

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JULY 25, 2018**

# **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**JULY 25, 2018 at 6:30 p.m.**

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

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

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

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

The meeting will begin at **6:30 p.m.** with the third section is called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. Fourth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The sixth section called **Management Reports** allows the District Administrator to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

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

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

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

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

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, July 25, 2018 at 6:30 p.m.** at Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Capital Improvement Update
- 4. BUSINESS ITEMS**
  - A. Acceptance of Financial Report for FY Ending September 30, 2017 ..... Tab 01
  - B. General Matters of the District
- 5. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Meeting June 27, 2018 ..... Tab 02
  - B. Consideration of Operations and Maintenance Expenditures June 2018..... Tab 03
  - C. Review of Financial Statements through June 30, 2018 ..... Tab 04
- 6. MANAGEMENT REPORTS**
  - A. District Manager's Report
  - B. Field Manager ..... Tab 05
    - i. District Inspection Reports
    - ii. Staff Action List
    - iii. Aquatic Systems Reports
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

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

Sincerely,

Brian Howell  
District Manager

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

June 27, 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, June 27, 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, June 27, 2018 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chair	
Earl Kunke	Vice Chair	<i>arrived at approximately 6:40 p.m.</i>
Daniel Fleary, Jr.	Supervisor	
Tanya O'Connor	Supervisor	
Suzanne DeCopain	Supervisor	<i>arrived at approximately 6:40 p.m.</i>

Staff Members Present:

Brian Howell	Meritus	
Scott Steady	District Counsel	
Steve Sanford	Bond Counsel	<i>via conference call</i>

There were several 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

**A. District Counsel**

**B. District Engineer**

Mr. Howell directed the Board to skip ahead to the Consent Agenda to give the other Board members time to arrive at the meeting before they begin discussing all of the Business Items.

### 5. CONSENT AGENDA

**A. Consideration of Minutes of Board of Supervisors Meeting May 23, 2018**

The Board reviewed the minutes.

MOTION TO: Approve the May 23, 2018 meeting minutes.  
MADE BY: Supervisor O'Connor  
SECONDED BY: Supervisor Ward  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion passed unanimously

**B. Consideration of Operations and Maintenance Expenditures May 2018**

The Board reviewed the O&Ms and had a question about the TECO credits. Mr. Howell answered.

MOTION TO: Approve the May 2018 O&Ms.  
MADE BY: Supervisor Ward  
SECONDED BY: Supervisor O'Connor  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion passed unanimously

**C. Review of Financial Statements through May 31, 2018**

The Board reviewed and accepted the financials.

**6. MANAGEMENT REPORTS**

**A. District Manager's Report**

**i. Discussion on Tree Trimming – Anthony Penta**

**B. Field Manager**

**i. District Inspection Report**

**ii. Staff Action List**

**iii. Aquatic Systems Reports**

Mr. Howell updated the Board. He stated that the lighting project is almost finished and should be completed the first week of July. Mr. Howell also said that Ms. Nichols could go ahead and put some construction plans together for the landscaping at the monuments if the Board gives her the go-ahead. Ms. Nichols could skip the concept plan and go ahead and present to cut down on fees. The Board agreed to have her proceed. Mr. Howell will direct Ms. Nichols to present her plans to the Board in the August meeting.

*Supervisor Kunke and Supervisor DeCopain arrived at the meeting.*

92 **4. BUSINESS ITEMS**

93  
94 Mr. Steady stated that he will recommend a continuance of the meeting. However, he wants to  
95 go over all of the documents with the Board so that they will have plenty of time to review them.  
96 Mr. Sanford will also go over some of the bond documents.

97  
98 **A. Consideration of Purchase and Sale Agreement with South Tampa, LLC**  
99

100 Mr. Steady went over some issues with the right of way at Falkenberg Rd. He has asked the  
101 Engineer to look at which land has to be given to the County for the road and right of way and  
102 which land the District can still use.

103  
104 *The full discussion is available on audio recording.*  
105

106 **B. Consideration of Appointment of Bond Counsel – Greenberg Traurig, PA**

107 **C. Consideration of Appointment of Investment Banker – FMS Bonds**

108 **D. Consideration of Engineer's Report**

109 **E. Consideration of Assessment Methodology for Recreational Facility**

110 **F. Consideration of Assessment Methodology for Refinancing Series 2004A Bonds**

111 **G. Consideration of Resolution 2018-04; Authorizing the Issuance of Bonds to**  
112 **Refinance Series 2004A Bonds and Issuance of New Bonds for Recreational Facility**  
113

114 Mr. Steady and Mr. Sanford briefly went over Resolution 2018-04 and Bond documents with the  
115 Board. The Board asked a few questions, and Mr. Steady and Mr. Sanford answered.

