1 Interest Payment Date), at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Series 2018 Bonds to be redeemed, plus interest accrued to the redemption date.

(i) from Series 2018 Prepayment Principal deposited into the Series 2018A-2 Prepayment Subaccount or Series 2018A-1 Prepayment Subaccount of the Series 2018 Bond Redemption Account or following the payment in whole or in part of Series 2018 Special Assessments on any assessable lands within the District in accordance with the provisions of Section 4.01(i) and Section 4.04(a) of the First Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2018 Funds, Accounts and Subaccounts in the Funds and Accounts (other than the Series 2018 Rebate Fund and the Series 2018 Costs of Issuance Fund) sufficient to pay and redeem all Outstanding Series 2018 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Master Indenture.

Except as otherwise provided in the Indenture, if less than all of the Series 2018 Bonds subject to redemption shall be called for redemption, the particular such Series 2018 Bonds or

portions of such Series 2018 Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of the Series 2018 Bonds is required to be mailed by the Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Series 2018 Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2018 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2018 Bonds or such portions thereof on such date, interest on such Series 2018 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2018 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2018 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Series 2018 Bond which remain unclaimed for three (3) years after the date when such Series 2018 Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any the Series 2018 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Series 2018 Bonds as to the Trust Estate with respect to the Series 2018 Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Series 2018 Bonds at the designated corporate trust office of the Registrar in Orlando, Florida. Subject to the restrictions contained in the Indenture, the Series 2018 Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the

books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Series 2018 Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Series 2018 Bond or Series 2018 Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Series 2018 Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Series 2018 Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Series 2018 Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Series 2018 Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest on such Series 2018 Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Series 2018 Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Series 2018 Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Parkway Center Community Development District has caused this Bond to be signed by the facsimile signature of the Chairperson of its Board of Supervisors and a facsimile of its seal to be imprinted hereon, and attested by the facsimile signature of a Secretary of its Board of Supervisors, all as of the date hereof.

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson, Board of Supervisors

(SEAL)
Attest:

By: _____
Secretary, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2018A-1 Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

U.S. BANK NATIONAL ASSOCIATION, as
Trustee

By: _____
Authorized Signatory

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Thirteenth Judicial Circuit of Florida, in and for Hillsborough County, Florida, rendered on the _____ day of _____, 2018.

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson, Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entirety
JT TEN	-	as joint tenants with rights of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)

Under Uniform Transfer to Minors Act _____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

EXHIBIT B

[FORM OF SERIES 2018A-2 BOND]

RA2-1

\$ _____

**UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2018A-2**

Interest Rate

Maturity Date

Date of Original Issuance

CUSIP

_____%

Registered Owner:-----Cede & Co.-----

Principal Amount:--

KNOW ALL PERSONS BY THESE PRESENTS that the Parkway Center Community Development District (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Series 2018A-2 Bonds are in book-entry only form) at the designated corporate trust office of U.S. Bank National Association, in Orlando, Florida, as paying agent (said U.S. Bank National Association and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on 360-day year of twelve 30-day months), said principal payable on the first day of May of each year commencing May 1, 20XX. Principal of this Bond is payable at the designated corporate trust office of U.S. Bank National Association, located in Orlando, Florida, in lawful money of the United States of America. Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each May 1 and November 1 (collectively, each an "Interest Payment Date"), commencing May 1, 2019 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank National Association, as registrar (said U.S. Bank National Association and any successor registrar being herein called the "Registrar") at the close of business on the fifteenth day of the calendar month preceding each Interest Payment Date or the date on which the principal of a Bond is to be paid (the "Record Date"). Such interest shall be payable from the most recent Interest Payment Date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to May 1, 2019, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person in whose name this Bond is registered at the close of business on a Special Record

Date for the payment of such defaulted interest to be fixed by the Paying Agent, notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY OUT OF THE SERIES 2018 PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, HILLSBOROUGH COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, SERIES 2018 SPECIAL ASSESSMENTS TO SECURE AND PAY THE BONDS. THE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee, or such other authenticating agent as may be appointed by the Trustee under the Indenture, of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Bonds of the Parkway Center Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act"), Ordinance No. 88-36 of the Board of County Commissioners of Hillsborough County, Florida, becoming effective on November 22, 1998, as amended, designated as "Parkway Center Community Development District Subordinate Special Assessment Refunding Bonds, Series 2018A-2" (the "Series 2018A-2 Bonds" or the "Subordinate Bonds"), in the aggregate principal amount of _____ MILLION _____ THOUSAND AND 00/100 DOLLARS (\$_____.00) of like date, tenor and effect, except as to number. Simultaneously with the issuance of the Series 2018A-2 Bonds, the Issuer has issued its Parkway Center Community Development District Senior Special Assessment Refunding Bonds, Series 2018A-1 (the "Series 2018A-1 Bonds" or the "Senior Bonds") in the aggregate principal amount of _____ MILLION _____ THOUSAND AND 00/100 DOLLARS (\$_____.00). The 2017A-1 Bonds enjoy a prior lien on the Series 2018 Pledged Revenues over the Subordinate Bonds. The Series 2018 Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to pay and defease the Refunded Bonds. The Series 2018 Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Series 2018 Bonds are issued under and secured by a Master Trust Indenture dated as of _____ 1, 2018 (the "Master Indenture"), by and among the Trustee and the District, as amended and supplemented by a First Supplemental Trust Indenture dated as

of _____ 1, 2018 (the “First Supplemental Indenture” and together with the Master Indenture, the “Indenture”), by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in Orlando, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2018 Bonds issued under the Indenture, the operation and application of the Reserve Accounts within the Reserve Fund and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2018 Bonds, the levy and the evidencing and certifying for collection, of the Series 2018 Special Assessments, the nature and extent of the security for the Series 2018 Bonds, the terms and conditions on which the Series 2018 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2018 Bonds, the conditions under which such Indenture may be amended with the consent of the registered owners of a majority in aggregate principal amount of the Series 2018 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2018 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for Series 2018 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2018 Pledged Revenues, as such term is defined in the Indenture, all in the manner and priority provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of Series 2018 Special Assessments to secure and pay the Series 2018 Bonds.

The Series 2018 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2018 Bonds shall be made on the dates specified below. Upon any redemption of Series 2018 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2018 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2018

Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2018 Bonds in any year. In the event of a redemption or purchase occurring less than 45 days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Series 2018 Bonds of either or both Series are subject to redemption prior to maturity at the option of the Issuer, as a whole or in part, at any time, on or after May 1, 2027 (less than all Series 2018 Bonds to be selected by lot), at a Redemption Price equal to the principal amount of the Series 2018 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date.

Mandatory Sinking Fund Redemption

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-2 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
-------------	---

*Maturity

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-2 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	Mandatory Sinking Fund <u>Redemption Amount</u>
--------------------	--

*Maturity

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-2 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	Mandatory Sinking Fund <u>Redemption Amount</u>
--------------------	--

*Maturity

The Series 2018A-1 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-1 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-1 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	Mandatory Sinking Fund <u>Redemption Amount</u>
--------------------	--

	Mandatory Sinking Fund
<u>Year</u>	<u>Redemption Amount</u>

*Maturity

The Series 2018A-1 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-1 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-1 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth above or purchased and cancelled pursuant to the provisions of the Indenture.

	Mandatory Sinking Fund
<u>Year</u>	<u>Redemption Amount</u>

*Maturity

Extraordinary Mandatory Redemption in Whole or in Part

The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below, where a partial redemption must occur on a May 1 or November 1 Interest Payment Date), at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Series 2018 Bonds to be redeemed, plus interest accrued to the redemption date.

(i) from Series 2018 Prepayment Principal deposited into the Series 2018A-2 Prepayment Subaccount or Series 2018A-1 Prepayment Subaccount of the Series 2018 Bond Redemption Account following the payment in whole or in part of Series 2018 Special Assessments on any assessable lands within the District in accordance with the provisions of Section 4.01(i) and Section 4.04(a) of the First Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2018 Funds, Accounts and Subaccounts in the Funds and Accounts (other than the Series 2018 Rebate Fund and the Series 2018 Costs of Issuance Fund) sufficient to pay and redeem all Outstanding Series 2018 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Master Indenture.

Except as otherwise provided in the Indenture, if less than all of the Series 2018 Bonds subject to redemption shall be called for redemption, the particular such Series 2018 Bonds or portions of such Series 2018 Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of the Series 2018 Bonds is required to be mailed by the Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Series 2018 Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2018 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2018 Bonds or such portions thereof on such date, interest on such Series 2018 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2018 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2018 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Series 2018 Bond which remain unclaimed for three (3) years after the date when such Series 2018 Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Federal Securities (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any the Series 2018 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Series 2018 Bonds as to the Trust Estate with respect to the Series 2018 Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Series 2018 Bonds at the designated corporate trust office of the Registrar in Orlando, Florida. Subject to the restrictions

contained in the Indenture, the Series 2018 Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Series 2018 Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Series 2018 Bond or Series 2018 Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Series 2018 Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Series 2018 Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Series 2018 Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Series 2018 Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest on such Series 2018 Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Series 2018 Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Series 2018 Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Parkway Center Community Development District has caused this Bond to be signed by the facsimile signature of the Chairperson of its Board of Supervisors and a facsimile of its seal to be imprinted hereon, and attested by the facsimile signature of a Secretary of its Board of Supervisors, all as of the date hereof.

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson, Board of Supervisors

(SEAL)
Attest:

By: _____
Secretary, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2018A-2 Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

U.S. BANK NATIONAL ASSOCIATION, as
Trustee

By: _____
Authorized Signatory

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Thirteenth Judicial Circuit of Florida, in and for Hillsborough County, Florida, rendered on the ____ day of _____, 2018.

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson, Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN	-	as joint tenants with rights of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)

Under Uniform Transfer to Minors Act _____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

EXHIBIT C

FORM OF REQUISITION

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
SENIOR SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2018A-1**

and

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2018A-2**

(Costs of Issuance)

The undersigned, a Responsible Officer of the Parkway Center Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the “Trustee”), dated as of _____ 1, 2018, as supplemented by that certain First Supplemental Trust Indenture dated as of _____ 1, 2018 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Amount Payable:
- (C) Purpose for which paid or incurred: Costs of Issuance:
- (D) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2018 Costs of Issuance Fund

The undersigned hereby certifies that:

1. this requisition is for Costs of Issuance payable from the Series 2018 Costs of Issuance Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Series 2018 Costs of Issuance Fund;
3. each disbursement set forth above was incurred in connection with the issuance of the Series 2018 Bonds; and

4. each disbursement represents a cost of issuance which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

EXHIBIT D
FORM OF INVESTOR LETTER

[Date]

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, FL 33180

Re: Parkway Center Community Development District Senior Special Assessment
Refunding Bonds, Series 2018A-1

and

Parkway Center Community Development District Subordinate Special Assessment
Refunding Bonds, Series 2018A-2

Ladies and Gentlemen:

The undersigned is authorized to sign this letter [on behalf of Name of Non-Individual Investor], as the beneficial owner (the “Investor”) of \$_____ of the above-referenced Bonds [state maturing on May 1, _____, bearing interest at the rate of ____% per annum and CUSIP #] (herein, the “Investor Bonds”).

The undersigned acknowledges that the Bonds were issued for the purpose of providing a portion of the funds necessary to finance the acquisition and construction of certain public infrastructure described in the herein defined Offering Document (the “Issuer”). The undersigned further acknowledges that the Bonds, which include the Investor Bonds, are secured under that certain Master Trust Indenture, dated as of _____ 1, 2018 (the “Master Indenture”) by and among the District and the Trustee, and a First Supplemental Trust Indenture dated as of _____ 1, 2018 (“First Supplement” and, collectively with the Master Indenture, the “Indenture”), between the Issuer and U.S. Bank National Association, as trustee (the “Trustee”), which creates a security interest in the trust estate described therein (the “Security”) for the benefit of the Owners of the Bonds.

In connection with the purchase of the Investor Bonds by the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has authority to purchase the Investor Bonds and to execute this letter, any other instruments and documents required to be executed by the Investor in connection with the purchase of the Investor Bonds.

2. The Investor meets the criteria of an “accredited investor” as described in one or more of the categories derived from Rule 501(a) under Regulation D of the Securities Act of 1933, as amended (the “Securities Act”) summarized below, and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations including those which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the investment represented by the Bonds. Please check the appropriate box below to indicate the type of accredited investor:

☐ a bank, insurance company, registered investment company, business development company, or small business investment company;

☐ an employee benefit plan, within the meaning of the Employee Retirement Income Security Act, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the plan has total assets in excess of \$5 million;

☐ a charitable organization, corporation, or partnership with assets exceeding \$5 million;

☐ a business in which all the equity owners are “accredited investors”;

☐ a natural person who has individual net worth, or joint net worth with the person’s spouse, that exceeds \$1 million at the time of the purchase, excluding the value of the primary residence of such person, except that mortgage indebtedness on the primary residence shall not be included as a liability;

☐ a natural person with income exceeding \$200,000 in each of the two most recent years or joint income with a spouse exceeding \$300,000 for those years and a reasonable expectation of the same income level in the current year; or

☐ a trust with total assets in excess of \$5,000,000, not formed for the specific purpose of acquiring the Investor Bonds whose purchase is directed by a sophisticated person.

3. The Investor has been supplied with an (electronic) copy of the Preliminary Limited Offering Memorandum dated _____, 2018 of the Issuer and relating to the Bonds (the “Offering Document”) and has reviewed the Offering Document and represents that such Offering Document has provided full and meaningful disclosure in order to make an informed decision to invest in the Investor Bonds.

Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Indenture.

Very truly yours,

[Name], [Type of Entity]

By: _____
Name: _____
Title: _____
Date: _____

Or

[Name], an Individual

SECOND SUPPLEMENTAL TRUST INDENTURE

BETWEEN

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

AND

U.S. BANK NATIONAL ASSOCIATION

as Trustee

Dated as of _____ 1, 2018

Authorizing and Securing

\$ _____
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
SENIOR SPECIAL ASSESSMENT BONDS, SERIES 2018A-1

AND

\$ _____
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE SPECIAL ASSESSMENT BONDS, SERIES 2018A-2

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THIS SECOND SUPPLEMENTAL TRUST INDENTURE (the “Second Supplemental Indenture”), dated as of _____ 1, 2018 between the PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT (together with its successors and assigns, the “Issuer”), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and U.S. BANK NATIONAL ASSOCIATION, a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office in Orlando, Florida, as trustee (said national banking association and any bank or trust company becoming successor trustee under this Second Supplemental Indenture being hereinafter referred to as the “Trustee”);

W I T N E S S E T H:

WHEREAS, the Issuer is a local unit of special purpose government duly organized, created, established and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and Ordinance No. 88-36 enacted by the Board of County Commissions of Hillsborough County, Florida (the “County”) effective on November 22, 1998, as amended by Ordinance No. 00-11 becoming effective on March 20, 2000 and Ordinance No. 07-29 becoming effective on December 13, 2007 (collectively, the “Ordinance”) for the purpose, among other things, of financing and managing the acquisition, construction, maintenance, and operation of public infrastructure improvements authorized by the Act (hereinafter defined); and

WHEREAS, the premises currently governed by the District, as further described in the Ordinance (the “District Lands” or “District”) consist in total of approximately 562.322 acres of land located entirely within unincorporated Hillsborough County, Florida (the “County”); and

WHEREAS, the Board of Supervisors of the Parkway Center Community Development District (the “Board”) has determined that it would be in the best interest of the residents and landowners within the District to construct an approximately 3,275 square foot clubhouse building which will include a fitness center, offices, cabana and restrooms, a _____ square foot pool and pool deck, patio furniture and related pool equipment and a parking area for 24 parking spaces located on approximately 2.85 acres outside the boundaries of the District (collectively, the “Clubhouse Property”); and

WHEREAS, the Issuer has determined to finance the construction and equipping of the Clubhouse Property, together with related recreational amenities and water, sewer and stormwater facilities, including a 37 acre stormwater management pond (the “2018 Project”); and

WHEREAS, the Issuer has, pursuant to Resolution No. 2018-04, adopted on June 27, 2018, determined to issue a second and third Series of Bonds under the Master Indenture dated as _____ 1, 2018, by and between the Issuer and the Trustee (the “Master Indenture”) and this Second Supplemental Indenture designated as the Parkway Center Community Development District Senior Special Assessment Bonds, Series 2018A-1 in the principal amount of \$ _____ (the “Series 2018A-1 Bonds” or “Senior Bonds”) and its Subordinate Special Assessment Bonds, Series 2018A-2 in the principal amount of \$ _____ (the “Series 2018A-2 Bonds” or “Subordinate Bonds” and, together with the Senior Bonds, the “Series 2018 Bonds”), pursuant to the Master Indenture and this Second Supplemental Indenture

(hereinafter sometimes collectively referred to as the “Indenture”) to effect the refunding of the Refunded Bonds; and

WHEREAS, in the manner provided herein, the proceeds of the Series 2018 Bonds will be used to provide funds for (i) the financing of the 2018 Project, (ii) paying interest on the Series 2018 Bonds on May 1, 2019, (iii) the funding of the Series 2018 Reserve Accounts, and (iv) the payment of the costs of issuance of the Series 2018 Bonds; and

WHEREAS, the Series 2018 Bonds will be secured by a pledge of Series 2018 Pledged Revenues (as hereinafter defined) to the extent and manner provided herein.

NOW, THEREFORE, THIS SECOND SUPPLEMENTAL INDENTURE WITNESSETH, that to provide for the issuance of the Series 2018 Bonds, the security and payment of the principal or redemption price thereof (as the case may be) and interest thereon, the rights of the Bondholders and the performance and observance of all of the covenants contained herein and in said Series 2018 Bonds, and for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Series 2018 Bonds by the Owners thereof, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer does hereby assign, transfer, set over and pledge to U.S. Bank National Association, as Trustee, its successors in trust and its assigns forever, and grants a lien on all of the right, title and interest of the Issuer in and to the Series 2018 Pledged Revenues (as defined herein) as security for the payment of the principal, redemption or purchase price of (as the case may be) and interest on the Series 2018 Bonds issued hereunder, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

TO HAVE AND TO HOLD the same and any other revenues, property, contracts or contract rights, accounts receivable, chattel paper, instruments, general intangibles or other rights and the proceeds thereof, which may, by delivery, assignment or otherwise, be subject to the lien created by the Indenture with respect to the Series 2018 Bonds.

IN TRUST NEVERTHELESS, for the equal and ratable benefit and security of all present and future Owners of the Series 2018 Bonds issued and to be issued under this Second Supplemental Indenture, without preference, priority or distinction as to lien or otherwise (except as otherwise specifically provided in this Second Supplemental Indenture) of any one Series 2018 Bond over any other Series 2018 Bond, all as provided in the Indenture.

PROVIDED, HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal or redemption price of the Series 2018 Bonds issued, secured and Outstanding hereunder and the interest due or to become due thereon, at the times and in the manner mentioned in such Series 2018 Bonds and the Indenture, according to the true intent and meaning thereof and hereof, and the Issuer shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon such final payments this Second Supplemental Indenture and the rights hereby granted shall cease and terminate, otherwise this Second Supplemental Indenture to be and remain in full force and effect.

ARTICLE I DEFINITIONS

In this Second Supplemental Indenture capitalized terms used without definition shall have the meanings ascribed thereto in the Master Indenture and, in addition to certain terms defined in the recitals above, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

“Act” shall mean the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended and supplemented from time to time, and any successor statute thereto.

“Arbitrage Certificate” shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the Issuer, dated the date of delivery of the Series 2018 Bonds, relating to certain restrictions on arbitrage under the Code with respect to the Bonds.

“Assessment Resolutions” shall mean Resolution No. 2004-05, Resolution No. 2018-__, Resolution No. 2018-__ and Resolution No. 2018-__ of the Issuer adopted on March 17, 2004, June 27, 2018, June 27, 2018 and _____, 2018, respectively, as amended and supplemented from time to time.

“Authorized Denomination” shall mean, with respect to the Series 2018 Bonds, on the date of issuance, in the denominations of \$5,000 and any integral multiple thereof; provided, however, if any initial beneficial owner does not purchase at least \$100,000 of the Series 2018 Bonds at the time of initial delivery of the Series 2018 Bonds, such beneficial owner must either execute and deliver to the Underwriter on the date of delivery of the Series 2018 Bonds the investor letter in the form attached hereto as Exhibit D or otherwise establish to the satisfaction of the Underwriter that such Beneficial Owner is an “accredited investor” as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

“Bonds” shall mean the Issuer’s Special Assessments Bonds issued pursuant to the Master Indenture.

“Club Property” shall mean the property described on Exhibit A attached hereto.

“Continuing Disclosure Agreement” shall mean the Continuing Disclosure Agreement for the benefit of the owners of the Series 2018 Bonds, dated the date of delivery of the Series 2018 Bonds, by and among the Issuer, the dissemination agent named therein and joined by the parties named therein, in connection with the issuance of the Series 2018 Bonds.

“Defeasance Securities” shall mean, with respect to the Series 2018 Bonds, to the extent permitted by law, (a) cash deposits, and (b) direct obligations of the United States of America (including obligations issued or held in book entry form on the books of the Department of Treasury) which are non-callable and non-prepayable.

“District Manager” shall mean Meritus Districts, and its successors and assigns.

“Indenture” shall mean collectively, the Master Indenture and this Second Supplemental Indenture.

“Interest Payment Date” shall mean May 1 and November 1 of each year, commencing May 1, 2019 and any other date the principal of the Series 2018 Bonds is paid.

“Majority Holders” means the beneficial owners of more than fifty percent (50%) of the Outstanding Senior Bonds, unless there are no longer any Senior Bonds outstanding, then the beneficial owners of more than fifty percent (50%) of the Outstanding Subordinate Bonds.

“Master Indenture” shall mean the Master Trust Indenture, dated as of _____ 1, 2018, by and between the Issuer and the Trustee, as supplemented and amended with respect to matters pertaining solely to the Master Indenture or the Series 2018 Bonds (as opposed to supplements or amendments relating to any Series of Bonds other than the Series 2018 Bonds as specifically defined in this Second Supplemental Indenture).

“Paying Agent” shall mean U.S. Bank National Association, and its successors and assigns as Paying Agent hereunder.

“Prepayment” shall mean the payment by any owner of property of the amount of Series 2018 Special Assessments encumbering its property, in whole or in part, prior to its scheduled due date, including optional prepayments. The term “Prepayment” also means any proceeds received as a result of accelerating and/or foreclosing the Series 2018 Special Assessments. “Prepayments” shall include, without limitation, Series 2018 Prepayment Principal.

“Redemption Price” shall mean the principal amount of any Series 2018 Bond payable upon redemption thereof pursuant to this Second Supplemental Indenture.

“Registrar” shall mean U.S. Bank National Association and its successors and assigns as Registrar hereunder.

“Regular Record Date” shall mean the fifteenth day (whether or not a Business Day) of the calendar month next preceding each Interest Payment Date.

“Reserve Accounts” shall mean both the Series 2018A-1 Reserve Account and the Series 2018A-2 Reserve Account.

“Resolution” shall mean (i) Resolution No. 2018-04 of the Issuer adopted on June 27, 2018 authorizing the issuance of special assessment bonds to finance the 2018 Project in the amount of not exceeding \$5,500,000, and (ii) Resolution No. 2018-____ of the Issuer adopted on _____, 2018, pursuant to which the Issuer authorized the issuance of its Series 2018A-1 Bonds and its Series 2018A-2 Bonds in a principal amount not exceeding \$_____, specifying parameters by which the details of the Series 2018 Bonds shall be determined and awarding the Series 2018 Bonds to the Underwriter of the Series 2018 Bonds pursuant to such parameters.

“Series 2018A-1 General Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2018 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2018A-1 Interest Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(d) of this Second Supplemental Indenture.

“Series 2018A-1 Optional Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2018 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2018A-1 Prepayment Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2018 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2018A-1 Principal Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(c) of this Second Supplemental Indenture.

“Series 2018A-1 Reserve Account” shall mean the Series 2018A-1 Reserve Account established as a separate Account within the Reserve Fund pursuant to Section 4.01(f) of this Second Supplemental Indenture.

“Series 2018A-1 Reserve Requirement” or “Reserve Requirement” shall mean an amount (calculated at the time of initial issuance of the Series 2018A-1 Bonds) equal to _____ percent (___%) of the maximum annual debt service with respect to the initial principal amount of the Series 2018A-1 Bonds. Any amount in the Series 2018A-1 Reserve Account may, upon final maturity or redemption of all Outstanding Series 2018A-1 Bonds, be used to pay principal of and interest on the Series 2018A-1 Bonds at that time. The Series 2018A-1 Reserve Requirement shall be equal to \$_____.

“Series 2018A-1 Sinking Fund Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Second Supplemental Indenture.

“Series 2018A-2 General Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2018 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2018A-2 Interest Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(d) of this Second Supplemental Indenture.

“Series 2018A-2 Optional Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2018 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2018A-2 Prepayment Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2018 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2018A-2 Principal Account” shall mean the account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(c) of this Second Supplemental Indenture.

“Series 2018A-2 Reserve Account” shall mean the Series 2018A-2 Reserve Account established as a separate Account within the Reserve Fund pursuant to Section 4.01(f) of this Second Supplemental Indenture.

“Series 2018A-2 Reserve Requirement” or “Reserve Requirement” shall mean an amount (calculated at the time of initial issuance of the Series 2018A-2 Bonds) equal to _____ percent (___%) of the maximum annual debt service with respect to the initial principal amount of the Series 2018A-2 Bonds. Any amount in the Series 2018A-2 Reserve Account may, upon final maturity or redemption of all Outstanding Series 2018A-2 Bonds, be used to pay principal of and interest on the Series 2018A-2 Bonds at that time. The Series 2018A-2 Reserve Requirement shall be equal to \$_____.

“Series 2018A-2 Sinking Fund Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Second Supplemental Indenture.

“Series 2018 Acquisition and Construction Account” shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.

“Series 2018 Bond Redemption Account” shall mean the Series 2018 Bond Redemption Account established as a separate Account within the Debt Service Fund pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2018 Bonds” shall mean collectively the \$_____ aggregate principal amount of Parkway Center Community Development District Senior Special Assessment Bonds, Series 2018A-1 and the \$_____ aggregate principal amount of Parkway Center Community Development District Subordinate Special Assessment Bonds, Series 2018A-2, to be issued as fully registered Bonds in accordance with the provisions of the Master Indenture and this Second Supplemental Indenture, and secured and authorized by the Master Indenture and this Second Supplemental Indenture in the manner so provided herein.

“Series 2018 Costs of Issuance Account” shall mean the Account so designated, established as a separate Account pursuant to Section 4.01(a) of this Second Supplemental Indenture.

“Series 2018 Pledged Revenues” shall mean (a) all revenues received by the Issuer from Series 2018 Special Assessments levied and collected on certain assessable lands within the District including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2018 Special Assessments or from the issuance and sale

of tax certificates with respect to such Series 2018 Special Assessments, and (b) all moneys on deposit in the Funds and Accounts established under the Indenture created and established with respect to or for the benefit of the Series 2018 Bonds; provided, however, that Series 2018 Pledged Revenues shall not include (A) any moneys transferred to the Series 2018 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2018 Costs of Issuance Account, and (C) “special assessments” levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or “maintenance assessments” levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this provision). Notwithstanding the foregoing, if at any time the Series 2018 Pledged Revenues are not sufficient to satisfy the Debt Service Requirements of both the Series 2018A-1 Bonds and Series 2018A-2 Bonds on any Interest Payment Date, then the holders of the Series 2018A-1 Bonds shall have a first lien on the Series 2018 Pledged Revenues until the Debt Service Requirement has been satisfied with respect to the Series 2018A-1 Bonds on such Interest Payment Date.

“Series 2018 Prepayment Principal” shall mean the portion of a Prepayment corresponding to the principal amount of Series 2018 Special Assessments being prepaid pursuant to Section 4.04 of this Second Supplemental Indenture or as a result of an acceleration of the Series 2018 Special Assessments pursuant to Section 170.10, Florida Statutes, if such Series 2018 Special Assessments are being collected through a direct billing method.

“Series 2018 Rebate Fund” shall mean the Fund so designated, established pursuant to Section 4.01(j) of this Second Supplemental Indenture.

“Series 2018 Revenue Account” shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 4.01(b) of this Second Supplemental Indenture.

“Series 2018 Special Assessments” shall mean a portion of the Special Assessments levied on the assessable lands within the District pursuant to the Assessment Resolutions as a result of the Issuer’s financing the acquisition of the 2018 Project, corresponding in amount to the debt service on the Series 2018 Bonds and designated as such in the methodology report relating thereto.

“Underwriter” shall mean FMSbonds, Inc., the underwriter of the Series 2018 Bonds.

The words “hereof,” “herein,” “hereto,” “hereby,” and “hereunder” (except in the form of Series 2018 Bonds), refer to the entire Indenture.

Every “request,” “requisition,” “order,” “demand,” “application,” “notice,” “statement,” “certificate,” “consent,” or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Chairperson or Vice Chairperson and the Treasurer or Assistant Treasurer or the Secretary or Assistant Secretary or Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[END OF ARTICLE I]

ARTICLE II

THE SERIES 2018 BONDS

SECTION 2.01. Amounts and Terms of Series 2018 Bonds; Issue of Series 2018 Bonds. No Series 2018 Bonds may be issued under this Second Supplemental Indenture except in accordance with the provisions of this Article and Articles II and III of the Master Indenture.

(a) The total principal amount of Series 2018 Bonds that may be issued under this Second Supplemental Indenture is expressly limited to \$_____ with respect to the Senior Bonds and \$_____ with respect to the Subordinate Bonds. The Senior Bonds shall be numbered consecutively from RA1-1 and upwards and the Subordinate Bonds shall be numbered consistently from RA2-1 and upwards.

(b) Any and all Series 2018A-1 Bonds shall be issued substantially in the form attached hereto as Exhibit A, and any and all Series 2018A-2 Bonds shall be issued substantially in the form attached hereto as Exhibit B, in both cases, with such appropriate variations, omissions and insertions as are permitted or required by the Indenture and with such additional changes as may be necessary or appropriate to conform to the provisions of the Resolution. The Issuer shall issue the Series 2018 Bonds upon execution of this Second Supplemental Indenture and satisfaction of the requirements of Section 3.01 of the Master Indenture and Section 2.09 of this Second Supplemental Indenture; and the Trustee shall, at the Issuer's request, authenticate such Series 2018 Bonds and deliver them as specified in the request.

SECTION 2.02. Execution. The Series 2018 Bonds shall be executed by the Issuer as set forth in the Master Indenture.

SECTION 2.03. Authentication. The Series 2018 Bonds shall be authenticated as set forth in the Master Indenture. No Series 2018 Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as provided in the Master Indenture.

SECTION 2.04. Purpose, Designation and Denominations of, and Interest Accruals on, the Series 2018 Bonds.

(a) The Series 2018 Bonds are being issued hereunder in order to provide moneys, (i) to finance the 2018 Project, (ii) to fund interest on the Series 2018 Bonds on May 1, 2019, (iii) to fund the Series 2018A-1 Reserve Account in an amount equal to the Series 2018A-1 Reserve Requirement and fund the Series 2018A-2 Reserve Account in an amount equal to the Series 2018A-2 Reserve Requirement; and (iv) to pay the costs of issuance of the Series 2018 Bonds. The Series 2018 Bonds shall be designated "Parkway Center Community Development District Senior Special Assessment Bonds, Series 2018A-1," and "Parkway Center Community Development District Subordinate Special Assessment Bonds, Series 2018A-2," and shall be issued as fully registered bonds without coupons in Authorized Denominations.

(b) The Series 2018 Bonds shall be dated as of the date of initial delivery. Interest on the Series 2018 Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. Interest on the Series 2018 Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has

been paid, unless the date of authentication thereof is a May 1 or November 1 to which interest has been paid, in which case from such date of authentication, or unless the date of authentication thereof is prior to May 1, 2019, in which case from the date of initial delivery or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date.

(c) Except as otherwise provided in Section 2.07 of this Second Supplemental Indenture in connection with a book entry only system of registration of the Series 2018 Bonds, the principal or Redemption Price of the Series 2018 Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent upon presentation of such Series 2018 Bonds. Except as otherwise provided in Section 2.07 of this Second Supplemental Indenture in connection with a book entry only system of registration of the Series 2018 Bonds, the payment of interest on the Series 2018 Bonds shall be made on each Interest Payment Date to the Owners of the Series 2018 Bonds by check or draft drawn on the Paying Agent and mailed on the applicable Interest Payment Date to each Owner as such Owner appears on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date, at his address as it appears on the Bond Register. Any interest on any Series 2018 Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called “Defaulted Interest”) shall be paid to the Owner in whose name the Series 2018 Bond is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class, postage-prepaid, to each Owner of record as of the fifth (5th) day prior to such mailing, at his address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding, any Owner of Series 2018 Bonds in an aggregate principal amount of at least \$1,000,000 shall be entitled to have interest paid by wire transfer to such Owner to the bank account number on file with the Paying Agent, upon requesting the same in a writing received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in a writing delivered by the Owner to the Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date.

SECTION 2.05. Debt Service on the Series 2018 Bonds.

(a) The Series 2018 Bonds will mature on May 1, in the years and in the principal amounts, and bear interest at the rates as set forth below, subject to the right of prior redemption in accordance with their terms.

Senior Bonds

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
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* Serial Bonds
**Term Bonds

Subordinate Bonds

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
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**Term Bonds

(b) Interest on the Series 2018 Bonds will be computed in all cases on the basis of a 360 day year of twelve 30 day months. Interest on overdue principal and, to the extent lawful, on overdue interest will be payable at the numerical rate of interest borne by the Series 2018 Bonds on the day before the default occurred.

SECTION 2.06. Disposition of Proceeds and Other Funds. From the net proceeds of the Series 2018A-1 Bonds in the amount of \$_____ and the net proceeds of the Series 2018A-2 Bonds in the amount of \$_____, the following deposits shall be made on the date of issuance of the Series 2018 Bonds:

(a) \$_____ derived from the net proceeds of the Series 2018 Bonds (of which \$_____ is derived from the Series 2018A-1 Bonds and \$_____ is derived from the Series 2018A-2 Bonds) shall be deposited in the Series 2018 Acquisition and Construction Account of the Acquisition and Construction Fund which the Issuer shall cause to be applied in accordance with Article V of the Master Indenture, to construct and equip the Clubhouse Property.

(b) \$_____ derived from the net proceeds of the Series 2018A-1 Bonds shall be deposited into the Series 2018A-1 Debt Service Reserve Account and \$_____ derived from the net proceeds of the Series 2018A-2 Bonds shall be deposited into the Series 2018A-2 Debt Service Reserve Account;

(c) \$_____ derived from the net proceeds of the Series 2018-1 Bonds shall be deposited into the Series 2018-1 Interest Account and \$_____ derived from the net proceeds of the Series 2018-2 Bonds shall be deposited into the Series 2018 Interest Account; and

(d) \$_____ derived from the remaining net proceeds of the Series 2018 Bonds (of which \$_____ is derived from the Series 2018A-1 Bonds and \$_____ is derived from the Series 2018A-2 Bonds) shall be deposited in the Series 2018 Costs of Issuance Account to pay the costs of issuing the Series 2018 Bond.

SECTION 2.07. Book-Entry Form of Series 2018 Bonds. The Series 2018 Bonds shall be issued as one fully registered bond for each maturity of Series 2018 Bonds and deposited with The Depository Trust Company (“DTC”), New York, New York, which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Series 2018 Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes hereof and in the Master Indenture. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants (“DTC Participants”) and other institutions that clear through or maintain a custodial relationship with a DTC Participant, either directly or indirectly (“Indirect Participants”). The DTC Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Series 2018 Bonds (“Beneficial Owners”).

Principal and interest on the Series 2018 Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC without the need for presentment of the Series 2018 Bonds. Disbursal of such amounts to DTC Participants shall be the responsibility of DTC. Payments by DTC Participants to Indirect Participants, and by DTC Participants and Indirect Participants to Beneficial Owners shall be the responsibility of DTC Participants and Indirect Participants and not of DTC, the Trustee or the Issuer.

Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Series 2018 Bonds, through DTC Participants and Indirect Participants.

During the period for which Cede & Co. is registered owner of the Series 2018 Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to DTC Participants and DTC Participants shall be responsible for notices to Indirect Participants, and DTC Participants and Indirect Participants shall be responsible for notices to Beneficial Owners.

The Issuer and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be

terminated at any time by either DTC or the Issuer in accordance with the procedures of DTC. In the event of such termination, the Issuer shall select another securities depository and in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the Issuer does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Series 2018 Bonds in the form of fully registered Series 2018 Bonds in accordance with the instructions from Cede & Co.

In the event DTC, any successor of DTC or the Issuer, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver bond certificates in accordance with the instructions from DTC or its successor and after such time Series 2018 Bonds may be exchanged for an equal aggregate principal amount of Series 2018 Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

SECTION 2.08. Appointment of Registrar and Paying Agent. The Issuer shall keep, at the designated corporate trust office of the Registrar, books (the “Bond Register”) for the registration, transfer and exchange of the Series 2018 Bonds, and hereby appoints U.S. Bank National Association, as its Registrar to keep such books and make such registrations, transfers, and exchanges as required hereby. U.S. Bank National Association hereby accepts its appointment as Registrar and its duties and responsibilities as Registrar hereunder. Registrations, transfers and exchanges shall be without charge to the Bondholder requesting such registration, transfer or exchange, but such Bondholder shall pay any taxes or other governmental charges on all registrations, transfers and exchanges.

The Issuer hereby appoints U.S. Bank National Association as Paying Agent for the Series 2018 Bonds. U.S. Bank National Association hereby accepts its appointment as Paying Agent and its duties and responsibilities as Paying Agent hereunder.

SECTION 2.09. Conditions Precedent to Issuance of the Series 2018 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2018 Bonds and the conditions set forth in the bond purchase contract with the Underwriter, all the Series 2018 Bonds shall be executed by the Issuer for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the Issuer or upon its order, but only upon the further receipt by the Trustee of:

- (a) Certified copies of the Assessment Resolutions;
- (b) Executed originals of the Master Indenture and this Second Supplemental Indenture;
- (c) An opinion of Counsel to the Issuer addressed to the Trustee substantially to the effect that (i) the Issuer has been duly established and validly exists as a community development district under the Act, (ii) the Issuer has good right and lawful authority under the Act to purchase the Clubhouse Property, pursuant to the terms of the Indenture, (iii) all proceedings undertaken by the Issuer with respect to the Series 2018 Special Assessments have been in accordance with Florida law, (iv) the Issuer has taken all action necessary to levy and impose the Series 2018 Special Assessments, and (v) the Series 2018 Special Assessments are legal, valid and binding liens upon the property against which such Series 2018 Special

Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid (excluding federal tax liens); and

(d) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2018 Bonds, the Issuer will not be in default in the performance of the terms and provisions of the Master Indenture or this Second Supplemental Indenture.

Receipt by the Trustee of the net proceeds from the initial sale of the Series 2018 Bonds shall constitute conclusive evidence of the fulfillment of the conditions precedent for the issuance of the Series 2018 Bonds to the satisfaction of the Issuer and the Underwriter.

[END OF ARTICLE II]

ARTICLE III REDEMPTION OF SERIES 2018 BONDS

SECTION 3.01. Redemption Dates and Prices. The Series 2018 Bonds shall be subject to redemption at the times and in the manner provided in this Article III. All payments of the Redemption Price of the Series 2018 Bonds shall be made on the dates hereinafter required. Except as otherwise provided in this Section 3.01, if less than all the Series 2018 Bonds of a Series are to be redeemed pursuant to an extraordinary mandatory redemption, the Trustee shall select the Series 2018 Bonds or portions of the Series 2018 Bonds of such Series to be redeemed by lot. Partial redemptions of Series 2018 Bonds shall be made in such a manner that the remaining Series 2018 Bonds held by each Bondholder shall be in Authorized Denominations.

(a) Optional Redemption. The Series 2018 Bonds of either or both Series may, at the option of the Issuer, be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 20__ (less than all Series 2018 Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Series 2018 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in either the Series 2018A-1 Optional Redemption Subaccount or Series 2018A-2 Optional Redemption Subaccount, as applicable, of the Series 2018 Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Series 2018 Bonds of the applicable Series to be optionally redeemed from each maturity of such Series so that debt service on the remaining Outstanding Series 2018 Bonds of that Series is substantially level.

(b) Extraordinary Mandatory Redemption in Whole or in Part. The Series 2018 Bonds of either or both Series are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below, where a partial redemption must occur on a May 1 or November 1 Interest Payment Date), at a Redemption Price equal to 100% of the principal amount of the Series 2018 Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) from Series 2018 Prepayment Principal deposited first into the Series 2018A-2 Prepayment Subaccount of the Series 2018 Bond Redemption Account until no Series 2018A-2 Bonds remain Outstanding and then to Series 2018A-1 Prepayment Subaccount of the Series 2018 Bond Redemption Account following the payment in whole or in part of Series 2018 Special Assessments on any assessable property within the District in accordance with the provisions of Section 4.04(a) of this Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2018 Funds, Accounts and Subaccounts in the Funds and Accounts (other than the Series 2018 Rebate Fund, the Series 2018 Acquisition and Construction Account and the Series 2018 Costs of Issuance Account) sufficient to pay and redeem all Outstanding Series 2018 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Master Indenture.

(c) Mandatory Sinking Fund Redemption. The Senior Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-1 Sinking Fund Account on May 1, in the years and in the mandatory sinking

fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
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*Maturity

The Series 2018A-1 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-1 Sinking Fund Account on May 1, in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
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*Maturity

The Series 2018A-1 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-1 Sinking Fund Account on May 1, in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

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<u>Year</u>	Mandatory Sinking Fund Redemption Amount
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*Maturity

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-2 Sinking Fund Account on May 1, in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	Mandatory Sinking Fund Redemption Amount
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*Maturity

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-2 Sinking Fund Account on May 1, in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	Mandatory Sinking Fund Redemption Amount
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*Maturity

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-2 Sinking Fund Account on May 1, in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
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*Maturity

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2018A-2 Sinking Fund Account on May 1, in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
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*Maturity

Upon any redemption of Series 2018 Bonds of either or both Series other than in accordance with scheduled mandatory sinking fund redemptions, the District shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of the affected Series 2018 Bonds in substantially equal annual installments of principal and interest (subject to rounding to

Authorized Denominations of principal) over the remaining term of such Series 2018 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2018 Bonds in any year. In the event of a redemption or purchase occurring less than 45 days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

SECTION 3.02. Notice of Redemption. When required to redeem Series 2018 Bonds under any provision of this Second Supplemental Indenture or directed to redeem Series 2018 Bonds by the Issuer, the Trustee shall give or cause to be given to Owners of the Series 2018 Bonds to be redeemed, notice of the redemption, as set forth in Article VIII of the Master Indenture.