116  
117 *The full discussion is available on audio recording.*  
118

119 Mr. Steady and the Board discussed the 2004 bonds. He explained that they are refinancing and  
120 reissuing the bonds.

121  
122 Mr. Steady also went over why he wants the Interlocal Agreement with the County on the  
123 agenda as soon as possible so that it can get approved. He thinks it will be ready by mid-July, or  
124 at the latest, the first of August.

125  
126 The Board and Mr. Steady reviewed the Purchase Agreement. The Board was concerned about  
127 the \$30,000 nonrefundable deposit that the seller requested. Mr. Steady went over the terms of  
128 the agreement in detail. The Board and Mr. Steady continued to discuss the issue with the right-  
129 of-way and Falkenberg Road and how to proceed.

130  
131 *The full discussion is available on audio recording.*  
132

133 Mr. Steady also briefly went over the Bond Counsel agreement and fees with the Board.  
134  
135

**H. Consideration of Resolution 2018-05; Declaring Special Assessments**

Mr. Steady went over the resolution and associated exhibits. The Board asked about the details of the improvements in the resolution. Mr. Howell said it is a general description and there will be a workshop with the residents and concept plan to determine the specific amenities. Mr. Steady then went over the assessment methodology. The Board asked some questions, and Mr. Steady answered. Mr. Steady then provided a handout to the Board and went over the assessment numbers in detail.

*The full discussion is available on audio recording.*

**I. Consideration of Resolution 2018-06; Setting Public Hearing to Consider Levying Special Assessments**

Mr. Steady went over mailing the assessment notices to the community. The Board and Mr. Steady discussed how it should be handled and how much it would cost. Mr. Howell recommended doing a separate mailing to detail what is going on. The Board was concerned about confusion plus the community's reaction to the 2004 bonds being refinanced and the savings with the refinance vs. the 2008 bonds that are not being refinanced. Mr. Howell said they can do separate letters for the sections in addition to the required mailing. Mr. Steady reiterated that he doesn't want to rush through the process.

The Board discussed continuing the meeting to July 10, 2018 at 6:30 p.m. at the same location. Mr. Howell also asked if the Board would like to schedule a special meeting after the budget meeting in August as a backup. The Board said they would like to schedule a special meeting on Wednesday, September 5, 2018 at 6:30 p.m. at the same location. Mr. Howell said the informal letters could probably be mailed out the second or third week of July. The formal letters need to be mailed out before August 5, 2018.

*Mr. Steady left the meeting.*

**J. Discussion on Vegetation Proposal – Aquatic Systems**

Mr. Howell noted that Ms. Stewart could not make the meeting this evening and he will ask her to attend and go over the proposal with the Board at the July 10, 2018 meeting.

**K. Review of RFQs for Architectural and Design Services**

Mr. Howell went over the RFQ with the Board. He recommended going with Windward because they are a design/build. Mr. Howell also went over the process and time frame.

MOTION TO: Engage Windward.  
MADE BY: Supervisor Fleary  
SECONDED BY: Supervisor Ward  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

#### **L. General Matters of the District**

Mr. Howell went over an issue with a homeowner regarding tree limb encroachment. The CDD landscaping company has already come out twice to trim the limbs as far as they can trim them without damaging the trees. The Board agreed they should not reimburse the homeowner.

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

#### **7. SUPERVISOR REQUESTS**

Supervisor O'Connor asked about the status of the trees off of Falkenberg.

Mr. Howell stated that he spoke to Jeff about the mail kiosk area. He will have Mr. Steady draft an agreement to shift the maintenance and care of the mail kiosk to the HOA.

Supervisor Kunke asked about the dead palm trees.

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

There were no audience questions or comments at this time.