[END OF ARTICLE III]

ARTICLE IV
ESTABLISHMENT OF CERTAIN FUNDS AND ACCOUNTS;
ADDITIONAL COVENANTS OF THE ISSUER; PREPAYMENTS;
REMOVAL OF SERIES 2018 SPECIAL ASSESSMENT LIENS

SECTION 4.01. Establishment of Certain Funds and Accounts.

(a) The Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the “Series 2018 Acquisition and Construction Account.” Proceeds of the Series 2018 Bonds shall be deposited into the Series 2018 Acquisition and Construction Account in the amounts set forth in Section 2.06 hereof, together with any moneys transferred to the Series 2018 Acquisition and Construction Account, and such moneys in the Series 2018 Acquisition and Construction Account shall be requisitioned to be applied as set forth in Section 5.01(b) of the Master Indenture. Any moneys remaining in the Series 2018 Acquisition and Construction Account after the acquisition of the 2018 Project, as evidenced in writing to the Trustee, shall be transferred to the Series 2018A-1 Interest Account. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Series 2018 Acquisition and Construction Account. Pursuant to the Master Indenture, the Trustee shall establish a separate account within the Acquisition and Construction Fund designated as the “Series 2018 Costs of Issuance Account.” Proceeds of the Series 2018 Bonds shall be deposited into the Series 2018 Costs of Issuance Account in the amounts set forth in Section 2.06 of this Second Supplemental Indenture. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Series 2018 Costs of Issuance Account to pay the costs of issuing the Series 2018 Bonds. Six months after the issuance of the Series 2018 Bonds, any moneys remaining in the Series 2018 Costs of Issuance Account in excess of the actual costs of issuing the Series 2018 Bonds requested to be disbursed by the Issuer shall be deposited into the Series 2018A-1 Interest Account. Any deficiency in the amount allocated to pay the cost of issuing the Series 2018 Bonds shall be paid from excess Series 2018 Pledged Revenues on deposit in the Series 2018 Revenue Account in the amount so directed in writing by the Issuer.

(b) Pursuant to Section 6.03 of the Master Indenture, the Trustee shall establish a separate Account within the Revenue Fund designated as the “Series 2018 Revenue Account.” Series 2018 Special Assessments (except for Prepayments of Series 2018 Special Assessments which shall be identified as such by the Issuer to the Trustee and deposited in the Series 2018A-2 Prepayment Subaccount for as long as any Series 2018A-2 Bonds remain Outstanding and then to Series 2018A-1 Prepayment Subaccount) shall be deposited by the Trustee into the Series 2018 Revenue Account which shall be applied as set forth in Section 6.03 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture.

(c) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish two (2) separate Accounts within the Debt Service Fund designated as the “Series 2018A-1 Principal Account” and the “Series 2018A-2 Principal Account.” Moneys shall be deposited into the Series 2018A-1 Principal Account and Series 2018A-2 Principal Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture, and applied for the purposes provided therein.

(d) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish two (2) separate Accounts within the Debt Service Fund designated as the “Series 2018A-1 Interest Account” and the “Series 2018A-2 Interest Account.” Moneys deposited into the Series 2018A-1 Interest Account and Series 2018A-2 Interest Account pursuant to Section 6.04 of the Master Indenture and Section 2.06 and Section 4.02 of this Second Supplemental Indenture, shall be applied for the purposes provided therein.

(e) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish two (2) separate Accounts within the Debt Service Fund designated as the “Series 2018A-1 Sinking Fund Account” and the “Series 2018A-2 Sinking Fund Account.” Moneys shall be deposited into the Series 2018A-1 Sinking Fund Account and the Series 2018A-2 Sinking Fund Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture and applied for the purposes provided therein and in Section 3.01(c) of this Second Supplemental Indenture.

(f) Pursuant to Section 6.05 of the Master Indenture, the Trustee shall establish two (2) separate Accounts within the Reserve Fund designated as the “Series 2018A-1 Reserve Account” and the “Series 2018A-2 Reserve Account.” Proceeds of the Series 2018 Bonds and other available moneys shall be deposited into the Series 2018A-1 Reserve Account and the Series 2018A-2 Reserve Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture, and such moneys, together with any other moneys deposited into the Reserve Accounts shall be applied for the purposes provided therein and in Section 3.01(b)(ii) and this Section 4.01(f) of this Second Supplemental Indenture. Notwithstanding any provision in the Master Indenture to the contrary, the Issuer covenants not to substitute the cash and Investment Securities on deposit in the Reserve Accounts with a Debt Service Reserve Insurance Policy or a Debt Service Reserve Letter of Credit. All investment earnings on moneys in the Series 2018A-1 Reserve Account and the Series 2018A-2 Reserve Account shall remain on deposit in the respective Accounts to be applied to pay debt service on the Series 2018 Bonds as otherwise required hereunder. Amounts on deposit in the Series 2018A-1 Reserve Account do not secure the Series 2018A-2 Bonds, unless there are no Series 2018A-1 Bonds Outstanding. Amounts on deposit in the Series 2018A-2 Reserve Account are available to pay the Series 2018A-1 Bonds when and if required hereunder.

Notwithstanding any of the foregoing, amounts on deposit in the Reserve Accounts shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders to the Series 2018A-1 General Redemption Subaccount and the Series 2018A-2 General Redemption Subaccount of the Series 2018 Bond Redemption Account, as applicable, if as a result of the application of Article X of the Master Indenture, the proceeds received from lands sold subject to the Series 2018 Special Assessments and applied to redeem a portion of the Series 2018 Bonds is less than the principal amount of Series 2018 Bonds indebtedness attributable to such lands.

(g) Pursuant to Section 6.06 of the Master Indenture, the Trustee shall establish a separate Series Bond Redemption Account within the Bond Redemption Fund designated as the “Series 2018 Bond Redemption Account” and within such Account, a “Series 2018A-1 General Redemption Subaccount,” a “Series 2018A-2 General Redemption Subaccount,” a “Series 2018A-1 Optional Redemption Subaccount,” a “Series 2018A-2 Optional Redemption Subaccount,” a “Series 2018A-1 Prepayment Subaccount” and a “Series 2018A-2 Prepayment Subaccount.” Except as otherwise provided in this Second Supplemental Indenture

regarding Prepayments or in connection with the optional redemption of the Series 2018 Bonds, moneys to be deposited into the Series 2018 Bond Redemption Account as provided in Section 6.06 of the Master Indenture, shall be deposited to the Series 2018A-1 General Redemption Subaccount and the Series 2018A-2 General Redemption Subaccount of the Series 2018 Bond Redemption Account.

(h) Moneys that are deposited into the Series 2018A-1 General Redemption Subaccount and the Series 2018A-2 General Redemption Subaccount of the Series 2018 Bond Redemption Account (including all earnings on investments held therein) shall be used to call Series 2018 Bonds for the extraordinary mandatory redemption in whole, pursuant to Section 3.01(b)(ii) hereof.

(i) Moneys in the Series 2018A-1 Prepayment Subaccount and Series 2018A-2 Prepayment Subaccount of the Series 2018 Bond Redemption Account (including all earnings on investments held in such subaccounts) shall be used to call the Subordinate Bonds first and then Senior Bonds if there are no Subordinate Bonds remaining Outstanding for redemption pursuant to Section 3.01(b)(i) hereof. All interest due in regard to such Series 2018 Prepayment Principal not received in connection with such Prepayment shall be paid from the Series 2018 Revenue Account. In addition, if the amount of the Prepayment is not sufficient to redeem a principal amount of the Subordinate Bonds or Senior Bonds in an Authorized Denomination of each such Series to be redeemed, the Trustee shall be authorized to withdraw amounts from the Series 2018 Revenue Account to round-up to the nearest Authorized Denomination. Notwithstanding the foregoing, no transfers from the Series 2018 Revenue Account shall be made to pay interest on and/or round-up principal for the Subordinate Bonds or Senior Bonds for the redemption pursuant to Section 3.01(b)(i) if as a result the deposits required under Section 4.02 FIRST through TWELFTH cannot be made in full. The Trustee may conclusively rely on the Issuer's determination of what moneys constitute Prepayments. The Trustee shall calculate the amount available for the extraordinary mandatory redemption of the applicable Series 2018 Bonds pursuant to Section 3.01(b)(i) on each May 15 and September 15.

(j) The Issuer hereby directs the Trustee to establish a Series 2018 Rebate Fund designated as the "Series 2018 Rebate Fund" when deposits are required to be made therein. Moneys shall be deposited into the Series 2018 Rebate Fund, as provided in the Arbitrage Certificate and applied for the purposes provided therein.

(k) Moneys on deposit in the Series 2018A-1 Optional Redemption Subaccount and the Series 2018A-2 Optional Redemption Subaccount shall be used to optionally redeem all or a portion of the Series 2018 Bonds of either or both Series pursuant to Section 3.01(a) hereof.

SECTION 4.02. Series 2018 Revenue Account. The Trustee shall transfer from amounts on deposit in the Series 2018 Revenue Account to the Funds and Accounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day next preceding each May 1 commencing May 1, 2019, to the Series 2018A-1 Interest Account of the Debt Service Fund, an amount from the Series 2018 Revenue Account equal to the interest on

the Series 2018 Bonds becoming due on the next succeeding May 1, less any amounts on deposit in the Series 2018A-1 Interest Account not previously credited;

SECOND, upon receipt but no later than the Business Day next preceding each November 1 commencing November 1, 2019, to the Series 2018A-1 Interest Account of the Debt Service Fund, an amount from the Series 2018 Revenue Account equal to the interest on the Series 2018A-1 Bonds becoming due on the next succeeding November 1, less any amount on deposit in the Series 2018A-1 Interest Account not previously credited;

THIRD, no later than the Business Day next preceding the May 1 which is a principal payment date for any Series 2018A-1 Bonds, to the Series 2018A-1 Principal Account of the Debt Service Fund, an amount from the Series 2018 Revenue Account equal to the principal amount of Series 2018A-1 Bonds Outstanding maturing on such May 1, less any amounts on deposit in the Series 2018A-1 Principal Account not previously credited;

FOURTH, no later than the Business Day next preceding each May 1, commencing May 1, 20__, to the Series 2018A-1 Sinking Fund Account of the Debt Service Fund, an amount from the Series 2018 Revenue Account equal to the principal amount of Series 2018A-1 Bonds subject to sinking fund redemption on such May 1, less any amount on deposit in the Series 2018A-1 Sinking Fund Account not previously credited;

FIFTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2018A-1 Bonds remain Outstanding, to the Series 2018A-1 Reserve Account, an amount from the Series 2018 Revenue Account equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Reserve Requirement for the Series 2018A-1 Bonds; and

SIXTH, notwithstanding the foregoing, at any time the Series 2018A-1 Bonds are subject to redemption on a date which is not a May 1 or November 1 Interest Payment Date, the Trustee shall be authorized to transfer from the Series 2018 Revenue Account to the Series 2018A-1 Interest Account, the amount necessary to pay interest on the Series 2018A-1 Bonds subject to redemption on such date; and

SEVENTH, upon receipt but no later than the Business Day next preceding each May 1 commencing May 1, 2019, to the Series 2018A-2 Interest Account of the Debt Service Fund, an amount from the Series 2018 Revenue Account equal to the interest on the Series 2018 Bonds becoming due on the next succeeding May 1, less any amounts on deposit in the Series 2018A-2 Interest Account not previously credited;

EIGHTH, upon receipt but no later than the Business Day next preceding each November 1 commencing November 1, 2019, to the Series 2018A-2 Interest Account of the Debt Service Fund, an amount from the Series 2018 Revenue Account equal to the interest on the Series 2018A-2 Bonds becoming due on the next succeeding November 1, less any amount on deposit in the Series 2018A-2 Interest Account not previously credited;

NINTH, no later than the Business Day next preceding each May 1, commencing May 1, 20____, to the Series 2018A-2 Sinking Fund Account of the Debt Service Fund, an amount from the Series 2018 Revenue Account equal to the principal amount of Series 2018A-2 Bonds subject to sinking fund redemption on such May 1, less any amount on deposit in the Series 2018A-2 Sinking Fund Account not previously credited;

TENTH, no later than the Business Day next preceding the May 1 which is the principal payment date for any Series 2018A-2 Bonds, to the Series 2018A-2 Principal Account of the Debt Service Fund, an amount from the Series 2018 Revenue Account equal to the principal amount of Series 2018A-2 Bonds Outstanding maturing on such May 1, less any amounts on deposit in the Series 2018 Principal Account not previously credited;

ELEVENTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2018A-2 Bonds remain Outstanding, to the Series 2018A-2 Reserve Account, an amount from the Series 2018 Revenue Account equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Reserve Requirement for the Series 2018A-2 Bonds;

TWELFTH, notwithstanding the foregoing, at any time the Series 2018A-2 Bonds are subject to redemption on a date which is not a May 1 or November 1 Interest Payment Date, the Trustee shall be authorized to transfer from the Series 2018 Revenue Account to the Series 2018A-2 Interest Account, the amount necessary to pay interest on the Series 2018A-2 Bonds subject to redemption on such date; and

THIRTEENTH, subject to the foregoing paragraphs, the balance of any moneys remaining in the Series 2018 Revenue Account after making the foregoing deposits shall be first deposited into the Series 2018 Costs of Issuance Account to cover any deficiencies in the amount allocated to pay the cost of issuing the Series 2018 Bonds, then next shall be used pursuant to Section 4.01(i) hereof and last, any balance in the Series 2018 Revenue Account shall remain on deposit in such Series 2018 Revenue Account, unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Series 2018 Rebate Fund, in which case, the Issuer shall direct the Trustee to make such deposit thereto.

SECTION 4.03. Power to Issue Series 2018 Bonds and Create Lien. The Issuer is duly authorized under the Act and all applicable laws of the State to issue the Series 2018 Bonds, to execute and deliver the Indenture and to pledge the Series 2018 Pledged Revenues for the benefit of the Series 2018 Bonds to the extent and priority set forth herein. The Series 2018 Pledged Revenues are not and shall not be subject to any other liens senior to or on a parity with the liens created in favor of the Series 2018 Bonds, except as otherwise permitted under the Master Indenture or Section 5.04 hereof. The Series 2018 Bonds and the provisions of the Indenture are and will be valid and legally enforceable obligations of the Issuer in accordance with their respective terms. The Issuer shall, at all times, to the extent permitted by law, defend, preserve and protect the pledge created by the Indenture in the manner and priority established therein and all the rights of the Owners of the Series 2018 Bonds under the Indenture against all claims and demands of all persons whomsoever.

SECTION 4.04. Prepayments; Removal of Series 2018 Special Assessment Liens.

(a) At any time any owner of property subject to the Series 2018 Special Assessments may, at its option, or as a result of acceleration of the Series 2018 Special Assessments because of non-payment thereof, shall require the Issuer to reduce or release and extinguish the lien upon its property by virtue of the levy of the Series 2018 Special Assessments by paying or causing there to be paid, to the Issuer all or a portion of the Series 2018 Special Assessments, which shall constitute Series 2018 Prepayment Principal, plus accrued interest to the next succeeding Interest Payment Date (or the first succeeding Interest Payment Date if such Prepayment is made within 45 calendar days before an Interest Payment Date), attributable to the property subject to Series 2018 Special Assessment owned by such owner.

(b) Upon receipt of Series 2018 Prepayment Principal as described in paragraph (a) above, subject to satisfaction of the conditions set forth therein, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the County an affidavit or affidavits, as the case may be, executed by the District Manager, to the effect that the Series 2018 Special Assessment has been paid in whole or in part and that such Series 2018 Special Assessment lien is thereby reduced, or released and extinguished, as the case may be.

[END OF ARTICLE IV]

ARTICLE V

COVENANTS AND DESIGNATIONS OF THE ISSUER

SECTION 5.01. Collection of Series 2018 Special Assessments. Pursuant to the terms and provisions of the Master Indenture, the Issuer shall collect the Series 2018 Special Assessments relating to the acquisition and construction of the 2006 Project through the Uniform Method of Collection (the “Uniform Method”) afforded by Chapter 197, Florida Statutes. Pursuant to the terms and provisions of the Master Indenture, the Issuer shall, pursuant to the provisions of the Assessment Resolutions, directly collect the Series 2018 Special Assessments levied in lieu of the Uniform Method with respect to any assessable lands which have not yet been platted or the timing for using the Uniform Method will not yet allow for using such method. In addition, and not in limitation of, the covenants contained elsewhere in this Second Supplemental Indenture and in the Master Indenture, the Issuer covenants to comply with the terms of the proceedings heretofore adopted with respect to the Series 2018 Special Assessments, and to levy the Series 2018 Special Assessments in such manner as will generate funds sufficient to pay Debt Service on the Series 2018 Bonds when due.

SECTION 5.02. Continuing Disclosure. Contemporaneously with the execution and delivery hereof, the Issuer has executed and delivered a Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The Issuer covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement applicable to it; however, as set forth therein, failure to so comply shall not constitute an Event of Default hereunder, but shall instead be enforceable by mandamus or any other means of specific performance.

SECTION 5.03. Investment of Funds and Accounts. The provisions of Section 7.02 of the Master Indenture shall apply to the investment and reinvestment of moneys in the Series 2018 Accounts and subaccounts therein created hereunder.

SECTION 5.04. Additional Obligations. Other than in connection with the issuance of refunding bonds to be secured by the Series 2018 Special Assessments, the Issuer covenants not to issue, any Bonds or other debt obligations secured by the Series 2018 Special Assessments.

SECTION 5.05. Requisite Owners for Direction or Consent. Anything in the Master Indenture to the contrary notwithstanding, any direction or consent or similar provision which requires fifty-one percent of the Owners, shall in each case be deemed to refer to, and shall mean, the Majority Holders.

SECTION 5.06. Acknowledgement Following an Event of Default. In accordance with the provisions of the Indenture, upon the occurrence of an Event of Default with respect to the Series 2018 Bonds, the Series 2018 Bonds are payable solely from the Series 2018 Pledged Revenues and any other moneys held by the Trustee under the Indenture for such purpose. Anything in the Indenture to the contrary notwithstanding, the Issuer hereby acknowledges that, upon the occurrence of an Event of Default with respect to the Series 2018 Bonds, (i) the Series 2018 Pledged Revenues may not be used by the Issuer without the consent of the Majority Holders, and (ii) the Series 2018 Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Holders, to pay its fees, costs and expenses incurred in

connection with the pursuit of remedies under the Indenture. In addition, no redemption of any of the Series 2018 Bonds shall occur unless all of the Holders of the Series 2018A-1 Bonds agree to such redemption if any Series 2018A-1 Bonds are Outstanding. If no Series 2018A-1 Bonds remain Outstanding, then all of the Holders of the Series 2018A-2 Bonds must agree to any redemption of the Series 2018A-2 Bonds.

[END OF ARTICLE V]

ARTICLE VI
THE TRUSTEE; THE PAYING AGENT AND REGISTRAR

SECTION 6.01. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created and agrees to perform such trusts upon the terms and conditions set forth in the Indenture. The Trustee agrees to act as Paying Agent, Registrar and Authenticating Agent for the Series 2018 Bonds.

SECTION 6.02. Trustee's Duties. The Trustee shall not be responsible in any manner for the due execution of this Second Supplemental Indenture by the Issuer or for the recitals contained herein (except for the certificate of authentication on the Series 2018 Bonds), all of which are made solely by the Issuer. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlement inuring to the Trustee under the Master Indenture.

SECTION 6.03. Brokerage Confirmations. The Issuer acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Issuer the right to receive individual confirmations of security transactions at no additional cost, as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

[END OF ARTICLE VI]

ARTICLE VII MISCELLANEOUS PROVISIONS

SECTION 7.01. Interpretation of Second Supplemental Indenture. This Second Supplemental Indenture amends and supplements the Master Indenture with respect to the Series 2018 Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Second Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and the Second Supplemental Indenture shall be read and construed as one document.

SECTION 7.02. Amendments. Any amendments to this Second Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

SECTION 7.03. Counterparts. This Second Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 7.04. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Second Supplemental Indenture are hereby incorporated herein and made a part of this Second Supplemental Indenture for all purposes.

SECTION 7.05. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2018 Bonds or the date fixed for the redemption of any Series 2018 Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 7.06. Rights of Holders Upon an Event of Default. Notwithstanding any provision in the Master Indenture to the contrary, upon an Event of Default with respect to the Series 2018A-1 Bonds, under Section 10.02(a) and/or (b) of the Master Indenture, only the Majority Holders of the Series 2018A-1 Bonds may direct the Trustee regarding remedial proceeding. If an Event of Default under Section 10.02(a) and/or (b) of the Master Indenture occurs only with respect to the Series 2018A-2 Bonds, only the Majority Holders of the Series 2018A-2 Bonds may direct the Trustee regarding remedial proceedings; provided that the Trustee, at its discretion or at the direction of the Majority Holders of the Series 2018A-2 Bonds shall not take any action that would impair the senior status of the Series 2018A-1 Bonds. With respect to any other Event of Default under Section 10.02 of the Master Indenture, the Series 2018A-1 Bonds and Series 2018A-2 Bonds shall be treated as one (1) Series of Bonds pursuant to which any remedial proceedings are taken. The obligation of the Trustee to take action at the direction of the Holders of the Series 2018 Bonds is subject to the rights of the Trustee to be indemnified as a condition for taking action or from refraining from action as provided in the Master Indenture.