**9. ADJOURNMENT**

MOTION TO:	Continue the meeting to Tuesday, July 10, 2018 at 6:30 p.m. at the same location.
MADE BY:	Supervisor Kunke
SECONDED BY:	Supervisor Ward
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**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chairman**

☐ **Vice Chairman**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
Aquatic Systems, Inc.	411518	\$ 1,381.00		\$ 1,132.00	Lake & Wetland Services - June
LMP	133959	1,713.90			Addendum #1 - April, May, June
LMP	133960	2,068.50			Addendum #2 - May, June
LMP	133765	16,395.00	<b>\$ 20,177.40</b>		Ground Maintenance - June
Meritus Districts	8399	8,642.90		\$ 7,947.25	Management Services - June
Steve Gaskins Contracting, Inc.	15338	2,620.00			Community Patrol - May
<b>Monthly Contract Sub-Total</b>		<b>\$ 32,821.30</b>			

<b>Variable Contract</b>					
Burr Forman	1029363	\$ 751.50			Professional Services - thru 05/31/18
Burr Forman	1029370	8,930.00	<b>\$ 9,681.50</b>		Professional Services - thru 05/31/18
Cardno, Inc.	256343	1,385.00			Professional Services - thru 05/31/18
Stantec	1364518	275.00			Professional Services - thru 05/25/18
<b>Variable Contract Sub-Total</b>		<b>\$ 11,341.50</b>			

<b>Utilities</b>					
Tampa Electric	211001800146 060618	\$ -243.46			Electric Services - thru 05/31/18
Tampa Electric	211001800369 060618	490.87			Electric Services - thru 05/31/18
Tampa Electric	211001800609 060618	444.90	<b>\$ 692.31</b>	\$ 3,583.33	Electric Services - thru 05/31/18
<b>Utilities Sub-Total</b>		<b>\$ 692.31</b>			

<b>Regular Services</b>					
Supervisor: Daniel Fleary, Jr.	DF062718	\$ 200.00			Supervisor Fee - 06/27/18
Supervisor: Earl Kunke	EK062718	200.00			Supervisor Fee - 06/27/18
Supervisor: Jo Ann Ward	JW062718	200.00			Supervisor Fee - 06/27/18
Supervisor: Suzanne DeCopain	SD062718	200.00			Supervisor Fee - 06/27/18

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Supervisor: Tanya O'Connor	TO062718	200.00	\$ 1,000.00		Supervisor Fee - 06/27/18
Tampa Bay Times	643656	310.00			Architectural Services - 06/01/18
<b>Regular Services Sub-Total</b>		<b>\$ 1,310.00</b>			
<b>Additional Services</b>					
LMP	134204	\$ 530.62			Irrigation Inspection Repairs - 06/05/18
LMP	134217	285.92			Irrigation Inspection Repairs - 06/07/18
LMP	134223	1,203.75			Install Society Garlic - 06/08/18
LMP	134235	37.46			Irrigation Inspection Repairs - 06/08/18
LMP	134236	422.86			Irrigation Repair - 06/08/18
LMP	134463	679.25			Replace Oak Tree - 06/21/18
LMP	134470	109.53	\$ 3,269.39		Irrigation Repairs - 06/20/18
Nichols	MCP16 3 19	1,078.84			Landscape Construction Services - 06/20/18
Nichols	MPC15 2 32	328.30	\$ 1,407.14		Miscellaneous Taks - 06/20/18
Ryder Residential Services	RRS051718	240.00			Repair & Service to Chain Link Fencing and Gate - 05/17/2018
Sunrise Landscape	S 1533	90,924.00			Installation of Irrigation, Landscape & Sod - 02/28/18
Sunrise Landscape	S 1538	2,204.00			Installation of Bahia Sod - 02/28/18
Sunrise Landscape	S 1540	1,145.00			Install Additional Plant & Sod Materials - 02/28/18
Sunrise Landscape	61691	10,470.00			Remove Overgrown Vegetation - 05/31/18
Sunrise Landscape	61707	8,466.10			Install Additional Plant & Sod Materials - 06/07/18
Sunrise Landscape	61710	275.00			Install Blow Out Pipe - 06/07/18
Sunrise Landscape	61711	1,207.50	\$ 114,691.60		Retro Fit Nozzles - 06/07/18
The Oaks at Shady Creek CDD	TOSC061918	240.00			Reimburse for Ryder invoice - 06/19/18
<b>Additional Services Sub-Total</b>		<b>\$ 119,848.13</b>			

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>TOTAL:</b>		<b>\$ 166,013.24</b>			

**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2100 NW 33rd Street Pompano Beach, FL 33069  
1-800-432-4302 - Fax (954) 977-7877

## Invoice

INVOICE DATE: 6/1/2018  
INVOICE NUMBER: 0000411518  
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 - June		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: 6/1/2018  
INVOICE NUMBER: 0000411518  
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!



# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
5/23/2018	133959

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
Addendum #1 Falkenburg/Still River Drive - April	1	580.00	580.00
Addendum #1 Falkenburg/Still River Drive - May	1	580.00	580.00
Addendum #1 Falkenburg/Still River Drive - June	1	580.00	580.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of the invoice)	1	-26.10	-26.10
		Total	\$1,713.90
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	6/22/2018	Balance Due
			\$0.00
			\$1,713.90

REVIEWEDdthomas 7/5/2018



# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
5/23/2018	133960

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
Addendum #2 Falkenburg/Willowbeach Park - May	1	1,050.00	1,050.00
Addendum #2 Falkenburg/Willowbeach Park - June	1	1,050.00	1,050.00
1.5% Discount as Early Payment Terms Agreement (to be paid within 10 days from the date of the invoice)	1	-31.50	-31.50
		Total	\$2,068.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	6/22/2018	Balance Due
			\$0.00
			\$2,068.50

REVIEWED Dthomas 7/5/2018



PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
6/1/2018	133765

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 June 2018

Description	Qty	Rate	Amount
<b>MONTHLY GROUND MAINTENANCE</b>	<b>1</b>	<b>16,560.00</b>	<b>16,560.00</b>
<b>1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)</b>	<b>1</b>	<b>-165.00</b>	<b>-165.00</b>
		<b>Total</b>	<b>\$16,395.00</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	<b>Net 30</b>	<b>7/1/2018</b>	<b>Balance Due</b>
			<b>\$0.00</b>
			<b>\$16,395.00</b>

REVIEWEDdthomas 5/29/2018

**Meritus Districts**

2005 Pan Am Circle

Suite 120

Tampa, FL 33607

**INVOICE**

Invoice Number: 8399

Invoice Date: Jun 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
			6/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - June		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 - April		10.76
677.00	Copies - B/W	Copies: B/W - April	0.15	101.55
1,598.00	Copies - Color	Copies: Color - April	0.50	799.00
Subtotal				8,642.90
Sales Tax				
Total Invoice Amount				8,642.90
Payment/Credit Applied				
<b>TOTAL</b>				<b>8,642.90</b>

Check/Credit Memo No:

REVIEWED Thomas 5/23/2018

## Invoice

### Steve Gaskins Contracting, Inc.

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

### Parkway Center CDD

Nicole Chamberlain

Invoice # : 15338  
Invoice Date : 2018-06-06  
Amount : \$2,620.00  
Due date : 2018-06-29

Item	Description	Unit cost	Quantity	Line Total
Javier Minaya	5/2 6p-10p	50.00	5	250.00
Javier Minaya	5/3 6p-10p	50.00	5	250.00
Javier Minaya	5/21 6p-10p	50.00	5	250.00
Javier Minaya	5/22 630p-1030p	50.00	5	250.00
Javier Minaya	5/24 1p-5p	50.00	5	250.00
Javier Minaya	5/25 6p-10p	50.00	5	250.00
Javier Minaya	5/27 6p-10p	50.00	5	250.00
Javier Minaya	5/29 930a-130p	50.00	5	250.00
Javier Minaya	5/30 6p-10p	50.00	5	250.00
Javier Minaya	5/31 7p-11p	50.00	5	250.00
Sgt. Steve Gaskins	Scheduler Fee	3.00	40	120.00

<b>Subtotal</b>	<b>\$2,620.00</b>
Discount %	\$0.00
<b>Total</b>	<b>\$2,620.00</b>
Amount Paid	\$0.00
<b>Amount Due</b>	<b>\$2,620.00</b>

### Notes:

Bill to Parkway Center CDD - community patrol May 2018 - 45 tickets, 31 warnings, 7 faulty equipment notices.

REVIEWEDdthomas 7/5/2018

Received  
JUN 22 2018



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

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

20 Jun 2018  
Invoice # 1029363  
Bill Atty: SIS  
As of 05/31/18

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

EMPLOYER I.D. #63-0322727

**BILL SUMMARY THROUGH MAY 31, 2018**

Professional Services	\$751.50
<b>TOTAL DUE THIS BILL</b>	<b>\$751.50</b>

REVIEWEDdthomas 7/5/2018

**REMITTANCE COPY**

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

20 Jun 2018  
Invoice # 1029363  
Page 2

PARKWAY CENTER CDD  
c/o MERITUS CORP.  
2005 PAN AM CIRCLE, STE 120  
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20 Jun 2018  
Invoice # 1029363  
Bill Atty: SIS  
As of 05/31/18