SECTION 7.07. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Series 2018 Bonds.

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IN WITNESS WHEREOF, Parkway Center Community Development District has caused this Second Supplemental Trust Indenture to be executed by the Chairperson of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by a Secretary of its Board of Supervisors and U.S. Bank National Association has caused this Second Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year first above written.

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

[SEAL]

Attest:

By: _____
Name: _____
Title: Secretary, Board of Supervisors

By: _____
Name: _____
Title: Chairperson, Board of Supervisors

U.S. BANK NATIONAL ASSOCIATION,
as Trustee, Paying Agent and Registrar

By: _____
Name: Stacey L. Johnson
Title: Vice President

[illegible]

On this _____ day of _____, 2018, before me, a notary public in and for the State and County aforesaid, personally appeared _____ and _____, Chairperson and Secretary, respectively, of Parkway Center Community Development District (the “Issuer”), who acknowledged that they did so sign the foregoing instrument as such officers, respectively, for and on behalf of said Issuer; that the same is their free act and deed as such officers, respectively, and the free act and deed of said Issuer; and that the seal affixed to said instrument is the seal of said Issuer; that they respectively appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said Issuer, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or
Type as Commissioned)

- ☐ Personally known to me, or
☐ Produced identification:

(Type of Identification Produced)

STATE OF FLORIDA)
) SS:
COUNTY OF HILLSBOROUGH)

On this ____ day of _____, 2018, before me, a notary public in and for the State and County aforesaid, personally appeared Stacey L. Johnson, a Vice President of U.S. Bank National Association, as Trustee, who acknowledged that she did so sign said instrument as such officer for and on behalf of said corporation; that the same is her free act and deed as such officer, respectively, and the free act and deed of said corporation; that she appeared before me on this day in person and acknowledged that she, being thereunto duly authorized, signed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or Type as
Commissioned)

- ☐ Personally known to me, or
☐ Produced identification:

(Type of Identification Produced)

EXHIBIT A

[FORM OF SERIES 2018A-1 BOND]

RA1-1

\$ _____

**UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
SENIOR SPECIAL ASSESSMENT BOND, SERIES 2018A-1**

Interest Rate
_____%

Maturity Date

Date of Original Issuance

CUSIP

Registered Owner:-----Cede & Co.-----

Principal Amount:--

KNOW ALL PERSONS BY THESE PRESENTS that the Parkway Center Community Development District (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Series 2018A-1 Bonds are in book-entry only form) at the designated corporate trust office of U.S. Bank National Association, in Orlando, Florida, as paying agent (said U.S. Bank National Association and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on 360-day year of twelve 30-day months), said principal payable on the first day of May of each year commencing May 1, 20XX. Principal of this Bond is payable at the designated corporate trust office of U.S. Bank National Association, located in Orlando, Florida, in lawful money of the United States of America. Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each May 1 and November 1 (collectively, each an "Interest Payment Date"), commencing May 1, 2019 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank National Association, as registrar (said U.S. Bank National Association and any successor registrar being herein called the "Registrar") at the close of business on the fifteenth day of the calendar month preceding each Interest Payment Date or the date on which the principal of a Bond is to be paid (the "Record Date"). Such interest shall be payable from the most recent Interest Payment Date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to May 1, 2019, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person in whose name this Bond is registered at the close of business on a Special Record

Date for the payment of such defaulted interest to be fixed by the Paying Agent, notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY OUT OF THE SERIES 2018 PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, HILLSBOROUGH COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, SERIES 2018 SPECIAL ASSESSMENTS TO SECURE AND PAY THE BONDS. THE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee, or such other authenticating agent as may be appointed by the Trustee under the Indenture, of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Bonds of the Parkway Center Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act"), Ordinance No. 88-36 enacted by the Board of County Commissioners of Hillsborough County, Florida effective on November 22, 1998, as amended, designated as "Parkway Center Community Development District Senior Special Assessment Bonds, Series 2018A-1" (the "Series 2018A-1 Bonds" or the "Senior Bonds"), in the aggregate principal amount of _____ MILLION _____ THOUSAND AND 00/100 DOLLARS (\$ _____) of like date, tenor and effect, except as to number. Simultaneously with the issuance of the Series 2018A-1 Bonds, the Issuer has issued its Parkway Center Community Development District Subordinate Special Assessment Bonds, Series 2018A-2 (the "Series 2018A-2 Bonds" or the "Subordinate Bonds" and, together with the Series 2018A-1 Bonds, the "Series 2018 Bonds") in the aggregate principal amount of _____ MILLION _____ HUNDRED _____ THOUSAND AND 00/100 DOLLARS (\$ _____). The Series 2018A-1 Bonds enjoy a senior lien on the Series 2018 Pledged Revenues over the Subordinate Bonds. The Series 2018 Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to finance the 2018 Project. The Series 2018 Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Series 2018 Bonds are issued under and secured by a Master Trust Indenture dated as of _____, 2018 (the "Master Indenture"), by and among the Trustee and the District, as amended and supplemented by a

Second Supplemental Trust Indenture dated as of _____ 1, 2018 (the “Second Supplemental Indenture” and together with the Master Indenture, the “Indenture”), by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in Orlando, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2018 Bonds issued under the Indenture, the operation and application of the Reserve Accounts and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2018 Bonds, the levy and the evidencing and certifying for collection, of the Series 2018 Special Assessments, the nature and extent of the security for the Series 2018 Bonds, the terms and conditions on which the Series 2018 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2018 Bonds, the conditions under which such Indenture may be amended with the consent of the registered owners of a majority in aggregate principal amount of the Series 2018 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2018 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the City, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for Series 2018 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2018 Pledged Revenues, as such term is defined in the Indenture, all in the manner and priority provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of Series 2018 Special Assessments to secure and pay the Series 2018 Bonds.

The Series 2018A-1 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2018A-1 Bonds shall be made on the dates specified below. Upon any redemption of Series 2018A-1 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2018A-1 Bonds in substantially equal annual installments of principal and interest (subject

to rounding to Authorized Denominations of principal) over the remaining term of the Series 2018A-1 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2018A-1 Bonds in any year. In the event of a redemption or purchase occurring less than 45 days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Series 2018A-1 Bonds are subject to redemption prior to maturity at the option of the Issuer, as a whole or in part, at any time, on or after May 1, 20__ (less than all Series 2018A-1 Bonds to be selected by lot), at a Redemption Price equal to the principal amount of the Series 2018A-1 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date.

Mandatory Sinking Fund Redemption

The Series 2018A-1 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption on May 1, in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-1 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

	Mandatory Sinking Fund
<u>Year</u>	<u>Redemption Amount</u>

*Maturity

The Series 2018A-1 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption on May 1, in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-1 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

	Mandatory Sinking Fund
<u>Year</u>	<u>Redemption Amount</u>

*Maturity

Extraordinary Mandatory Redemption in Whole or in Part

The Series 2018A-1 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below, where a partial redemption must occur on a May 1 or November 1 Interest Payment Date), at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Series 2018A-1 Bonds to be redeemed, plus interest accrued to the redemption date.

(i) from Series 2018 Prepayment Principal deposited into the Series 2018A-1 Prepayment Subaccount of the Series 2018 Bond Redemption Account or following the payment in whole or in part of Series 2018 Special Assessments on any assessable lands within the District in accordance with the provisions of Section 4.01(i) and Section 4.04(a) of the Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2018A-1 Funds, Accounts and subaccounts in the Funds and Accounts (other than the Series 2018 Rebate Fund, and the Series 2018 Costs of Issuance Account) sufficient to pay and redeem all Outstanding Series 2018A-1 Bonds and Series 2018A-2 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Master Indenture.

Except as otherwise provided in the Indenture, if less than all of the Series 2018A-1 Bonds subject to redemption shall be called for redemption, the particular such Series 2018A-1 Bonds or portions of such Series 2018A-1 Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of the Series 2018A-1 Bonds is required to be mailed by the Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Series 2018A-1 Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2018A-1 Bonds or such portions thereof so called for redemption shall become and be due and

payable at the Redemption Price provided for the redemption of such Series 2018A-1 Bonds or such portions thereof on such date, interest on such Series 2018A-1 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2018A-1 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2018A-1 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Series 2018A-1 Bond which remain unclaimed for three (3) years after the date when such Series 2018A-1 Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any the Series 2018A-1 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Series 2018A-1 Bonds as to the Trust Estate with respect to the Series 2018A-1 Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Series 2018A-1 Bonds at the designated corporate trust office of the Registrar in Orlando, Florida. Subject to the restrictions contained in the Indenture, the Series 2018A-1 Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Series 2018A-1 Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Series 2018A-1 Bond or Series 2018A-1 Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Series 2018A-1 Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that

the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Series 2018A-1 Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Series 2018A-1 Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Series 2018A-1 Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest on such Series 2018A-1 Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Series 2018A-1 Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Series 2018A-1 Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Parkway Center Community Development District has caused this Bond to be signed by the manual signature of the Chairperson of its Board of Supervisors and its seal to be imprinted hereon, and attested by the manual signature of a Secretary of its Board of Supervisors, all as of the date hereof.

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson, Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2018A-1 Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

U.S. BANK NATIONAL ASSOCIATION, as
Trustee

By: _____
Authorized Signatory

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Thirteenth Judicial Circuit of Florida, in and for Hillsborough County, Florida, rendered on the _____ day of _____, 2018.

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson, Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entirety
JT TEN	-	as joint tenants with rights of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)

Under Uniform Transfer to Minors Act _____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

EXHIBIT B

[FORM OF SERIES 2018A-2 BOND]

RA2-1

\$ _____

**UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE SPECIAL ASSESSMENT BOND, SERIES 2018A-2**

Interest Rate

Maturity Date

Date of Original Issuance

CUSIP

_____%

Registered Owner:-----Cede & Co.-----

Principal Amount:--

KNOW ALL PERSONS BY THESE PRESENTS that the Parkway Center Community Development District (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Series 2018A-2 Bonds are in book-entry only form) at the designated corporate trust office of U.S. Bank National Association, in Orlando, Florida, as paying agent (said U.S. Bank National Association and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on 360-day year of twelve 30-day months), said principal payable on the first day of November of each year commencing May 1, 20XX. Principal of this Bond is payable at the designated corporate trust office of U.S. Bank National Association, located in Orlando, Florida, in lawful money of the United States of America. Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each May 1 and November 1 (collectively, each an "Interest Payment Date"), commencing May 1, 2019 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank National Association, as registrar (said U.S. Bank National Association and any successor registrar being herein called the "Registrar") at the close of business on the fifteenth day of the calendar month preceding each Interest Payment Date or the date on which the principal of a Bond is to be paid (the "Record Date"). Such interest shall be payable from the most recent Interest Payment Date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to May 1, 2019, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person in whose name this Bond is registered at the close of business on a Special Record

Date for the payment of such defaulted interest to be fixed by the Paying Agent, notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY OUT OF THE SERIES 2018 PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, HILLSBOROUGH COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, SERIES 2018 SPECIAL ASSESSMENTS TO SECURE AND PAY THE BONDS. THE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee, or such other authenticating agent as may be appointed by the Trustee under the Indenture, of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Bonds of the Parkway Center Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act"), Ordinance No. 88-36 enacted by the Board of County Commissioners of Hillsborough County, Florida effective on November 22, 1998, as amended, designated as "Parkway Center Community Development District Subordinate Special Assessment Bonds, Series 2018A-2" (the "Series 2018A-2 Bonds" or the "Subordinate Bonds"), in the aggregate principal amount of _____ MILLION _____ THOUSAND AND 00/100 DOLLARS (\$ _____) of like date, tenor and effect, except as to number. Simultaneously with the issuance of the Series 2018A-2 Bonds, the Issuer has issued its Parkway Center Community Development District Senior Special Assessment Bonds, Series 2018A-1 (the "Series 2018A-1 Bonds" or the "Senior Bonds" and, together with the Series 2018A-2 Bonds, the "Series 2018 Bonds") in the aggregate principal amount of _____ MILLION _____ HUNDRED _____ THOUSAND AND 00/100 DOLLARS (\$ _____). The Series 2018A-1 Bonds enjoy a senior lien on the Series 2018 Pledged Revenues over the Subordinate Bonds. The Series 2018 Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to finance the 2018 Project. The Series 2018 Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Series 2018 Bonds are issued under and secured by a Master Trust Indenture dated as of _____ 1, 2018 (the "Master Indenture"), by and among the Trustee and the District, as amended and

supplemented by a Second Supplemental Trust Indenture dated as of _____ 1, 2018 (the “Second Supplemental Indenture” and together with the Master Indenture, the “Indenture”), by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in Orlando, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2018 Bonds issued under the Indenture, the operation and application of the Reserve Accounts within the Reserve Fund and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2018 Bonds, the levy and the evidencing and certifying for collection, of the Series 2018 Special Assessments, the nature and extent of the security for the Series 2018 Bonds, the terms and conditions on which the Series 2018 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2018 Bonds, the conditions under which such Indenture may be amended with the consent of the registered owners of a majority in aggregate principal amount of the Series 2018 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2018 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the City, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the City, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for Series 2018 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2018 Pledged Revenues, as such term is defined in the Indenture, all in the manner and priority provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of Series 2018 Special Assessments to secure and pay the Series 2018 Bonds.

The Series 2018A-2 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2018A-2 Bonds shall be made on the dates specified below. Upon any redemption of Series 2018A-2 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2018A-2 Bonds in substantially equal annual installments of principal and interest (subject

to rounding to Authorized Denominations of principal) over the remaining term of the Series 2018A-2 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2018A-2 Bonds in any year. In the event of a redemption or purchase occurring less than 45 days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Series 2018A-2 Bonds are subject to redemption prior to maturity at the option of the Issuer, as a whole or in part, at any time, on or after May 1, 20__ (less than all Series 2018A-2 Bonds to be selected by lot), at a Redemption Price equal to the principal amount of the Series 2018A-2 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date.

Mandatory Sinking Fund Redemption

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption on May 1, in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

	Mandatory Sinking Fund
<u>Year</u>	<u>Redemption Amount</u>

*Maturity

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption on May 1, in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
--------------------	--

*Maturity

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the 2018 Sinking Fund Account on May 1, in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

<u>Year</u>	<u>Mandatory Sinking Fund Redemption Amount</u>
--------------------	--

*Maturity

The Series 2018A-2 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the 2018 Sinking Fund Account on May 1, in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2018A-2 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

	Mandatory Sinking Fund
<u>Year</u>	<u>Redemption Amount</u>

*Maturity

Extraordinary Mandatory Redemption in Whole or in Part

The Series 2018A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below, where a partial redemption must occur on a May 1 or November 1 Interest Payment Date), at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Series 2018A-2 Bonds to be redeemed, plus interest accrued to the redemption date.

(i) from Series 2018 Prepayment Principal deposited into the Series 2018A-2 Prepayment Subaccount of the Series 2018 Bond Redemption Account following the payment in whole or in part of Series 2018 Special Assessments on any assessable lands within the District in accordance with the provisions of Section 4.01(i) and Section 4.04(a) of the Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2018A-2 Funds, Accounts and Subaccounts in the Funds and Accounts (other than the Series 2018 Rebate Fund and the Series 2018A-2 Costs of Issuance Fund) sufficient to pay and redeem all Outstanding Series 2018A-2 Bonds and Series 2018A-1 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Master Indenture.

Except as otherwise provided in the Indenture, if less than all of the Series 2018A-2 Bonds subject to redemption shall be called for redemption, the particular such Series 2018A-2 Bonds or portions of such Series 2018A-2 Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of the Series 2018A-2 Bonds is required to be mailed by the Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Series 2018A-2 Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2018A-2 Bonds or such portions thereof so called for redemption shall become and be due and

payable at the Redemption Price provided for the redemption of such Series 2018A-2 Bonds or such portions thereof on such date, interest on such Series 2018A-2 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2018A-2 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2018A-2 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Series 2018A-2 Bond which remain unclaimed for three (3) years after the date when such Series 2018A-2 Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Federal Securities (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any the Series 2018A-2 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Series 2018A-2 Bonds as to the Trust Estate with respect to the Series 2018A-2 Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Series 2018A-2 Bonds at the designated corporate trust office of the Registrar in Orlando, Florida. Subject to the restrictions contained in the Indenture, the Series 2018A-2 Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Series 2018A-2 Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Series 2018A-2 Bond or Series 2018A-2 Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Series 2018A-2 Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that

the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Series 2018A-2 Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Series 2018A-2 Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Series 2018A-2 Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest on such Series 2018A-2 Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Series 2018A-2 Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Series 2018A-2 Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Parkway Center Community Development District has caused this Bond to be signed by the manual signature of the Vice Chairperson of its Board of Supervisors and its seal to be imprinted hereon, and attested by the manual signature of a Secretary of its Board of Supervisors, all as of the date hereof.

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Vice Chairperson, Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2018A-2 Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

U.S. BANK NATIONAL ASSOCIATION, as
Trustee

By: _____
Authorized Signatory

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Thirteenth Judicial Circuit of Florida, in and for Hillsborough County, Florida, rendered on the ____ day of _____, 2018.

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson, Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entirety
JT TEN	-	as joint tenants with rights of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)

Under Uniform Transfer to Minors Act _____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

EXHIBIT C

FORMS OF REQUISITIONS

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT SENIOR SPECIAL ASSESSMENT BONDS, SERIES 2018A-1

and

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT SUBORDINATE SPECIAL ASSESSMENT BONDS, SERIES 2018A-2

The undersigned, a Responsible Officer of the Parkway Center Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of _____ 1, 2018, as supplemented by that certain Second Supplemental Trust Indenture dated as of _____ 1, 2018 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Amount Payable:
- (C) Purpose for which paid or incurred: Acquisition of Clubhouse Property
- (D) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2018 Acquisition and Construction Account

The undersigned hereby certifies that:

1. this requisition is for the acquisition of the Clubhouse Property payable from the Series 2018 Acquisition and Construction Account that has not previously been paid;
2. each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2018 Project and is consistent with the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
SENIOR SPECIAL ASSESSMENT BONDS, SERIES 2018A-1**

and

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
SUBORDINATE SPECIAL ASSESSMENT BONDS, SERIES 2018A-2**

(Costs of Issuance)

The undersigned, a Responsible Officer of the Parkway Center Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the “Trustee”), dated as of _____ 1, 2018, as supplemented by that certain Second Supplemental Trust Indenture dated as of _____ 1, 2018 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Amount Payable:
- (C) Purpose for which paid or incurred: Costs of Issuance:
- (D) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2018 Costs of Issuance Account

The undersigned hereby certifies that:

1. this requisition is for Costs of Issuance payable from the Series 2018 Costs of Issuance Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Series 2018 Costs of Issuance Account;
3. each disbursement set forth above was incurred in connection with the issuance of the Series 2018 Bonds; and
4. each disbursement represents a cost of issuance which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

EXHIBIT D
FORM OF INVESTOR LETTER

[Date]

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, FL 33180

Re: Parkway Center Community Development District Senior Special Assessment
Bonds, Series 2018A-1

and

Parkway Center Community Development District Subordinate Special
Assessment Bonds, Series 2018A-2

Ladies and Gentlemen:

The undersigned is authorized to sign this letter [on behalf of Name of Non-Individual Investor], as the beneficial owner (the “Investor”) of \$ _____ of the above-referenced Bonds [state maturing on May 1, _____, bearing interest at the rate of ____% per annum and CUSIP #] (herein, the “Investor Bonds”).

The undersigned acknowledges that the Bonds were issued for the purpose of providing a portion of the funds necessary to finance the acquisition and construction of certain public infrastructure described in the herein defined Offering Document (the “Issuer”). The undersigned further acknowledges that the Bonds, which include the Investor Bonds, are secured under that certain Master Trust Indenture, dated as of _____ 1, 2018 (the “Master Indenture”) by and among the District and the Trustee, and a Second Supplemental Trust Indenture dated as of _____ 1, 2018 (“Second Supplement” and, collectively with the Master Indenture, the “Indenture”), between the Issuer and U.S. Bank National Association, as trustee (the “Trustee”), which creates a security interest in the trust estate described therein (the “Security”) for the benefit of the Owners of the Bonds.

In connection with the purchase of the Investor Bonds by the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has authority to purchase the Investor Bonds and to execute this letter, any other instruments and documents required to be executed by the Investor in connection with the purchase of the Investor Bonds.

2. The Investor meets the criteria of an “accredited investor” as described in one or more of the categories derived from Rule 501(a) under Regulation D of the Securities Act of 1933, as amended (the “Securities Act”) summarized below, and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations including those which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the investment represented by the Bonds. Please check the appropriate box below to indicate the type of accredited investor:

☐ a bank, insurance company, registered investment company, business development company, or small business investment company;

☐ an employee benefit plan, within the meaning of the Employee Retirement Income Security Act, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the plan has total assets in excess of \$5 million;

☐ a charitable organization, corporation, or partnership with assets exceeding \$5 million;

☐ a business in which all the equity owners are “accredited investors”;

☐ a natural person who has individual net worth, or joint net worth with the person’s spouse, that exceeds \$1 million at the time of the purchase, excluding the value of the primary residence of such person, except that mortgage indebtedness on the primary residence shall not be included as a liability;

☐ a natural person with income exceeding \$200,000 in each of the two most recent years or joint income with a spouse exceeding \$300,000 for those years and a reasonable expectation of the same income level in the current year; or

☐ a trust with total assets in excess of \$5,000,000, not formed for the specific purpose of acquiring the Investor Bonds whose purchase is directed by a sophisticated person.