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

Date	Description	Atty	Hours	Rate	Value
05/14/18	In response to audit question, email Alex appraisal report, status report on rec center deal and deed for Falkenburg Road.	SIS	0.30	300.00	\$90.00
05/14/18	Begin compiling and reviewing recorded documents and notices.	MEG	1.20	255.00	\$306.00
05/18/18	Email to Brian Howell regarding table of tax parcels.	MEG	0.10	255.00	\$25.50
05/21/18	Email with Jeff Deason with TM regarding dedication of buffer to CDD.	SIS	0.20	300.00	\$60.00
05/23/18	Email Brian regarding response from M/I on buffer; attend board meeting by phone.	SIS	0.90	300.00	\$270.00
Total Services					\$751.50

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0002817 Parkway General File

20 Jun 2018  
Invoice # 1029363  
Page 3

Total Services and Disbursements

\$751.50

TOTAL NOW DUE

\$751.50

## SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	\$300.00	1.40	\$420.00
Madison Gardiner	\$255.00	1.30	\$331.50
TOTALS		2.70	\$751.50



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

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

20 Jun 2018  
Invoice # 1029370  
Bill Atty: SIS  
As of 05/31/18

---

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0000001 Reissuance of Bonds

**BILL SUMMARY THROUGH MAY 31, 2018**

Professional Services	<u>\$8,930.00</u>
<b>TOTAL DUE THIS BILL</b>	<b>\$8,930.00</b>

**REMITTANCE COPY**

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

REVIEWEDdthomas 7/5/2018

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0000001 Reissuance of Bonds

20 Jun 2018  
Invoice # 1029370  
Page 2

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

20 Jun 2018  
Invoice # 1029370  
Bill Atty: SIS  
As of 05/31/18

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
0000001 Reissuance of Bonds

Date	Description	Atty	Hours	Rate	Value
04/02/18	Email Nancy Takemori at County for copy of Interlocal Agreement; work on memo to the County that will outline history and need for amendment to Interlocal Agreement; draft Amendment to Interlocal Agreement; email Jeff Deason at TM for status of completion of their project for memo; email to Brian Howell.	SIS	2.30	300.00	\$690.00
04/05/18	Meet with Iden to have him work up a purchase contract for the land; email with Rizzetta regarding status of assessment methodology; work on memo to County and Interlocal Agreement.	SIS	1.00	300.00	\$300.00
04/06/18	Respond to Alex's email requesting information; respond to Alex's conceptual issues; email to Alex/Brian for how much advertising costs for assessments; work on budget and memo to the	SIS	1.50	300.00	\$450.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0000001 Reissuance of Bonds

20 Jun 2018  
Invoice # 1029370  
Page 3

Date	Description	Atty	Hours	Rate	Value
	board.				
04/09/18	Email to underwriter; email from Meritus with draft assignment levels; review same; attend conference call with underwriter, Meritus to discuss draft assessments and changes; follow-up emails with revised draft; work on memo to Board for deal.	SIS	2.00	300.00	\$600.00
04/10/18	Email from Brian regarding price for site cleanup; work on memo to County and amendment to Interlocal.	SIS	0.80	300.00	\$240.00
04/11/18	Call with underwriter to discuss draft spreadsheets for financing; emails with Alex at Meritus to discuss factors; finalize general package of information and email to the Board for tomorrow night's meeting.	SIS	1.50	300.00	\$450.00
04/11/18	Draft PSA for Falkenburg Road purchase from South Tampa Land, LLC.	IS	2.00	325.00	\$650.00
04/12/18	Conference call with finance team to discuss how to allocate new assessments; email follow-up; revise memo to address updates and purchase contract; attend board meeting.	SIS	3.50	300.00	\$1,050.00
04/13/18	Email with Brian regarding tax deed; email financing team update on board's action; call to County attorney's office; work on submittal to County.	SIS	1.00	300.00	\$300.00
04/17/18	Draft an email to the Board	SIS	0.70	300.00	\$210.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0000001 Reissuance of Bonds

20 Jun 2018  
Invoice # 1029370  
Page 4

<u>Date</u>	<u>Description</u>	<u>Atty</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
	regarding sale of tax deed and forward to Brian for comments; email from Brian; finalize and email to Board; work on resolution for authority.				
04/18/18	Finalize draft resolution for Board to approve to move forward with County authorization.	SIS	1.00	300.00	\$300.00
04/24/18	Call with Dan Molloy to give him an update on property acquisition.	SIS	0.20	300.00	\$60.00
04/25/18	Review emails from TM on Falkenburg; review materials for tonight's meeting; call to Brian Howell to coordinate on what needs to be approved tonight; outline action items and follow-up with County.	SIS	1.00	300.00	\$300.00
04/26/18	Email form Ron with outline of issues; talk with Iden about contract.	SIS	0.30	300.00	\$90.00
04/27/18	Email to Dan Molloy status report on deal.	SIS	0.50	300.00	\$150.00
04/30/18	Go through to verify the history, ordinance, etc. to make sure all the references are correct in the cover letter and draft amendment to the inter-local; amended both documents to add facts and references.	SIS	2.50	300.00	\$750.00
05/01/18	Forward draft memo and amendment to interlocal to bond counsel for his review; email Tonja for exhibit for materials to County; email	SIS	0.50	300.00	\$150.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0000001 Reissuance of Bonds

20 Jun 2018  
Invoice # 1029370  
Page 5

Date	Description	Atty	Hours	Rate	Value
	from bond counsel.				
05/04/18	Email Tonja for exhibit to amended interlocal; review recent case regarding authority for bonds by interlocal; email bond counsel back distinguishing our facts and suggest we have the issue addressed during validation	SIS	1.00	300.00	\$300.00
05/08/18	Email with Tonja for exhibit; finalize package and submit to Hillsborough County; email to Dan Molloy; email to Board.	SIS	1.50	300.00	\$450.00
05/14/18	Email proposed contract to Dan Molloy.	SIS	0.20	300.00	\$60.00
05/17/18	Review Brian's issues raised in his April 26 email; email board regarding bidding for design work and tax exempt status of rec center; call with Brian to discuss bidding for design work.	SIS	0.50	300.00	\$150.00
05/22/18	Email Adam Gormly at County for status; email to Dan Molloy regarding contract; start putting together resolutions.	SIS	1.00	300.00	\$300.00
05/25/18	Email from Adam Gormly with County; work on resolution.	SIS	1.00	300.00	\$300.00
05/29/18	Email to Brian on bond amount; email approval of request for proposals; follow-up emails with Brian on issues to move forward; email to bond underwriter and bond counsel to	SIS	0.80	300.00	\$240.00

# BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD  
0000001 Reissuance of Bonds

20 Jun 2018  
Invoice # 1029370  
Page 6

Date	Description	Atty	Hours	Rate	Value
	request agreements.				
05/30/18	Follow-up emails with Jon and Steve to discuss bond plan and conference call.	SIS	0.30	300.00	\$90.00
05/31/18	Prepare for and attend conference call with underwriter and bond counsel to discuss deal points and issues.	SIS	1.00	300.00	\$300.00
Total Services					\$8,930.00

Total Services and Disbursements	\$8,930.00
TOTAL NOW DUE	\$8,930.00

## SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	\$300.00	27.60	\$8,280.00
Iden Sinai	\$325.00	2.00	\$650.00
TOTALS		29.60	\$8,930.00



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

## INVOICE

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

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com

Please include an invoice copy with payment or reference the invoice number on your remittance.

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

Invoice # : 256343  
Invoice Date : 06/13/2018  
Terms : 30 Days  
Project : RT21610500  
Project Manager : Boser, Patrick G.

Project Name : Parkway Center/Oak Creek Preservation Areas

EMAIL ONLY-  
brian.howell@merituscorp.com;districtinvoices@merituscorp.com

For Professional Services Rendered through: 5/31/2018

Phase: 5218 - Quarterly Preservation Area Weed Control

	Amount
Quarterly Fee	1,385.00
-May Event	
<b>Subtotal</b>	<b>1,385.00</b>
<b>Total This Phase</b>	<b>\$1,385.00</b>
<b>Total Fee Type CPM:</b>	<b>1,385.00</b>
<b>Amount Due this Invoice</b>	<b>\$1,385.00</b>

### Outstanding Invoices

Number	Date	Balance
256343	06/13/2018	1,385.00
<b>Total Now Due</b>		<b>1,385.00</b>

### Aging Balances

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

REVIEWEDdthomas 7/5/2018

<b>Project #:</b>	RT21610500	<b>Lake Management</b>	
<b>Project Name:</b>	Parkway Center/Oak Creek Preservation Areas	<b>Mitigation Maintenance</b>	✓
<b>Phase:</b>	5218	<b>Technician:</b>	MDE
		<b>Other</b>	