3. The Investor has been supplied with an (electronic) copy of the Preliminary Limited Offering Memorandum dated _____, 2018 of the Issuer and relating to the Bonds (the “Offering Document”) and has reviewed the Offering Document and represents that such Offering Document has provided full and meaningful disclosure in order to make an informed decision to invest in the Investor Bonds.

Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Indenture.

Very truly yours,

[Name], [Type of Entity]

By: _____
Name: _____
Title: _____
Date: _____

Or

[Name], an Individual

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (“Improvements”) described in the report of District Engineer dated June 19, 2018, attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, it is in the best interest of the Parkway Center Community Development District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments (as defined below); and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in Master Special Assessment Allocation Report dated June 19, 2018, Exhibit “B” incorporated herein by reference and on file at Meritus Communities, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607 (“District Records Office”); and

WHEREAS, the District intends to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Improvements prior to the collection of Assessments to be levied herein; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

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

1. Assessments shall be levied to defray the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit "A", and are on file at the District Records Office. Exhibit "B" is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$4,100,000.00 (the Estimated Cost").
4. The Assessments will defray approximately \$4,100,000.00 which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve and contingency.
5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit "B".
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat (Exhibit "C") showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes may be and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit "B" hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property so improved.

11. The District Manager is hereby directed to cause this resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Hillsborough County and to provide such other notice as may be required by law or desired in the best interests of the District. Attachments to this Resolution which are not published are available for review at the District Office.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 27th day of June, 2018.

ATTEST:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT:**

/s/: _____

/s/: JoAnn Ward

Assistant Secretary

Chairman

Exhibit A: Report of District Engineer, dated June 19, 2018

Exhibit B: Master Assessment Allocation Report, dated June 19, 2018

Exhibit C: Assessment Plat

RESOLUTION 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 22, 2018, AT 6:30 P.M. AT 11560 RAMBLE CREEK DRIVE, RIVERVIEW, FLORIDA 33569, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170 AND 190 and 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Parkway Center Community Development District, ("Board") has previously adopted Resolution 2018-05, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2018-05, a preliminary assessment roll has been prepared and all other conditions precedent set forth in chapters 170,190 and 197, Florida Statutes, to the holding of the aforementioned public hearing have been

satisfied, and the roll and related documents are available for public inspection at the Office of the District Manager, Meritus Communities, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607 (“District Records Office”).

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

1. There is hereby declared a public hearing to be held at 6:30 p.m., August 22, 2018, at 11560 Ramble Creek Drive, Riverview, Florida 33569, for the purpose of hearing comment and objections to the proposed special assessments and/or to the propriety and advisability of making the referenced improvements, to the cost thereof, to the manner of payment therefore and to the amount thereof to be assessed against each property so improved, as identified in the preliminary assessment roll, a copy of which is on file at the District Records Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Records Office.

2. Notice of said hearing shall be advertised in accordance with chapters 170, 190, and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Pasco County (by two publications one week apart with the last publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all

assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

[Signature page follows.]

PASSED AND ADOPTED this 27th day of June, 2018.

ATTEST:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT:**

Assistant Secretary

Chairman



January 16, 2018

Mr. Brian Howell, District Manager
Parkway Center CDD
c/o Meritus Corporation
2005 Pan Am Circle, Suite #120
Tampa, Florida 33607

VIA EMAIL: brian.howell@mertiushcorp.com

Dear Brian:

As requested, please find enclosed a *Special Services Agreement* for **Parkway Center CDD**.

Please sign the contract and return to us as soon as possible, so we may schedule your program.

If you have any further questions, concerns, or if there is any way I can be of assistance, do not hesitate to call.

We look forward to serving **Parkway Center CDD**!

Sincerely,

A handwritten signature in cursive script that reads 'A. Miller'.

Amanda R. Miller
Sales Manager/Biologist

ARM/lms

cc: Josh McGarry, District Manager
cc: Doug Agnew, Senior Consultant

Enclosure

Aquatic Systems, Inc.
Lake & Wetland Management Services
Everything a Lake Should Be
2100 NW 33rd Street, Pompano Beach, FL 33069
Telephone: 1-800-432-4302
www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Mr. Brian Howell, District Manager
Parkway Center CDD
c/o Meritus Corporation
2005 Pan Am Circle, Suite #120
Tampa, Florida 33607
(813) 397-5121
brian.howell@mertiuscorp.com

Special Services Agreement
#00048990

Start Date: _____.

Date of proposal: January 16, 2018 ARM-AO

We are pleased to quote special pricing as follows:

Services to be performed:

- Cut and remove vegetation within pond #18 indicated on map.
- Cut and remove vegetation within a 5 ft. swath around the drainage structures at sites #5, #8, #12, #13, #18, #19, #20, A and B indicated on map.

Sites(s): Pond #18 and Drainage Structures at Sites #5, #8, #12, #13, #18, #19, #20, A and B (0.83 Acres)

Plants to be cut down and removed:

Primrose Willow
Cattail
Brazilian Pepper

Equipment: Power Cutting Equipment

Disposal: A.S.I. to remove material from site.

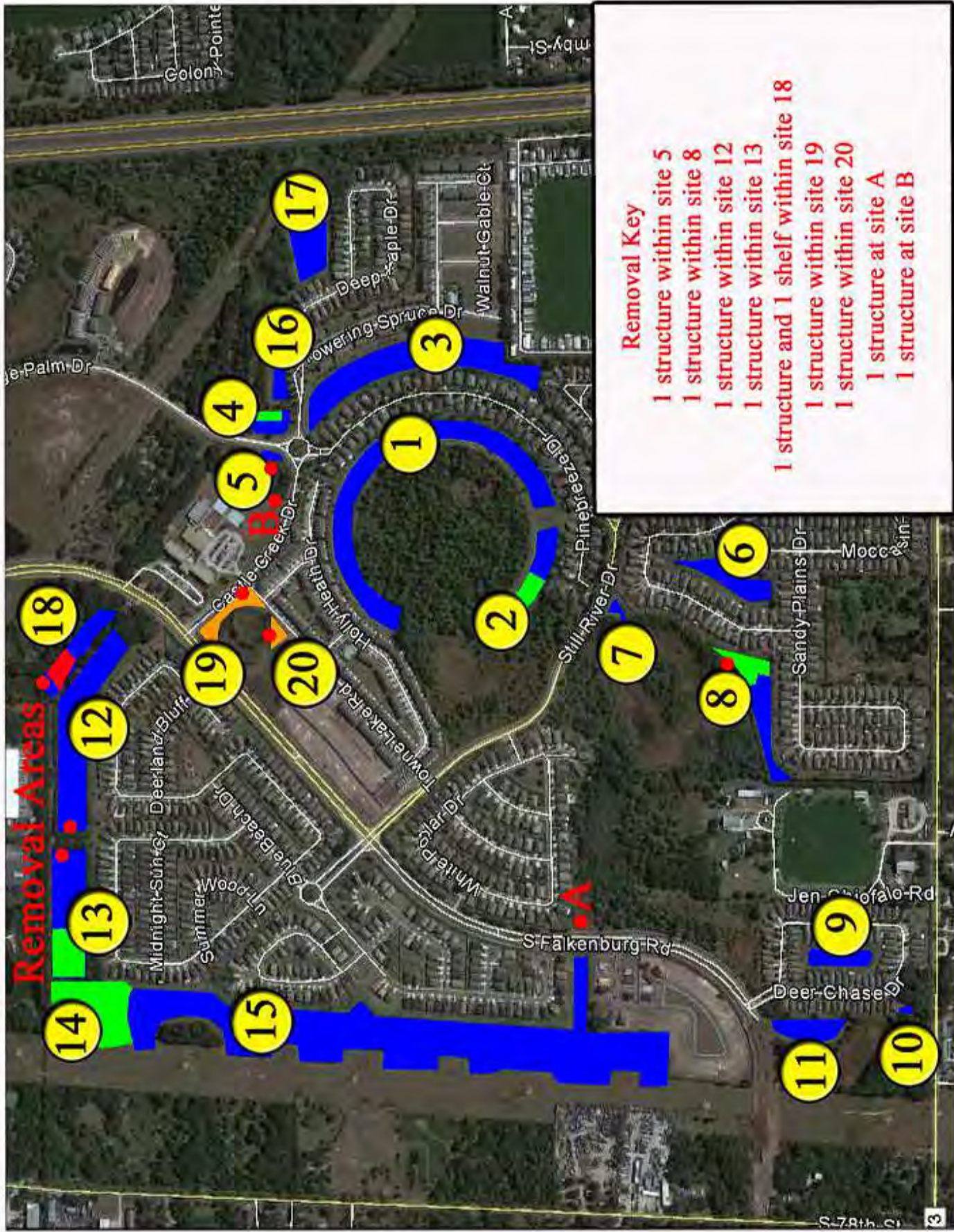
Total Balance Due Upon Receipt \$14,423.00

Terms & Conditions of Special Services Agreement

1. If CUSTOMER requires **ASI** to enroll in any special third-party compliance programs invoicing or payment plans that charge **ASI**, those charges will be invoiced back to CUSTOMER.
2. CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether the CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he has control of these areas to the extent that he may authorize the specified services and agrees to defend, indemnify and hold **ASI** harmless for the consequences of such services not arising out of **ASI** sole negligence.
3. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should Aquatic System's, Inc. be prohibited, restricted or otherwise prevented from rendering specified services by any of the conditions, Aquatic Systems, Inc. shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to terminate this Agreement by so notifying Aquatic Systems, Inc. in writing.

4. **ASI**, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
5. **ASI**, agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of Aquatic Systems, Inc.; however, **ASI**, shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
6. Collection terms are net 30 days from invoice date. In consideration of **ASI'S** providing services and/or products, the CUSTOMER agrees to pay its invoice/statement within 30 days of the invoice/statement date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. **ASI** may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account. *Checks should be payable to Aquatic Systems, Inc.*
7. It is the CUSTOMER'S responsibility to inform **ASI** of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. CUSTOMER agrees to provide **ASI** with copies of mitigation permits, site plans, plant species, etc. relating to contracted work areas. **ASI** assumes no responsibility for damage to desirable plants where CUSTOMER has failed to disclose such information to **ASI**.
8. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. **ASI** shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
9. Water use restrictions after treatment are not often required. When restrictions are required, **ASI** will post signs and notify CUSTOMER. It is the CUSTOMER'S responsibility to maintain the posted signs throughout the required period. **ASI** does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
10. *Carp Containment Barrier(s):* **ASI** is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from **ASI** installing Carp Containment Barriers on the structures.
11. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both **ASI** and the CUSTOMER.
12. In the event legal action is instituted to enforce this Agreement or any portion hereof, the prevailing party shall be entitled to an award of reasonable attorney's fees, in addition to court and other costs, including, but without limitation, fees and costs in conjunction with any proceeding before any appellate tribunal.
13. The sole and exclusive jurisdiction and venue for the determination of any disputes arising hereunder between the parties hereto shall be the 17th Judicial Circuit in and for Broward County, Florida and the undersigned agrees that said court shall have jurisdiction over the undersigned for determination of any disputes between the parties to this Agreement.

Please provide the legal name and address of the owner of the property where the contracted work will be completed. Sign and print your name.			
The information below will be used to file a Notice to Owner (NTO) of the property. This formal notice is a standard procedure and explains that the owner is responsible for payment of the contracted services. If the Aquatic Systems, Inc. invoice is not paid within 60 days from the completion of the work a lien may be filed against the owner of the property.			
Property Owner(s):			
Owner Address:			
Owner Phone #:			
Aquatic Systems, Inc. Signature	Date	Authorized Customer's Signature	Title
		Print Name	Date
		Print Company Name	



PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

May 23, 2018 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, May 23, 2018 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, May 23, 2018 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Howell	Meritus
Scott Steady	District Counsel
Trevor Sas	Windward Building

There were three audience members present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items at this time.

3. VENDOR/STAFF REPORTS

Trevor Sas of Windward Building went over his company's biography and the amenity projects have worked on in the Tampa area. Mr. Sas discussed the mock budget he put together for the District, which was based on feedback from Mr. Howell that had been received from the Board. Mr. Sas explained that the Board could make changes as they went through the design process, and this was only a template to work from. The Board asked many questions about the construction process, features they could add, the parcel in general, construction concerns, and the construction timeline.

The entire discussion is available on audio recording.

Mr. Howell explained that the next step would be to do a request for qualifications for architectural and design services for the projected amenity center and pool. There would be an advertisement in the paper, and the Board would then review any submissions at the next meeting and select a firm to work with.

MOTION TO:	Proceed with the next steps.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

A. District Counsel

Mr. Steady went over his report. He stated that the County was in the process of approving the interlocal agreement, and he had sent a draft purchase agreement over to the parcel owner for him to review. Mr. Steady said he was waiting on the parcel owner's comments. He also said that everything is progressing well, and at this point, if the Board felt comfortable, the next step would be to engage the investment banker and bond counsel. Mr. Steady said the Board could approve the resolutions for this at the next meeting. The Board agreed that they want to keep moving forward.

MOTION TO:	Proceed with pursuing the bond refinancing and financing for the amenity center.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. District Engineer

Mr. Howell and the Board discussed the projected budget for the capital improvement project, which would be around \$4 million. The approximate increase should be between \$6 and \$15 per month.

4. BUSINESS ITEMS

A. Consideration of Resolution 2018-02; Approving Fiscal Year 2019 Proposed Budget & Setting Public Hearing

Mr. Howell went over the proposed budget for 2019. He went over the budget line items and also stated that the critical step for this meeting was to determine whether to raise assessments or not

for the next fiscal year. Based on the past performance of the District and its current financial position, the recommendation of staff was to keep the assessment level the same for 2019 as it was for 2018. Mr. Howell explained that over the summer, the budget line items could be moved around prior to the final adoption of the budget in August. Mr. Howell answered questions on the new debt for the amenity center and parcel and stated that the increase for these items would not hit until November 2019. Also, any potential O&M increase would not hit until November 2020.

MOTION TO:	Approve Resolution 2018-02.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. Annual Disclosure of Qualified Electors

Mr. Howell announced that as of April 15, 2018, Parkway Center CDD has 2,600 qualified electors.

C. 2018 Elections Process

Mr. Howell went over the memo about the process for the upcoming election season and the open Board seats for the November 2018 election.

D. Consideration of Resolution 2018-03; General Elections, November 2018

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2018-03.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

E. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Continued Meeting April 12, 2018

B. Consideration of Minutes of Board of Supervisors Meeting April 25, 2018

The Board reviewed the minutes.

MOTION TO:	Approve the April 12, 2018 and April 25, 2018 minutes.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

C. Consideration of Operations and Maintenance Expenditures April 2018

The Board reviewed the O&Ms.

MOTION TO:	Approve the April 2018 O&Ms.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

C. Review of Financial Statements through April 30, 2018

The Board reviewed and accepted the financials.

6. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

- i. District Inspection Report
- ii. Staff Action List
- iii. Aquatic Systems Reports

Mr. Howell stated that the landscape improvements had been completed, and the lighting project would start next Wednesday and be finished within two weeks. The gate and fence area were repaired, and Taylor Morrison offered to remove the pine trees that had been discarded on CDD property. The aquatics proposal will be in the book next month, and Ms. Stewart will be available to review the proposal with the Board.

7. SUPERVISOR REQUESTS

Supervisor Fleary asked if the buffer area was being dedicated to the CDD. Mr. Howell responded that yes, it is, and they have that in writing.

Supervisor Ward requested for Taylor Morrison to let the CDD know when they have surveyors in the area so the community has prior warning. She also asked if they had received the gate code yet from the HOA.

Supervisor DeCopain mentioned that there have been tortoises on the road by the townhomes on Castle Creek. She wondered if it was construction related.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were audience comments about the HOA marque signs, the palm tree farm, and pond areas. A resident also wanted to know why Taylor Morrison wants to give the new area with the mail kiosk to the CDD.

9. ADJOURNMENT

MOTION TO:	Adjourn at 7:43 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
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.	408550	\$ 1,381.00		\$ 1,132.00	Lake & Wetland Services - May
LMP	132856	16,395.00			Ground Maintenance - May
Meritus Districts	8337	9,061.99		\$ 7,947.25	Management Services - May
Monthly Contract Sub-Total		\$ 26,837.99			
Variable Contract					
Cardno	254635	\$ 225.00			Professional Services - thru 04/27/18
Variable Contract Sub-Total		\$ 225.00			
Utilities					
Tampa Electric	211001800146 050718	\$ -865.02			Electric Service - thru 05/01/18
Tampa Electric	211001800369 050718	490.87			Electric Service - thru 05/01/18
Tampa Electric	211001800609 050718	444.90			Electric Service - thru 05/01/18
Tampa Electric	311000070319 050418	-2,973.95	\$ -2,903.20	\$ 3,583.33	Electric Service - thru 04/20/18
Utilities Sub-Total		\$ -2,903.20			
Regular Services					
Grau and Associates	16794	\$ 2,000.00			FY17 Audit - 05/01/18
Steve Gaskins Contracting, Inc.	14694	3,144.00			Community Patrol - April
Supervisor: Daniel Fleary, Jr.	DF052318	200.00			Supervisor Fee - 05/23/18
Supervisor: Earl Kunke	EK052318	200.00			Supervisor Fee - 05/23/18
Supervisor: Jo Ann Ward	JAW052318	200.00			Supervisor Fee - 05/23/18
Supervisor: Suzanne DeCopain	SDC052318	200.00			Supervisor Fee - 05/23/18
Supervisor: Tanya O'Connor	TC052318	200.00	\$ 1,000.00		Supervisor Fee - 05/23/18
Tampa Bay Times	624690 051818	242.00			Qualifying Period - 05/18/18
Regular Services Sub-Total		\$ 6,386.00			

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Additional Services					
LMP	133204	\$ 66.90			Replace Decoder - 04/30/18
Nichols	MCP16 3 18	3,142.40			Landscape Construction Services - 05/16/18
Spearem Enterprises, LLC	3478	2,520.00			Pressure Wash Wall - 05/23/18
Additional Services Sub-Total		\$ 5,729.30			
TOTAL:		\$ 36,275.09			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

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

Received

MAY 02 2018

Invoice

INVOICE DATE: 5/1/2018

INVOICE NUMBER: 0000408550

CUSTOMER NUMBER: 0045990

PO NUMBER:

PAYMENT TERMS: Net 30

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

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - May		1,381.00	1,381.00

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$1,381.00

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: 5/1/2018

INVOICE NUMBER: 0000408550

CUSTOMER NUMBER: 0045990

TOTAL AMOUNT DUE: \$1,381.00

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 #
5/1/2018	132856

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 May 2018

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	5/31/2018	Balance Due
			\$0.00
			\$16,395.00

REVIEWEDdthomas 4/27/2018

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

INVOICE

Invoice Number: 8337
Invoice Date: May 1, 2018
Page: 1

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

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

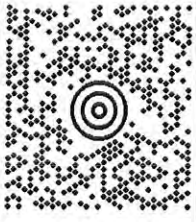

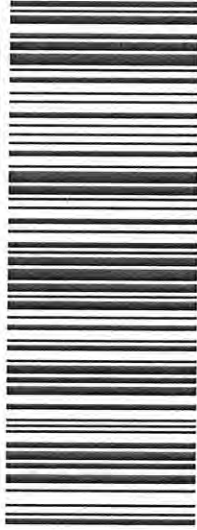

Ship to:

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - May		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 - March		10.34
573.00	Copies - B/W	Copies: B/W - March	0.15	85.95
954.00	Copies - Color	Copies: Color - March	0.50	477.00
	EXP	Express Delivery Service - 3/2/18		7.11
	MEET	Continued meeting 4/12/18		750.00
Subtotal				9,061.99
Sales Tax				
Total Invoice Amount				9,061.99
Payment/Credit Applied				
TOTAL				9,061.99

Check/Credit Memo No:

REVIEWEDthomas 4/27/2018

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. 2A TRACKING #: 1Z A7E 454 07 9908 0304				
				
BILLING: P/P				
Reference No. 1: UPS 3/2/2018				
		 XCL 18.01.36 NV45 97.0A 01/2018		

7.10



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
2005 Pan Am Circle
Suite 120
Tampa FL 33607

Invoice # : 254635
Invoice Date : 05/14/2018
Terms : 30 Days
Project : RT21600010
Project Manager : Boser, Patrick G.

Project Name : Falkenburg Rd Extension

EMAIL ONLY- brian.howell@merituscorp.com

For Professional Services Rendered through: 4/27/2018

Phase: 1000 - Maintenance

	<i>Amount</i>
Per-Event Fee	225.00
-April Event	
Subtotal	225.00
Total This Phase	\$225.00
Total Fee Type CPM:	225.00
Amount Due this Invoice	\$225.00

Outstanding Invoices

Number	Date	Balance
254635	05/14/2018	225.00
Total Now Due		225.00

Aging Balances

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

REVIEWEDdthomas 5/23/2018

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

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
04/25/18	reviewed and treated
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:					
algae	-	paragrass	X	Additional Services:	
alligator weed	-	pennywort	-	dead fish clean up	-
azola	-	primrose willow	-	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	-
bahiagrass	X	ragweed	-		
barnyard grass	X	salt bush	-		
Bermuda grass	-	sedges	-		
Brazilian pepper	-	sesbania	-		
caeserweed	-	soda apple	-		
Carolina willow	-	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	X	spike rush	-		
Chinese tallow	-	thistle	-		
climbing hempvine	-	torpedograss	X		
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:

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/07/2018

Account: 211001800146

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

Current month's charges:	\$621.76
Total amount due:	-\$865.02
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	\$665.80
Payment(s) Received Since Last Statement	-\$665.80
Miscellaneous Credits	-\$1,486.78
Credit balance after payments and credits	-\$1,486.78
Current Month's Charges	\$621.76
Total Amount Due	-\$865.02



It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free installation** now through June 30, 2018.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.

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

Follow us and we'll keep you posted



twitter.com/tampaelectric



facebook.com/tampaelectric



youtube.com/tecoenergyinc

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:	\$621.76
Total amount due:	-\$865.02
CREDIT -	DO NOT PAY

Amount Enclosed \$

614345931658



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

6143459316582110018001460000000865024

Account: 211001800146
Statement Date: 05/07/2018
Current month's charges due DO NOT PAY

Details of Charges – Service from 04/03/2018 to 05/01/2018

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	832 kWh @ \$0.03207/kWh	\$26.68
Fixture & Maintenance Charge	19 Fixtures	\$113.51
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	832 kWh @ \$0.03095/kWh	\$25.75
Florida Gross Receipt Tax		\$1.34
Franchise Fee		\$0.00
Lighting Charges		\$621.76

Total Current Month's Charges

\$621.76

Miscellaneous Credits

State Use Tax Credit	-\$1,486.78
----------------------	-------------

Total Current Month's Credits

-\$1,486.78

Important Messages

Fuel sources we use to serve you

For the 12-month period ending March 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 71%, Coal 24% and Purchased Power 5%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

0000231-0006889-Page 7 of 12



Statement Date: 05/07/2018
Account: 211001800369

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

Current month's charges: \$490.87
Total amount due: \$490.87
Payment Due By: 05/29/2018

Your Account Summary

Previous Amount Due	\$490.87
Payment(s) Received Since Last Statement	-\$490.87
Current Month's Charges	\$490.87
Total Amount Due	\$490.87



It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power. Receive **free installation** now through June 30, 2018. Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.

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

Follow us and we'll keep you posted



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



WAYS TO PAY YOUR BILL



Received

See reverse side for more information

MAY 10 2018

Account: 211001800369

Current month's charges: \$490.87
Total amount due: \$490.87
Payment Due By: 05/29/2018
Amount Enclosed \$

614345931659

00003291 02 AV 0 37 33607 FTECO105071823291610 00000 03 01000000 017 03 17463 006



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



Account: 211001800369
Statement Date: 05/07/2018
Current month's charges due 05/29/2018

Details of Charges – Service from 04/03/2018 to 05/01/2018

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	660 kWh @ \$0.03207/kWh	\$21.17
Fixture & Maintenance Charge	15 Fixtures	\$89.40
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	660 kWh @ \$0.03095/kWh	\$20.43
Florida Gross Receipt Tax		\$1.07
Franchise Fee		\$0.00

Lighting Charges **\$490.87**

Total Current Month's Charges **\$490.87**

00003291-0006887-Page 3 of 12

Important Messages

Fuel sources we use to serve you

For the 12-month period ending March 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 71%, Coal 24% and Purchased Power 5%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/07/2018

Account: 211001800609

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

Current month's charges:	\$444.90
Total amount due:	\$444.90
Payment Due By:	05/29/2018

Your Account Summary

Previous Amount Due	\$444.90
Payment(s) Received Since Last Statement	-\$444.90
Current Month's Charges	\$444.90
Total Amount Due	\$444.90



TAMPA ELECTRIC PREMIUM SERVICE

It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free installation** now through June 30, 2018.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.

REVIEWED dthomas 5/23/2018

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

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youtube.com/tecoenergyinc

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:	\$444.90
Total amount due:	\$444.90
Payment Due By:	05/29/2018

Amount Enclosed \$

614345931660



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

6143459316602110018006090000000444906

Account: 211001800609
Statement Date: 05/07/2018
Current month's charges due 05/29/2018

Details of Charges – Service from 04/03/2018 to 05/01/2018

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	260 kWh @ \$0.03207/kWh	\$8.34
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.03095/kWh	\$8.05
Florida Gross Receipt Tax		\$0.42
Franchise Fee		\$0.00
Lighting Charges		\$444.90

Total Current Month's Charges

\$444.90

00003291-0006891- Page 11 of 12

Important Messages

Fuel sources we use to serve you

For the 12-month period ending March 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 71%, Coal 24% and Purchased Power 5%. Tampa Electric provides this information to our customers on a quarterly basis.

**Oil makes up less than 1%*



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



Inu.

Current month's charges: \$13,542.50
Total amount due: -\$2,973.95
CREDIT - DO NOT PAY

Your Account Summary

Previous Amount Due	\$7,464.23
Payment(s) Received Since Last Statement	-\$23,519.88
Miscellaneous Credits	-\$460.80
Credit balance after payments and credits	-\$16,516.45
Current Month's Charges	\$13,542.50
Total Amount Due	-\$2,973.95
DO NOT PAY	

Things to do:

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

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



More options for you.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges: \$13,542.50
Total amount due: -\$2,973.95
CREDIT - DO NOT PAY

Amount Enclosed \$

700250000419 DO NOT PAY.

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



Thank you for ranking us "Highest in Satisfaction with Midsize Residential Natural Gas Service in the South" five years in a row!

For J.D. Power award information, visit jdpower.com

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

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 KUBRA EZ-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



00000033-0000348-Page 5 of 24

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$708.58
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$754.16
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$828.49
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$703.99
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3592.48
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$916.27
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$634.69
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$716.59
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$769.54
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$789.41
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$769.25
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$703.70
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$778.15
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$184.27
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$389.00
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$303.93



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486
Statement Date: 05/01/18

Details of Charges – Service from 03/02/18 to 04/02/18

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	04/02/18	35,864		35,686		178 kWh	1	32 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						178 kWh @ \$0.06184/kWh		
Fuel Charge						178 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$0.94		
Electric Service Cost							\$37.46	
Miscellaneous Charges								
Credit Reversed						\$21.38		
Credit Reversed						\$15.54		
Credit Reversed						\$34.02		
Credit Reversed						\$58.66		
Credit Reversed						\$67.82		
Credit Reversed						\$79.83		
Credit Reversed						\$27.91		
Credit Reversed						\$71.12		
Credit Reversed						\$66.22		
Credit Reversed						\$77.28		
Credit Reversed						\$117.32		
Credit Reversed						\$34.02		
Total Miscellaneous Charges							\$671.12	
Current Month's Electric Charges							\$708.58	



Account: 211001738759
Statement Date: 05/01/18

Details of Charges – Service from 03/03/18 to 04/02/18

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

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	04/02/18	57,514	56,859		655 kWh	1	31 Days
Basic Service Charge					\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge					655 kWh @ \$0.06184/kWh \$40.51		
Fuel Charge					655 kWh @ \$0.03132/kWh \$20.51		
Florida Gross Receipt Tax					\$2.08		
Electric Service Cost						\$83.04	
Miscellaneous Charges							
Credit Reversed					\$21.38		
Credit Reversed					\$15.54		
Credit Reversed					\$34.02		
Credit Reversed					\$58.66		
Credit Reversed					\$67.82		
Credit Reversed					\$79.83		
Credit Reversed					\$27.91		
Credit Reversed					\$71.12		
Credit Reversed					\$66.22		
Credit Reversed					\$77.28		
Credit Reversed					\$117.32		
Credit Reversed					\$34.02		
Total Miscellaneous Charges						\$671.12	
Current Month's Electric Charges						\$754.16	

Account: 211001739070
Statement Date: 05/01/18

Details of Charges – Service from 03/03/18 to 04/02/18

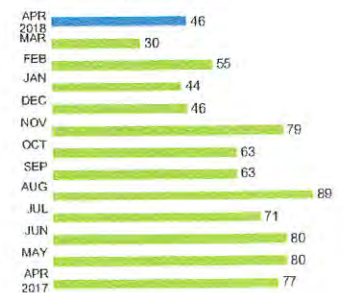
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period																										
E05836	04/02/18	6,174		4,741		1,433 kWh	1	31 Days																										
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) <table><thead><tr><th>Month</th><th>Kilowatt-Hours Per Day (Average)</th></tr></thead><tbody><tr><td>APR 2018</td><td>46</td></tr><tr><td>MAR</td><td>30</td></tr><tr><td>FEB</td><td>55</td></tr><tr><td>JAN</td><td>44</td></tr><tr><td>DEC</td><td>46</td></tr><tr><td>NOV</td><td>79</td></tr><tr><td>OCT</td><td>63</td></tr><tr><td>SEP</td><td>63</td></tr><tr><td>AUG</td><td>71</td></tr><tr><td>JUL</td><td>80</td></tr><tr><td>JUN</td><td>80</td></tr><tr><td>MAY</td><td>77</td></tr></tbody></table>		Month	Kilowatt-Hours Per Day (Average)	APR 2018	46	MAR	30	FEB	55	JAN	44	DEC	46	NOV	79	OCT	63	SEP	63	AUG	71	JUL	80	JUN	80	MAY	77
Month	Kilowatt-Hours Per Day (Average)																																	
APR 2018	46																																	
MAR	30																																	
FEB	55																																	
JAN	44																																	
DEC	46																																	
NOV	79																																	
OCT	63																																	
SEP	63																																	
AUG	71																																	
JUL	80																																	
JUN	80																																	
MAY	77																																	
Energy Charge						1,433 kWh @ \$0.06184/kWh	\$88.62																											
Fuel Charge						1,433 kWh @ \$0.03132/kWh	\$44.88																											
Florida Gross Receipt Tax						\$3.93																												
Electric Service Cost							\$157.37																											
Miscellaneous Charges																																		
Credit Reversed						\$21.38																												
Credit Reversed						\$15.54																												
Credit Reversed						\$34.02																												
Credit Reversed						\$58.66																												
Credit Reversed						\$67.82																												
Credit Reversed						\$79.83																												
Credit Reversed						\$27.91																												
Credit Reversed						\$71.12																												
Credit Reversed						\$66.22																												
Credit Reversed						\$77.28																												
Credit Reversed						\$117.32																												
Credit Reversed						\$34.02																												
Total Miscellaneous Charges							\$671.12																											
Current Month's Electric Charges							\$828.49																											

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

State Use Tax Credit

-\$460.80

Total Current Month's Credits

-\$460.80



Account: 211001739302
Statement Date: 05/01/18

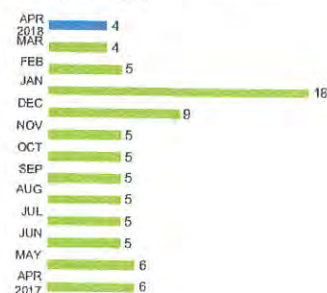
Details of Charges – Service from 03/03/18 to 04/02/18

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	04/02/18	10,551		10,421		130 kWh	1	31 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						130 kWh @ \$0.06184/kWh \$8.04		
Fuel Charge						130 kWh @ \$0.03132/kWh \$4.07		
Florida Gross Receipt Tax						\$0.82		
Electric Service Cost							\$32.87	
Miscellaneous Charges								
Credit Reversed						\$21.38		
Credit Reversed						\$15.54		
Credit Reversed						\$34.02		
Credit Reversed						\$58.66		
Credit Reversed						\$67.82		
Credit Reversed						\$79.83		
Credit Reversed						\$27.91		
Credit Reversed						\$71.12		
Credit Reversed						\$66.22		
Credit Reversed						\$77.28		
Credit Reversed						\$117.32		
Credit Reversed						\$34.02		
Total Miscellaneous Charges							\$671.12	
Current Month's Electric Charges							\$703.99	





ACCOUNT INVOICE

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Account: 211001739567
Statement Date: 05/01/18

Details of Charges – Service from 03/02/18 to 04/02/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	11325 kWh @ \$0.03207/kWh	\$363.19
Fixture & Maintenance Charge	71 Fixtures	\$975.02
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	11325 kWh @ \$0.03095/kWh	\$350.51
Florida Gross Receipt Tax		\$18.30
State Tax		\$187.14
Lighting Charges		\$3,592.48
Current Month's Electric Charges		\$3,592.48

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Account: 211001739864
Statement Date: 05/01/18

Details of Charges – Service from 03/02/18 to 04/02/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1232 kWh @ \$0.03207/kWh	\$39.51
Fixture & Maintenance Charge	28 Fixtures	\$166.88
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1232 kWh @ \$0.03095/kWh	\$38.13
Florida Gross Receipt Tax		\$1.99

Lighting Charges **\$916.27**

Current Month's Electric Charges **\$916.27**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 05/01/18

Details of Charges – Service from 03/22/18 to 04/20/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1364 kWh @ \$0.03207/kWh	\$43.74
Fixture & Maintenance Charge	31 Fixtures	\$184.76
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1364 kWh @ \$0.03095/kWh	\$42.22
Florida Gross Receipt Tax		\$2.20
Lighting Charges		\$634.69
Current Month's Electric Charges		\$634.69

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Account: 211015022604
Statement Date: 05/01/18

Details of Charges – Service from 03/22/18 to 04/20/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1540 kWh @ \$0.03207/kWh	\$49.39
Fixture & Maintenance Charge	35 Fixtures	\$208.60
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1540 kWh @ \$0.03095/kWh	\$47.66
Florida Gross Receipt Tax		\$2.49
Lighting Charges		\$716.59
Current Month's Electric Charges		\$716.59

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Account: 211014450103
Statement Date: 05/01/18

Details of Charges – Service from 03/03/18 to 04/02/18

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	04/02/18	50,445	49,629		816 kWh	1	31 Days
Basic Service Charge					\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge 816 kWh @ \$0.06184/kWh					\$50.46		
Fuel Charge 816 kWh @ \$0.03132/kWh					\$25.56		
Florida Gross Receipt Tax					\$2.46		
Electric Service Cost						\$98.42	
Miscellaneous Charges							
Credit Reversed					\$21.38		
Credit Reversed					\$15.54		
Credit Reversed					\$34.02		
Credit Reversed					\$58.66		
Credit Reversed					\$67.82		
Credit Reversed					\$79.83		
Credit Reversed					\$27.91		
Credit Reversed					\$71.12		
Credit Reversed					\$66.22		
Credit Reversed					\$77.28		
Credit Reversed					\$117.32		
Credit Reversed					\$34.02		
Total Miscellaneous Charges						\$671.12	
Current Month's Electric Charges						\$769.54	

00000033-0000352-Page 14 of 24



Account: 211014450376
Statement Date: 05/01/18

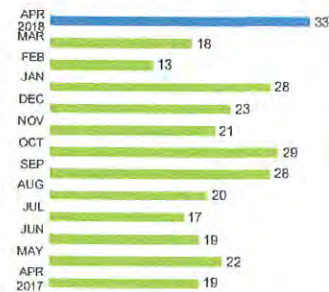
Details of Charges – Service from 03/03/18 to 04/02/18

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	04/02/18	46,688		45,664		1,024 kWh	1	31 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,024 kWh @ \$0.06184/kWh		
Fuel Charge						1,024 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$2.96		
Electric Service Cost							\$118.29	
Miscellaneous Charges								
Credit Reversed						\$21.38		
Credit Reversed						\$15.54		
Credit Reversed						\$34.02		
Credit Reversed						\$58.66		
Credit Reversed						\$67.82		
Credit Reversed						\$79.83		
Credit Reversed						\$27.91		
Credit Reversed						\$71.12		
Credit Reversed						\$66.22		
Credit Reversed						\$77.28		
Credit Reversed						\$117.32		
Credit Reversed						\$34.02		
Total Miscellaneous Charges							\$671.12	
Current Month's Electric Charges							\$789.41	



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Account: 211014450640

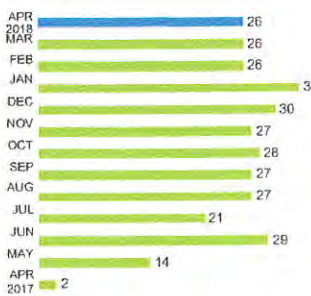
Statement Date: 05/01/18

Details of Charges – Service from 03/03/18 to 04/02/18

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	04/02/18	53,238	52,425		813 kWh	1	31 Days
Basic Service Charge					\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge					813 kWh @ \$0.06184/kWh		
Fuel Charge					813 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax					\$2.45		
Electric Service Cost						\$98.13	
Miscellaneous Charges							
Credit Reversed					\$21.38		
Credit Reversed					\$15.54		
Credit Reversed					\$34.02		
Credit Reversed					\$58.66		
Credit Reversed					\$67.82		
Credit Reversed					\$79.83		
Credit Reversed					\$27.91		
Credit Reversed					\$71.12		
Credit Reversed					\$66.22		
Credit Reversed					\$77.28		
Credit Reversed					\$117.32		
Credit Reversed					\$34.02		
Total Miscellaneous Charges						\$671.12	
Current Month's Electric Charges						\$769.25	



Account: 211014450897
Statement Date: 05/01/18

Details of Charges – Service from 03/02/18 to 04/02/18

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	04/02/18	26,531		26,404		127 kWh	1	32 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						127 kWh @ \$0.06184/kWh		
Fuel Charge						127 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$0.81		
Electric Service Cost							\$32.58	
Miscellaneous Charges								
Credit Reversed						\$21.38		
Credit Reversed						\$15.54		
Credit Reversed						\$34.02		
Credit Reversed						\$58.66		
Credit Reversed						\$67.82		
Credit Reversed						\$79.83		
Credit Reversed						\$27.91		
Credit Reversed						\$71.12		
Credit Reversed						\$66.22		
Credit Reversed						\$77.28		
Credit Reversed						\$117.32		
Credit Reversed						\$34.02		
Total Miscellaneous Charges							\$671.12	
Current Month's Electric Charges							\$703.70	

Account: 211014451127
Statement Date: 05/01/18

Details of Charges – Service from 03/03/18 to 04/02/18

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	04/02/18	94,249		93,343		906 kWh	1	31 Days
Basic Service Charge						\$19.94		
Energy Charge						906 kWh @ \$0.06184/kWh		
Fuel Charge						906 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$2.68		
Electric Service Cost							\$107.03	
Miscellaneous Charges								
Credit Reversed						\$21.38		
Credit Reversed						\$15.54		
Credit Reversed						\$34.02		
Credit Reversed						\$58.66		
Credit Reversed						\$67.82		
Credit Reversed						\$79.83		
Credit Reversed						\$27.91		
Credit Reversed						\$71.12		
Credit Reversed						\$66.22		
Credit Reversed						\$77.28		
Credit Reversed						\$117.32		
Credit Reversed						\$34.02		
Total Miscellaneous Charges							\$671.12	
Current Month's Electric Charges							\$778.15	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

Month	Average kWh/Day
APR 2018	29
MAR	25
FEB	26
JAN	31
DEC	24
NOV	12
OCT	19
SEP	24
AUG	25
JUL	24
JUN	25
MAY	24
APR 2017	25



Account: 211014451317
Statement Date: 05/01/18

Details of Charges – Service from 03/22/18 to 04/20/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	396 kWh @ \$0.03207/kWh	\$12.70
Fixture & Maintenance Charge	9 Fixtures	\$53.64
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	396 kWh @ \$0.03095/kWh	\$12.26
Florida Gross Receipt Tax		\$0.64

Lighting Charges

\$184.27

Current Month's Electric Charges

\$184.27

00000033-0000355-Page 19 of 24



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 05/01/18

Details of Charges – Service from 03/22/18 to 04/20/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	836 kWh @ \$0.03207/kWh	\$26.81
Fixture & Maintenance Charge	19 Fixtures	\$113.24
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	836 kWh @ \$0.03095/kWh	\$25.87
Florida Gross Receipt Tax		\$1.35
Lighting Charges		\$389.00

Current Month's Electric Charges **\$389.00**

00000033-0000355- Page 20 of 24



Account: 211014451713
Statement Date: 05/01/18

Details of Charges – Service from 03/22/18 to 04/20/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	616 kWh @ \$0.03207/kWh	\$19.76
Fixture & Maintenance Charge	14 Fixtures	\$83.44
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	616 kWh @ \$0.03095/kWh	\$19.07
Florida Gross Receipt Tax		\$1.00
State Tax		\$17.28
Lighting Charges		\$303.93
Current Month's Electric Charges		\$303.93
Total Current Month's Charges		\$13,542.50

00000033-0000356-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.

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Received
MAY 07 2018

Invoice No. 16794
Date 05/01/2018

SERVICE	AMOUNT
Audit FYE 09/30/2017	\$ <u>2,000.00</u>
Current Amount Due	\$ <u>2,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

REVIEWEDdthomas 5/23/2018

Grau & Associates

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

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

Statement Date 05/01/2018
Client No. 100344

Invoice	Date	Description	Charge	Credit	Balance
Current Activity Through 05/01/2018					
16794	05/01/2018	Invoice	2,000.00		2,000.00
			Current Balance	\$	2,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	\$ 2,000.00

Invoice

Steve Gaskins Contracting, Inc.