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
05/31/18	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	-	<b>Additional Services:</b>
alligator weed	-	pennywort	-	dead fish clean up
azola	-	primrose willow	-	midge treatments
bacopa	-	punk tree	-	trash pick-up
bahiagrass	-	ragweed	-	
barnyard grass	-	salt bush	-	
Bermuda grass	-	sedges	-	
Brazilian pepper	X	sesbania	-	
caeserweed	-	soda apple	-	
Carolina willow	-	southern niaid	-	
castorbean	-	Spanish needles	-	
cattail	-	spike rush	-	
Chinese tallow	-	thistle	-	
climbing hempvine	-	torpedograss	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:



## INVOICE

Page 1 of 1

Invoice Number 1364518  
Invoice Date June 1, 2018  
Purchase Order 215600346  
Customer Number 83368  
Project Number 215600346

**Bill To**

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

**Please Remit To**

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

**Project Parkway Center Community Dev District**

Project Manager Stewart, Tonja L For Period Ending **May 25, 2018**  
Current Invoice Total (USD) 275.00

Prepare boundary exhibit per district counsel

**Top Task 218 2018 FY General Consulting**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	2.50	110.00	275.00
<b>Subtotal Professional Services</b>	<u>2.50</u>		<u>275.00</u>
Top Task Subtotal 2018 FY General Consulting			275.00
<b>Total Fees &amp; Disbursements</b>			<u>275.00</u>
<b>INVOICE TOTAL (USD)</b>			<b>275.00</b>

**Due on Receipt**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 939-1020 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

REVIEWEDdthomas 7/5/2018

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/06/2018  
Account: 211001800146

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

Current month's charges:	\$621.56
Total amount due:	-\$243.46
CREDIT -	DO NOT PAY

### Your Account Summary

Previous Amount Due	-\$865.02
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$865.02
<b>Current Month's Charges</b>	<b>\$621.56</b>
<b>Total Amount Due</b>	<b>-\$243.46</b>

### Get updates on your service

Sign up for free **Power Updates** to receive updates about your electric service - right to your mobile device. Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates)



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



### Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com](http://tampaelectric.com) and select *Pay Your Bill*.

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



#### WAYS TO PAY YOUR BILL



JUN 11 2018

See reverse side for more information

Account: 211001800146

Current month's charges:	\$621.56
Total amount due:	-\$243.46
CREDIT -	DO NOT PAY
Amount Enclosed	\$

651382957658

00003445 02 AV 0.37 33607 FTECO106071802272810 00000 03 01000000 017 03 17860 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

6513829576582110018001460000000243467

## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211001800146  
**Statement Date:** 06/06/2018  
**Current month's charges due** DO NOT PAY

### Details of Charges – Service from 05/02/2018 to 05/31/2018

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	750 kWh @ \$0.03207/kWh	\$24.05
Fixture & Maintenance Charge	19 Fixtures	\$118.61
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	750 kWh @ \$0.03095/kWh	\$23.21
Florida Gross Receipt Tax		\$1.21
Franchise Fee		\$0.00
<b>Lighting Charges</b>		<b>\$621.56</b>

#### Total Current Month's Charges

**\$621.56**

00003445-0007156-Page 3 of 12



Statement Date: 06/06/2018

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:	06/27/2018

### Your Account Summary

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

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



### Billing and payments made easy!

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com](http://tampaelectric.com) and select *Pay Your Bill*.

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

#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800369

Current month's charges:	\$490.87
Total amount due:	\$490.87
Payment Due By:	06/27/2018

**Amount Enclosed** \$  
651382957659



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:** 06/06/2018  
**Current month's charges due** 06/27/2018

**Details of Charges – Service from 05/02/2018 to 05/31/2018**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 30 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
<b>Lighting Charges</b>		<b>\$490.87</b>

**Total Current Month's Charges**

**\$490.87**

00003445-0007158-Page 7 of 12



Statement Date: 06/06/2018  
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:	06/27/2018

**Your Account Summary**

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

**Get updates on your service**

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



**Billing and payments made easy!**

We offer many convenient and free ways to receive and pay your electric bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com](http://tampaelectric.com) and select *Pay Your Bill*.