Steve Gaskins
11305 North Mckinley Drive
Tampa , Florida 33612
United States

Parkway Center CDD

Nicole Chamberlain

Invoice # : 14694
Invoice Date : 2018-05-08
Amount : \$3,144.00
Due date : 2018-05-25

Item	Description	Unit cost	Quantity	Line Total
Javier Minaya	4/4 6a-10a	50.00	5	250.00
Javier Minaya	4/9 6p-10p	50.00	5	250.00
Javier Minaya	4/10 6p-10p	50.00	5	250.00
Javier Minaya	4/13 6p-10p	50.00	5	250.00
Javier Minaya	4/14 6p-10p	50.00	5	250.00
Javier Minaya	4/15 6p-10p	50.00	5	250.00
Javier Minaya	4/19 6p-10p	50.00	5	250.00
Javier Minaya	4/23 6p-10p	50.00	5	250.00
Javier Minaya	4/24 6p-10p	50.00	5	250.00
Javier Minaya	4/27 6p-10p	50.00	5	250.00
Javier Minaya	4/29 6p-10p	50.00	5	250.00
Javier Minaya	4/30 6p-10p	50.00	5	250.00
Sgt. Steve Gaskins	Scheduler Fee	3.00	48	144.00

Subtotal	\$3,144.00
Discount %	\$0.00
Total	\$3,144.00
Amount Paid	\$0.00
Amount Due	\$3,144.00

Notes:

Bill to Parkway Center CDD - April community patrol - 44 tickets, 49 warnings.

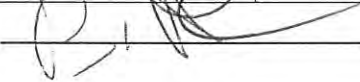
REVIEWEDdthomas 5/23/2018

PARKWAY CENTER CDD

MEETING DATE: May 23, 2018

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

DMS Staff Signature



DF 052318

REVIEWEDdtomas 5/25/2018

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: Qualifying Period** was published in **Tampa Bay Times: 5/18/18**, 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 05/18/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Parkway Center Community Development District will commence at noon on June 18, 2018, and close at noon on June 22, 2018. Candidates must qualify for the office of the Supervisor with the Hillsborough County Supervisors of Elections located at 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602, (813) 744-5900. All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Parkway Center Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 6, 2018, in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

Publish Date: Friday, May 18, 2018

624690



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
4/30/2018	133204

Bill To:

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

Property Information

Faulkenburg Rd & Progress Blvd
Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 4-27-2018			
Irrigation parts	1	6.90	6.90
Labor: 1 man @ \$ 40.00 per hour	1.5	40.00	60.00

Replace faulty decoder for Bubbler zone. Zone # 29.
Verify that ICD is working with Hunter Dual controller.

Inside of Summerwood on S Falkbenburg Rd.

Total \$66.90

Questions regarding this invoice? Please
e-mail arpayments@lmppro.com or call
813-757-6500 and ask for Accounts
Receivable.

Terms	Due Date
Net 30	5/30/2018

Payments/Credits \$0.00

Balance Due \$66.90

REVIEWEDdthomas 5/23/2018

Irrigation Service/Proposal Request

Property: <u>Parkway Center CDD</u>	DATE <u>4/27/18</u>
Location <u>Bubbler Zone inside Summerwood on S. Falkenberg Rd</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:	
- Verified ICD decoder will work on Hunter Dual controller	
- Rewired decoder & solenoid	
- programmed controller, labeled decoder (Zone 29)	
Materials needed :	
2 - DBR/Y (2.25)	4.50
2 - King Blue (1.20)	2.40

Foreman: <u>Tom</u>	Special Tools Needed:
Manager	
Date Completed <u>4/27/18</u>	
Total Man Hours <u>1.5</u>	
Inspected by	
Date	

Special Tools Needed:

materials	6.90
Labor	60.00
Total	66.90



NICHOLS

LANDSCAPE ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.6810 o.
www.nichols-la.com

813.293.8980 c.
celia@nichols-la.com

877.246.3714 f.
LC2600399

Invoice

Invoice No.

MCP16-3.18

Due Date

5/31/2018

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 May 16, 2018

PARKWAY CDD Landscape Construction Services

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
4/5/2018	Principal Landscape Architect Site meeting for final punchlist walk thru with Sunrise: Tom and Josh.	6.31667	153.00	966.45
4/17/2018	Principal Landscape Architect Redline and send punchlist markup for Landscape to Chris and Tom.	1.03333	153.00	158.10
4/17/2018	Principal Landscape Architect Scan Irrigation punchlist markup and send to Josh for Hamlet only.	0.38333	153.00	58.65
4/18/2018	Project Landscape Designer Review area needing additional plants along property line at Hamlet Entrance.	2.2	75.00	165.00
4/19/2018	Project Landscape Designer Revise Hamlet LA plan to include change order of wax myrtle. Send Sunrise change order plan for Hamlet entrance.	1.43333	75.00	107.50
4/19/2018	Project Landscape Designer Make corrections to the landscape construction plans (hamlet) change order. Also add irrigation change order to irrigation plan. Review with CRN file organizing as well as Cad sheet organizing.	4.35	75.00	326.25
4/19/2018	Project Landscape Designer Fix Hamlet change order sheets in Cad.	1.08333	75.00	81.25
4/19/2018	Principal Landscape Architect With Dana on irrigation plan change for wax myrtle Change Order.	0.25	153.00	38.25
4/25/2018	Principal Landscape Architect Coord. with BH on meeting and updates. Coord. with Chris, Tom and Josh on wrap up of installation and final walk through.	0.26667	153.00	40.80

Total Amount Due:

REVIEWEDdthomas 5/23/2018

NICHOLS
LANDSCAPE
ARCHITECTURE INC.

P.O. Box 155
Lutz, FL 33548

813.948.8810 o.
www.nichols-la.com

813.293.8880 G.
celia@nichols-la.com

877.248.3714 f.
LC26000399

Invoice

Invoice No.

MCP16-3.18

Due Date

5/31/2018

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 May 16, 2018

PARKWAY CDD
Landscape Construction Services

[illegible]**Total Amount Due:**

\$3,142.40

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

Spearem Enterprises, LLC
 18865 State Rd. 54 Suite122
 Lutz, FL 33558
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

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

INVOICE # 3478
DATE 05/23/2018
DUE DATE 06/22/2018
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Pressure Wash enire wall along Riverview Dr. , Street side only and all entryway monuments thru out CDD. Cost includes labor, machine time and cleaning solution.	1	2,520.00	2,520.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$2,520.00

REVIEWEDdtomas 5/25/2018

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2018



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 - External Balance Sheet - FY18

As of 5/31/2018
(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	420,019	0	0	0	0	0	0	420,019	
Investment - Revenue 2004 (1238)	0	198,095	0	0	0	0	0	198,095	
Investment - Prepayment 2004A (1240)	0	57,072	0	0	0	0	0	57,072	
Investment - Interest 2004A (1241)	0	0	0	0	0	0	0	0	
Investment - Interest 2004B (1242)	0	1,378	0	0	0	0	0	1,378	
Investment - Reserve 2004A (1244)	0	485,760	0	0	0	0	0	485,760	
Investment - Reserve 2004B (1245)	0	101,754	0	0	0	0	0	101,754	
Investment - Developer 2004 (1247)	0	13,587	0	0	0	0	0	13,587	
Investment - Sinking 2004A (1248)	0	0	0	0	0	0	0	0	
Investment - Cost of Issuance 2004B (1249)	0	0	0	888	0	0	0	888	
Investment - Prepayment 2004B (5812)	0	297,910	0	0	0	0	0	297,910	
Investment - Revenue 2008 (9000)	0	0	113,673	0	0	0	0	113,673	
Investment - Construction 2008 (9001)	0	0	0	0	3	0	0	3	
Investment - Sinking 2008 (9003)	0	0	0	0	0	0	0	0	
Investment - Interest 2008 (9004)	0	0	0	0	0	0	0	0	
Investment - Reserve 2008 (9005)	0	0	17,293	0	0	0	0	17,293	
Prepayment Receivable	0	0	0	0	0	0	0	0	
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0	
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0	
Accounts Receivable	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	666	0	0	0	0	0	0	666	
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0	
Prepaid Professional Liability	713	0	0	0	0	0	0	713	
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	79,966	0	79,966	
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	6,030,195	6,030,195	
Other	0	0	0	0	0	0	0	0	
Total Assets	430,433	1,155,556	130,966	888	3	3,671,094	7,635,000	13,023,941	
Liabilities									
Accounts Payable	103,598	0	0	0	0	0	0	103,598	
Accounts Payable Other	0	0	0	0	0	0	0	0	
Due To Debt Service Fund	0	0	0	0	0	0	0	0	
Accrued Expenses Payable	0	0	0	0	0	0	0	0	380
Revenue Bonds 2004 A	0	0	0	0	0	0	4,635,000	4,635,000	

Parkway Center Community Development District
Combining Balance Sheet - External Balance Sheet - FY18

As of 5/31/2018
(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
Revenue Bonds 2004 B	0	0	0	0	0	0	1,385,000	1,385,000
Refunding Bonds - 2008	0	0	0	0	0	0	1,615,000	1,615,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>103,598</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7,635,000</u>	<u>7,738,598</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	2,369,799	126,650	882	4,643	0	0	2,501,975
Fund Balance-Unreserved	337,824	0	0	0	0	0	0	337,824
Investment In General Fixed Assets	0	0	0	0	0	3,671,094	0	3,671,094
Other	(10,989)	(1,214,244)	4,316	5	(4,639)	0	0	(1,225,550)
Total Fund Equity & Other Credits	<u>326,835</u>	<u>1,155,556</u>	<u>130,966</u>	<u>888</u>	<u>3</u>	<u>3,671,094</u>	<u>0</u>	<u>5,285,343</u>
Total Liabilities & Fund Equity	<u>430,433</u>	<u>1,155,556</u>	<u>130,966</u>	<u>888</u>	<u>3</u>	<u>3,671,094</u>	<u>7,635,000</u>	<u>13,023,941</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2017 Through 5/31/2018
(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	551,441	10,594	2 %
Interest Earnings				
Interest Earnings	50	199	149	299 %
Contributions & Donations From Private Sources				
Developer Contributions	0	25,000	25,000	0 %
Other Miscellaneous Revenues				
Undesignated Reserves	23,680	0	(23,680)	(100)%
Total Revenues	564,577	576,640	12,063	2 %
Expenditures				
Legislative				
Supervisor Fees	10,000	7,600	2,400	24 %
Financial & Administrative				
District Manager	28,840	19,977	8,863	31 %
Recording Secretary	5,543	3,695	1,848	33 %
District Engineer	6,000	10,940	(4,940)	(82)%
Disclosure Report	1,000	1,000	0	0 %
Trustees Fees	7,000	5,542	1,458	21 %
Auditing Services	5,000	2,569	2,431	49 %
Arbitrage Rebate Calculation	1,300	650	650	50 %
Financial Services	26,677	21,285	5,392	20 %
Postage, Phone, Faxes, Copies	600	1,462	(862)	(144)%
Digital Meeting Media	500	0	500	100 %
Public Officials Insurance	2,500	1,803	697	28 %
Legal Advertising	550	939	(389)	(71)%
Bank Fees	186	161	25	13 %
Dues, Licenses & Fees	200	15,335	(15,135)	(7,568)%
Miscellaneous Fees	500	0	500	100 %
Investment Reporting Fees	2,000	1,467	533	27 %
Office Supplies	200	0	200	100 %
Technology Services	4,000	1,690	2,310	58 %
Website Administration	1,000	0	1,000	100 %
Legal Counsel				
District Counsel	10,000	15,021	(5,021)	(50)%
Electric Utility Services				
Electric Utility Services - Other	11,000	0	11,000	100 %
Street Lighting	80,000	64,706	15,294	19 %
Other Physical Environment				
Property & Casualty Insurance	12,400	11,671	729	6 %
Entry & Walls Maintenance	5,500	0	5,500	100 %
Landscape Maintenance - Contract	215,834	131,160	84,674	39 %
Field Manager	27,707	18,471	9,236	33 %
Irrigation Maintenance	10,000	9,179	821	8 %
Plant Replacement Program	10,500	11,284	(784)	(7)%
Waterway Management Program-Contract	14,040	14,821	(781)	(6)%
Waterway Management Program - Other	5,000	3,013	1,987	40 %
Waterway Management Program - Erosion Control	5,000	0	5,000	100 %
Waterway Mgt. Program-Aquatic Plantings	4,000	0	4,000	100 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2017 Through 5/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Capital Improvements	10,000	178,105	(168,105)	(1,681)%
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	10,623	(9,623)	(962)%
Pavement & Signage Repairs	4,500	150	4,350	97 %
Holiday Lighting	5,000	5,160	(160)	(3)%
Parks & Recreation				
Miscellaneous Maintenance	5,000	3,467	1,533	31 %
Security Patrol	24,000	14,684	9,317	39 %
Special Events	500	0	500	100 %
Total Expenditures	<u>564,577</u>	<u>587,629</u>	<u>(23,052)</u>	<u>(4)%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(10,989)</u>	<u>(10,989)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	337,824	337,824	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>326,835</u></u>	<u><u>326,835</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 5/31/2018

(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	484,495	(7,609)	(2)%
DS Assmts - Prepayments	0	1,394,376	1,394,376	0 %
DS Assmts - Developer	0	76,689	76,689	0 %
DS Assmts - Lot Closing	0	53,342	53,342	0 %
Interest Earnings				
Interest Earnings	0	11,985	11,985	0 %
Total Revenues	<u>492,104</u>	<u>2,020,887</u>	<u>1,528,783</u>	<u>311 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	317,105	485,131	(168,026)	(53)%
Principal Payments	175,000	140,000	35,000	20 %
Bond Call Payment	0	2,610,000	(2,610,000)	0 %
Total Expenditures	<u>492,105</u>	<u>3,235,131</u>	<u>(2,743,026)</u>	<u>(557)%</u>
Excess of Revenues Over(Under) Expenditures	(1)	(1,214,244)	(1,214,243)	121,424,252 %
Fund Balance, Beginning of Period	0	2,369,799	2,369,799	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>1,155,556</u>	<u>1,155,557</u>	<u>(115,555,689)%</u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2017 Through 5/31/2018

(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	176,113	(34,937)	(17)%
Interest Earnings				
Interest Earnings	0	1,159	1,159	0 %
Total Revenues	211,050	177,273	(33,777)	(16)%
Expenditures				
Debt Service Payments				
Interest Payments	211,050	82,957	128,094	61 %
Principal Payments	0	90,000	(90,000)	0 %
Total Expenditures	211,050	172,957	38,094	18 %
Excess of Revenues Over(Under) Expenditures	0	4,316	4,316	0 %
Fund Balance, Beginning of Period	0	126,650	126,650	0 %
Fund Balance, End of Period	0	130,966	130,966	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	5	5	0 %
Total Revenues	0	5	5	0 %
Excess of Revenues Over(Under) Expenditures	0	5	5	0 %
Fund Balance, Beginning of Period	0	882	882	0 %
Fund Balance, End of Period	0	888	888	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	11	11	0 %
Total Revenues	0	11	11	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	4,650	(4,650)	0 %
Total Expenditures	0	4,650	(4,650)	0 %
Excess of Revenues Over(Under) Expenditures	0	(4,639)	(4,639)	0 %
Fund Balance, Beginning of Period	0	4,643	4,643	0 %
Fund Balance, End of Period	0	3	3	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period				
Investment In General Fixed Assets				
	<u>0</u>	<u>3,671,094</u>	<u>3,671,094</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>3,671,094</u>	<u>3,671,094</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>3,671,094</u></u>	<u><u>3,666,444</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 05/31/18
Reconciliation Date: 5/31/2018
Status: Locked

Bank Balance	424,814.78
Less Outstanding Checks/Vouchers	4,796.00
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	420,018.78
Balance Per Books	<u>420,018.78</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: 05/31/18

Reconciliation Date: 5/31/2018

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4038	1/26/2017	System Generated Check/Voucher	884.00	A Bales Security Agency, Inc.
4461	5/24/2018	System Generated Check/Voucher	150.00	Fields Consulting Group, LLC
4462	5/24/2018	System Generated Check/Voucher	200.00	Daniel Fleary
4463	5/24/2018	System Generated Check/Voucher	200.00	Earl W. Kunke
4464	5/24/2018	System Generated Check/Voucher	2,520.00	Spearem Enterprises LLC
4465	5/24/2018	System Generated Check/Voucher	200.00	Suzanne DeCopain
4466	5/24/2018	System Generated Check/Voucher	242.00	Times Publishing Company
4467	5/24/2018	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
4468	5/24/2018	System Generated Check/Voucher	200.00	Jo Ann Ward
Outstanding Checks/Vouchers			4,796.00	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 05/31/18

Reconciliation Date: 5/31/2018

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4435	4/19/2018	System Generated Check/Voucher	1,000.00	Disclosure Services LLC
4439	4/19/2018	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
4441	4/26/2018	System Generated Check/Voucher	200.00	Daniel Fleary
4442	4/26/2018	System Generated Check/Voucher	200.00	Earl W. Kunke
4443	4/26/2018	System Generated Check/Voucher	16,395.00	Landscape Maintenance Professionals, Inc
4444	4/26/2018	System Generated Check/Voucher	6,616.32	Nichols Landscape Architecture, Inc
4445	4/26/2018	System Generated Check/Voucher	200.00	Suzanne DeCopain
4446	4/26/2018	System Generated Check/Voucher	200.00	Tanya Partee O'Connor
4447	4/26/2018	System Generated Check/Voucher	200.00	Jo Ann Ward
4448	5/1/2018	System Generated Check/Voucher	9,061.99	Meritus Districts
4449	5/3/2018	System Generated Check/Voucher	1,381.00	Aquatic Systems, Inc.
4450	5/3/2018	System Generated Check/Voucher	3,132.00	Burr & Forman LLP
4451	5/3/2018	System Generated Check/Voucher	1,967.40	Landscape Maintenance Professionals, Inc
4452	5/3/2018	System Generated Check/Voucher	2,100.00	Stantec Consulting Services Inc. (SCSI)
4453	5/7/2018	Series 2004 FY18 Tax Dist ID 367	678.00	Parkway Center CDD
4454	5/7/2018	Series 2008 FY18 Tax Dist ID 367	246.45	Parkway Center CDD
4455	5/10/2018	System Generated Check/Voucher	2,000.00	Grau & Associates
4456	5/10/2018	System Generated Check/Voucher	3,144.00	Steve Gaskins Contracting, Inc.
4457	5/10/2018	System Generated Check/Voucher	490.87	TECO
4458	5/10/2018	System Generated Check/Voucher	444.90	TECO
CD035	5/11/2018	Bank Fee	32.99	
4459	5/17/2018	System Generated Check/Voucher	225.00	Cardno, Inc.
4460	5/17/2018	System Generated Check/Voucher	4,622.36	Nichols Landscape Architecture, Inc
Cleared Checks/Vouchers			54,738.28	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 05/31/18

Reconciliation Date: 5/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR382	5/7/2018	Tax Distribution - 05.07.18	1,696.13
	CR386	5/15/2018	Interest Distribution - 05.15.18	44.05
				<hr/>
Cleared Deposits				1,740.18
				<hr/> <hr/>

Commercial Checking Acct Public Funds

Account number:
Image count: 22

■ May 1, 2018 - May 31, 2018 ■ Page 1 of 2

**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
	\$477,812.88	\$1,740.18	-\$54,738.28	\$424,814.78

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	05/08	1,696.13	Hlls Tax Licens Dist 367 DN022034 Parkway Center
	05/15	44.05	Hlls Tax Licens Dist180331 DN022034 Parkway Center
		\$1,740.18	Total electronic deposits/bank credits
		\$1,740.18	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	05/11	32.99	Client Analysis Srvc Chrg 180510 Svc Chge 0418 002000027191958
		\$32.99	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
4435	1,000.00	05/01	4446	200.00	05/08	4453	678.00	05/29
4439 *	200.00	05/08	4447	200.00	05/03	4454	246.45	05/29
4441 *	200.00	05/03	4448	9,061.99	05/01	4455	2,000.00	05/17
4442	200.00	05/21	4449	1,381.00	05/16	4456	3,144.00	05/17
4443	16,395.00	05/03	4450	3,132.00	05/10	4457	490.87	05/17
4444	6,616.32	05/07	4451	1,967.40	05/09	4458	444.90	05/17
4445	200.00	05/07	4452	2,100.00	05/11	4459	225.00	05/29

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>
4460	4,622.36	05/29						
\$54,705.29			Total checks paid					

* Gap in check sequence.

\$54,738.28 **Total debits**
Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
04/30	477,812.88	05/09	443,468.30	05/16	436,866.36
05/01	467,750.89	05/10	440,336.30	05/17	430,786.59
05/03	450,955.89	05/11	438,203.31	05/21	430,586.59
05/07	444,139.57	05/15	438,247.36	05/29	424,814.78
05/08	445,435.70				
Average daily ledger balance		\$438,158.56			

From: Anthony Penta <anthonypenta@thedigitalviewer.com>
Sent: Wednesday, May 23, 2018 7:48 PM
To: Brian Howell <brian.howell@merituscorp.com>
Subject: RE: Anthony Penta Pool Screen and trees

This is the cheapest quote. I have been quoted in upwards of 2200.00

From: Brian Howell <brian.howell@merituscorp.com>
Sent: Tuesday, May 22, 2018 6:19 PM
To: Anthony Penta <anthonypenta@thedigitalviewer.com>
Subject: Re: Anthony Penta Pool Screen and trees

You can email and scan to me or send directly to my attention at

2005 Pan Am Circle
Suite 120
Tampa 33607.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Anthony Penta <anthonypenta@thedigitalviewer.com>
Date: 5/22/18 5:42 PM (GMT-05:00)
To: Brian Howell <brian.howell@merituscorp.com>
Subject: Re: Anthony Penta Pool Screen and trees

That's fine now things are starting to flow properly. I don't want to assume anything at this point. What is the address I would use so that it's routed properly and get documents in your hand.

Get [Outlook for Android](#)

From: Brian Howell <brian.howell@merituscorp.com>
Sent: Tuesday, May 22, 2018 5:04:48 PM
To: Anthony Penta; julia@vanguardmanagementgroup.com
Cc: Gene Roberts
Subject: Re: Anthony Penta Pool Screen and trees

The area belongs to the CDD and you send your request to me as the registered agent for the CDD and then I will forward to the board for a response. That is how the system works.
Thanks

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Anthony Penta <anthonypenta@thedigitalviewer.com>
Date: 5/22/18 5:02 PM (GMT-05:00)
To: julia@vanguardmanagementgroup.com, Brian Howell <brian.howell@merituscorp.com>
Cc: Gene Roberts <gene.roberts@merituscorp.com>
Subject: Re: Anthony Penta Pool Screen and trees

I am not clear can you make it clear to state the CDD Board not the HOA board are the ones that said not to remove the trees. Please provide me with names of board members and address to where I need to send replacement proposal. I dont think it necessary to attend any meeting because I dont have the time or the energy to look at or speak to dumb people. It's a no brainer your property caused damage to my property.

Get [Outlook for Android](#)

From: Brian Howell <brian.howell@merituscorp.com>
Sent: Tuesday, May 22, 2018 4:44:26 PM
To: Anthony Penta; julia@vanguardmanagementgroup.com
Cc: Gene Roberts
Subject: Re: Anthony Penta Pool Screen and trees

Hi Anthony. I was out of the office yesterday and out of town and just got back into the office today but here is how your issue stands. The CDD looked at your request and the board authorized the landscaper to trim back the trees but they are not removing the trees on the berm. The chairperson for the cdd board personally reviewed this area with Gene and that was their direction. Gene and I take direction from your CDD board so if you want to yell at Gene you can but he is not the decision maker on this issue. They are 2 options you can do. One is you can send me an email asking the board to consider a remedy that you feel is appropriate and if you feel the CDD owes you for the screen then you will need to send in pictures of your screen with a in voice or proposal for the replacement of the

screen and the board can review that request. The other option is you attend the CDD meeting and the board allows each owner 3 minutes to speak to them during their meeting. The board is not required to take action however they will give you your 3 minutes. At this time our direction is we're not removing the trees per the board of the CDD and secondly if you want us to consider reimbursement you're going to need to provide pictures and estimate as I indicated above and the cdd can review your request and respond in a reasonable amount of time to it which would typically be one business week. Thank you

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Anthony Penta <anthonypenta@thedigitalviewer.com>

Date: 5/22/18 4:33 PM (GMT-05:00)

To: julia@vanguardmanagementgroup.com

Cc: Brian Howell <brian.howell@merituscorp.com>, Gene Roberts <gene.roberts@merituscorp.com>

Subject: Anthony Penta Pool Screen and trees

I am getting the run around therefore I am going to copy everyone involved so there is no more he says she says. I have all emails. I sent Julia all the pictures from the damage to my pool enclosure including a recent branch falling through my screen. Julia has all pictures. Gene Roberts says board does not want to cut down the trees but to have them trimmed back Gene Roberts then had tree cut back. This is not enough because since then more damage to my screen is being caused by the pine needles and limbs. I collected 2 15 gallon garbage bags full of pine needles in my gutters.

I tried to push the issue again so I contacted Julia and she said to send her pictures and that she would ask the board to take a look. I sent Julia 6 to 8 pictures to present to the board. The board replied back that the trees are not the HOA responsibility but the CDD.

I followed up with a phone call to Brian Howell, who did not answer and left voice mail.

Gene says its up to the HOA board and the HOA board says its up to CDD. If not one knows who these trees belong to then I guess I'm free to cut them down. Only this way I will know who they belong to.

Waiting for reply on who the trees belong to so I can take further action because someone needs to pay to have my screen replaced and its not me.

Anthony Penta
CEO THE DIGITAL VIEWER, LLC
www.thedigitalviewer.com

813 999 1212

anthonypenta@thedigitalviewer.com

anthony.penta@hotmail.com

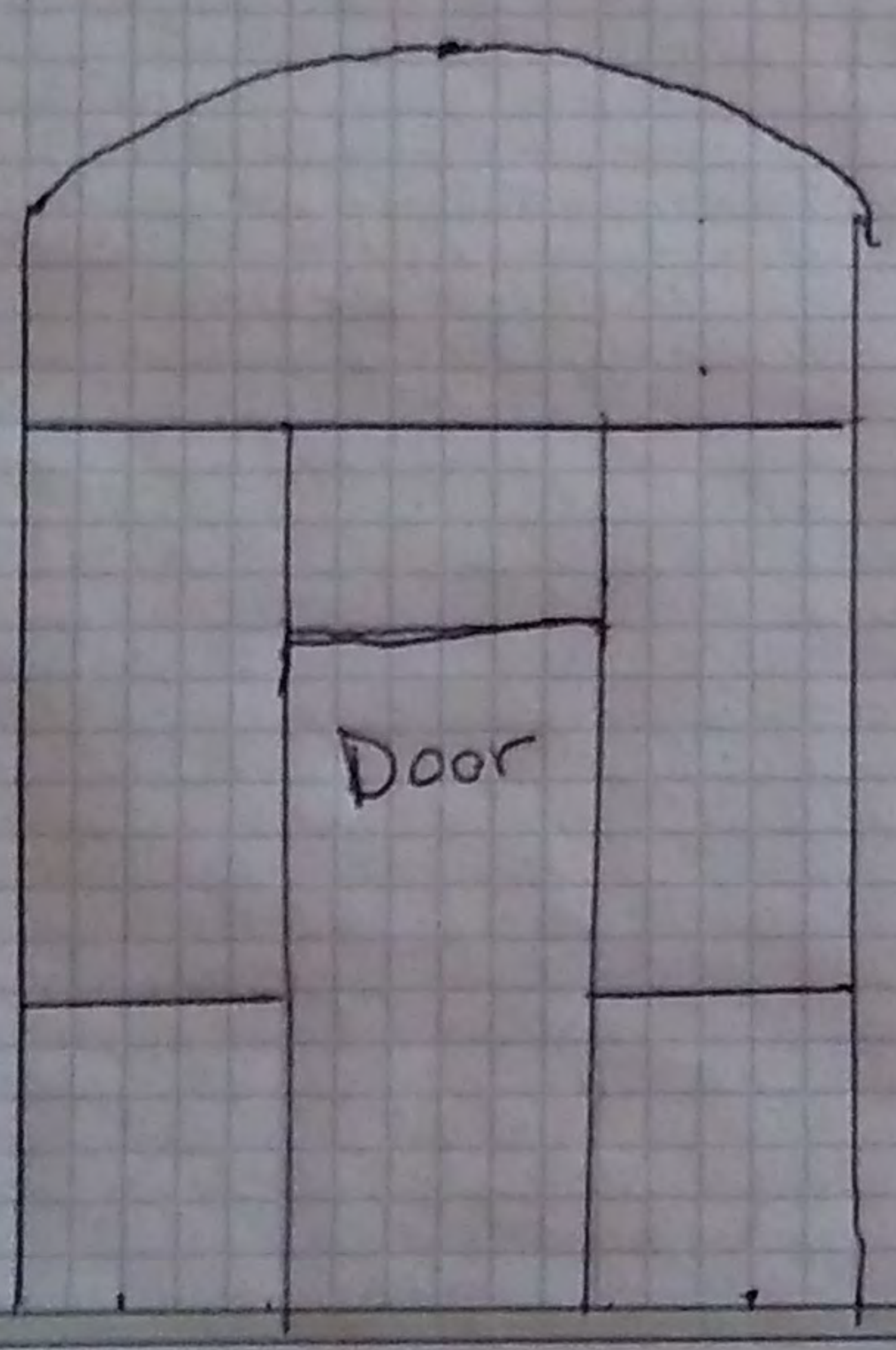
Proposal

PROPOSAL NO.	DATE 5/18/2018
BID NO.	ARCHITECT
WORK TO BE PERFORMED AT:	
ADDRESS	
CITY, STATE	
DATE OF PLANS Anthony.Penta@hotmail.com	

TO Anthony Penta
 ADDRESS 8512 White poplar dr
 CITY, STATE Riverview
 PHONE NO.

We hereby propose to furnish the materials and perform the labor necessary for the completion of Total rescreen of the rear patio & larai install in the front

Area below for additional description and/or drawings:



Bronze Aluminum
 standard 18/14 "charcoal" color screen
 1 standard door (screened)

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Total rescreen in rear 80/20 screen \$1500.00 Front entry @ 450.00 Dollars (\$ 1950.00) with payments to be made as follows.
 \$ 975.00 Deposit & \$ 975.00 Due upon completion

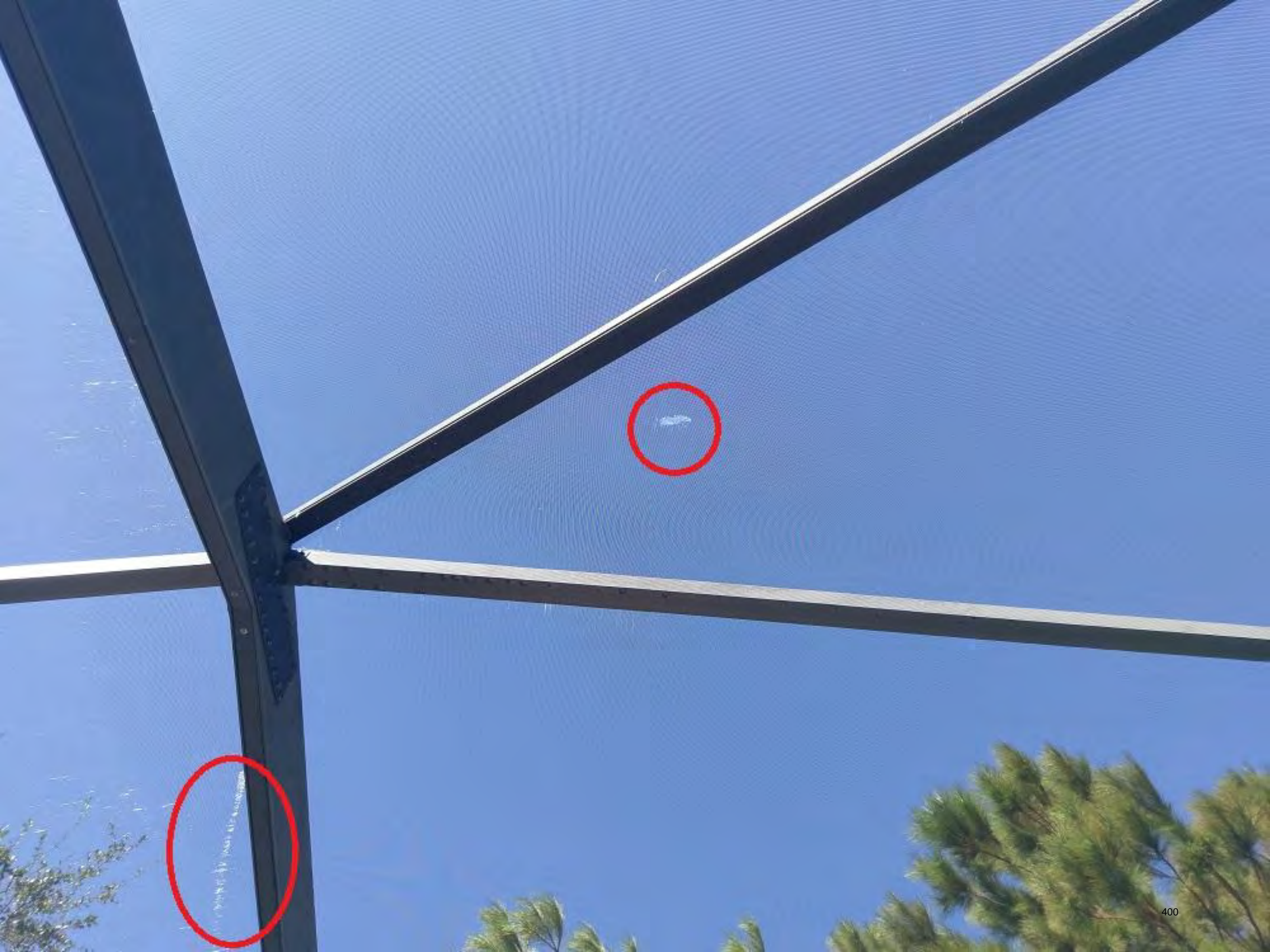
Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Eugene Calonge
 Per Absolute Rescreen & Repair LLC

Note - This proposal may be withdrawn by us if not accepted within 14 days

ACCEPTANCE OF PROPOSAL The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
 Date _____ Signature _____

















From: Anthony Penta <anthonypenta@thedigitalviewer.com>

Sent: Wednesday, May 23, 2018 7:56 PM

To: Brian Howell <brian.howell@merituscorp.com>

Subject: Anthony Penta addition to pool screen

Brian Here you go this is just an accumulation of pine needles I had 2 full 15 gallon bags of needles in gutter and that's not counting whats on the screen that I cant get to. Here are more pictures. I understand that you want me to mail the pictures and estimates but here is email much faster. If you still want me to mail them; I need to go and get the pictures developed. I am on top of the roof clearing the gutters.







Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 6/14/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	23	-2	Observed minimal debris
INVASIVE MATERIAL (FLOATING)	20	20	0	Ponds look good
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	The cattails in pond #4 still need to be sprayed back.
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	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	25	0	Good
GENERAL CONDITION	25	25	0	Look Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 6/14/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	38	-2	Color looks good
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	26	-4	Some areas need additional plants.
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	30	0	
SPECIALTY MONUMENTS	15	13	-2	A few areas need pressure washing
STREETS	25	22	-3	Some pot holes on Still Creek
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	N/A
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	685	-15	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 6/14/18

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	Little off color
TURF FERTILITY	10	8	-2	Needs fertilizer
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Some Sedge
TURF INSECT/DISEASE CONTROL	10	10	0	OK
PLANT FERTILITY	5	4	-1	Some areas need fertilizer
WEED CONTROL - BED AREAS	5	4	-1	Looking better
PLANT INSECT/DISEASE CONTROL	5	4	-1	Mites on some of the Fakahatchee
PRUNING	10	9	-1	Some hedges need pruning
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	The rain is helping
CARRYOVERS	5	4	-1	Mites

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Should be changed out soon
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	2	-1	Fair

SCORE

100	88	-12	88%
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Contractor Signature: _____

Manager's Signature: Gene Roberts 6/14/2018

Parkway Center June



Most of the entrance landscaping is looking good.





Additional plants have been added to the Harvest Glen entrance.



The knock out roses at Summerwood entrance need more fertilizer.



Seasonal color will be changed out soon.



The new landscape material at Belmont is growing in nicely.



The Loropetalum shrubs at Amberly entrance need to be fertilized.



Recently planted Jasmine along Falkenburg.



Some of the Fakahatchee grass still has mite damage.



Common area off of Willow Beech drive recently added to the CDD.



This new section along Falkenburg has been added to the CDD.



The Pine trees behind 8512 White Poplar have been limbed up to almost 20 feet. Any higher the trees should just be removed.

Parkway Ponds June



The conditions of the ponds are looking good, observed minor Algae and debris.







The bank mowing on pond #15 needs better detailing.



Action Item Template

Date	June 1, 2018
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Amenity Center	BH	5/1/18	June Mtg		open	Counsel will be at meeting to go over steps/resolutions
2	Security	BH	7/1/17	June Mtg		done	Monthly patrols in progress.
4	Lighting Enhancements	BH	7/1/17	June Mtg		open	In progress to be done by 7/2.
5	Amenity Parcel	SS	5/1/17	June Mtg		open	Counsel will review contract at meeting..
6	Aquatics	BH	4/1/18	June Mtg		open	Tonja will go over proposal at meeting.
7	Architect/Design RFQ	BH	5/1/18	June Mtg		open	Submittals due on 6/20 .



Parkway Center CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 6/11/2018

Prepared for:

Ms. Debby Hukill, CAM, DM

Meritus Corporation

2005 Pan Am Circle Drive, Suite #120

Tampa, Florida 33607

Prepared by:

Logan Bell, 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

Parkway Center CDD Waterway Inspection Report

6/11/2018

Site: 1



Comments: Normal growth observed

Pond #1 looked good during inspection with expected shoreline weeds and minor algae development along parts of the shoreline, which will be targeted during scheduled maintenance visits.

Site: 3



Comments: Normal growth observed

Minor shoreline weed growth evident, which will be targeted as part of our scheduled monthly maintenance program. Once treated, expect 14-21 days following application for positive results to be visible.

Parkway Center CDD Waterway Inspection Report

6/11/2018

Site: 5



Comments:

Normal growth observed

Submersed Hydrilla had shown significant, near 90%, reduction in mass following herbicide application. Shoreline Pennywort growth will be targeted during regular scheduled maintenance visits. Please, allow 14-21 days following treatment for positive results to be evident.

Site: 4



Comments:

Normal growth observed

Shoreline weeds were targeted on 5/24. Moderate submersed Vallisneria will be targeted during our upcoming scheduled maintenance visits.

Parkway Center CDD Waterway Inspection Report

6/11/2018

Site: 7



Comments: Normal growth observed

Pond #7 had shown an increase in the amount of native Gulf Spikerush growth along the perimeter. Minor amounts of Slender Spikerush inspected within Pond #7, which will be monitored and treated as necessary.

Site: 9



Comments: Normal growth observed

Minor new growth of Torpedograss and Alligator weed, which will be treated as part of our monthly maintenance visits. Slender Spikerush identified in minimal quantities, which will be monitored and treated as necessary.

Parkway Center CDD Waterway Inspection Report

6/11/2018

Site: 10



Comments: Normal growth observed

Native Duck Potato was Identified taking over the drainage area of #10, which will be promoted as it provides excellent nutrient filtration and a border to block debris from entering wetland. Minor growth of Cattails will be targeted upon scheduled visits.

Site: 11



Comments: Normal growth observed

Overall, Pond #11 looked good during inspection. Native Pickerelweed and Duck Potato looked to be thriving within the littoral area of the pond. Minor Pennywort growth along the perimeter will be targeted during our upcoming scheduled maintenance visits.

Parkway Center CDD Waterway Inspection Report

6/11/2018

Site: 16



Comments:

Site looks good
Minor shoreline weeds within pond #16 were treated on 5/24. Pond #16 looked good.

Site: 17



Comments:

Site looks good
Pond #17 looked good. Shoreline weed treatment was applied on 5/24 and has shown visibly results.

Parkway Center CDD Waterway Inspection Report

6/11/2018

Management Summary

The account inspection for Parkway Center CDD took place the morning of 6/13 and covered the following Ponds: #1, #3, #4, #5, #7, #9, #10, #11, #16, and #17. Overall, the ponds looked good with no algae growth on any ponds inspected. Typical Torpedograss growth as heavy rain events wash excess nutrients applied to turf grasses into the pond via run-off, which allows invasive Torpedograss to thrive along the perimeters. Ponds #1, #4, #16, and #17 were all treated for shoreline weeds on 5/24, and results can be seen. Pond #5 has seen a 95% reduction in Hydrilla vegetation. Treatment was complete in April to target Hydrilla in Pond #4, but due to density it has taken some time for plant vegetation to absorb the herbicide.

Shoreline weeds were treated on 5/24 on Ponds #1, #4, #16, and #17, which have shown positive results following treatment and will be monitored and treated as new weeds grow. Ponds #9, 10, and #11 will be targeted during this months scheduled maintenance visits. Pond #10 will be targeted for invasive weed growth and native Cattail growth during the next scheduled visit. As heavy rain and summertime heat develop grasses and invasive weeds rapidly grow fueled by excess nutrient build up from fertilization and run-off.

Submersed aquatic vegetation was identified as Vallisneria within Pond #4, which will be treated this month during our scheduled visits. Tape grass in Florida lakes can often hold a lot of bass and bream as well as shad and other bait fish. Vallisneria is a great plant for absorption of excess nutrient introduction from run-off, which would otherwise feed the algae growth. Pond #5 had shown positive results of submersed treatment applied in late April. Hydrilla has receded to approximately 5% of its original mass and showing signs of further decay. Hydrilla is a category I invasive plant that can shade out native species and lead to low oxygen situations that can cause fish kills.

Native vegetation within the community has shown an increasing rate of growth within all ponds except for Pond #17, which remains clear of native vegetation. Healthy for Ponds, native vegetation provides increased nutrient filtration, stabilizes the sediments along the bank perimeter, and reduces the amount of accumulation of sediments. Healthy perimeter plants provide a border to prevent unwanted litter from entering a pond and keep ponds from having rapid nutrient build up. Other native invertebrates and non-invertebrates use native vegetation to feed as well as it provides shelter to nest in and a place to hide from predators. Native plants like Duck Potato, Pickerel weed, and Gulf Spikerush are common occurrence in natural areas across Florida and are visible within the Parkway Center CDD.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Monitor treated minor shoreline weeds within Ponds #1, #4, #16 and #17.
- Monitor Pond #13 for littoral treatment effectiveness.
- Continue to promote native vegetation throughout the community.
- Target vallisneria within Pond #4.

THANK YOU FOR CHOOSING ASI!