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



See reverse side for more information

Account: 211001800609

Current month's charges:	\$444.90
Total amount due:	\$444.90
Payment Due By:	06/27/2018

Amount Enclosed \$  
651382957660



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

6513829576602110018006090000000444902

**Account:** 211001800609  
**Statement Date:** 06/06/2018  
**Current month's charges due** 06/27/2018

**Details of Charges – Service from 05/02/2018 to 05/31/2018**

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

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 30 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
<b>Lighting Charges</b>		<b>\$444.90</b>

**Total Current Month's Charges**

**\$444.90**

00003445-0007160-Page 11 of 12



# PARKWAY CENTER CDD

MEETING DATE: June 27, 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 B. Fleary

DF 062718

REVIEWEDdtomas 7/5/2018



# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Jean Mitotes** 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: RFQ - Architectural** was published in **Tampa Bay Times: 6/1/18**. 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 not 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

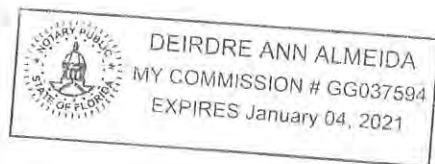
  
Signature of Affiant

Sworn to and subscribed before me this 06/01/2018.

  
Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



## REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL SERVICES PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

The PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT (the "District"), located in Hillsborough County, Florida announces that professional architectural services will be required for a project the basic construction cost of which is estimated by the District to exceed the threshold amount provided in Fla. Stat. § 287.017 for Category Five. The professional architectural services shall include providing civil, architectural, structural, mechanical, electrical and plumbing design for permit documents for the construction of the following facilities and amenities:

### 1. Construct an Amenity Facility and Pool

In addition to the foregoing, the professional architectural services may include construction administration and supervision services.

Any firm or individual desiring to provide professional architectural services to the District must furnish a resume of its qualifications and past experience on Standard Form 330 with pertinent supporting data.

The District will review all applicants and will comply with the State procedures as established by the Consultants' Competitive Negotiation Act, Section 287.055, Florida Statutes. All applicants interested must submit eight (8) copies each of Standard Form 330, including all pertinent supporting data, in a sealed envelope marked on the outside, "Architectural Services for Parkway Center Community Development District," by **12:00 p.m. on Wednesday, June 20, 2018** to the attention of Brian Howell, District Manager, Parkway Center Community Development District at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607. Any questions, please contact Meritus at (813) 397-5120.

Brian Howell  
District Manager

Run Date: Friday, June 1, 2018

643656



# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date

Invoice #

6/7/2018

134204

## Bill To:

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

## Property Information

Faulkenburg Rd & Progress Blvd  
Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 6-5-2018			
<b>Controller A</b>			
Irrigation parts	1	1.43	1.43
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00
<b>Controller C - Zone line leak under tree has not been repaired.</b>			
Irrigation parts	1	136.78	136.78
Labor: 1 man @ \$ 40.00 per hour	4	40.00	160.00
<b>Controller D</b>			
Irrigation parts	1	80.94	80.94
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
<b>Controller E</b>			
Irrigation parts	1	1.37	1.37
Labor: 1 man @ \$ 40.00 per hour	0.25	40.00	10.00
<b>Controller J</b>			
Irrigation parts	1	30.10	30.10
Labor: 1 man @ \$ 40.00 per hour	1.25	40.00	50.00

Total

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

Terms

Due Date

Payments/Credits

Net 30

7/7/2018

Balance Due

REVIEWEDdtomas 7/5/2018

# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date

Invoice #

6/7/2018

134204

## 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
Controller K - pump motor is constantly running with no water. Breaker turned off. A separte proposal will be submittred for pump service call.			

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

7/7/2018

**Total**

\$530.62

**Payments/Credits**

\$0.00

**Balance Due**

\$530.62

Landscape Maintenance Professionals, Inc.

Property: Parkway Center CDD

Date: 6/5/18

Technician: *Tam*

Arrive/Depart: 11:15

12:15

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

Clock Type/ #

Confirm Time/ Date

Battery Replaced

Y

N

Time/Date Adjust

Y

N

Start

Pgm A

1

Mon

Tue

Wed

Thu

Fri

Sat

7:15 pm

7:15 pm

11:15

11:15

11:15

Notes: \* Set program B for wtd & Sat & removed zone 1

Programs										Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)						
Zone #	Type	A	B	C	D					Labor	Hrs	Rate	Amount							
1	SM	10:10	10:10			ok				Supervisor:	0.5	40.00	20.00							
2	S/B	12:00				ok				Technician:										
3	S	1:15				ok														
4	S	1:50				ok														
5	S	1:10				ok														
6	D	12:00				ok														
7																				
8																				
9																				
10																				
11																				
12																				
13																				
14																				
15																				
16																				
17																				
18																				
19																				
20																				
21																				
22																				
23																				
24																				
Subtotal Adjust X										100%	100%									
Run Time										1:45	1:30									
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information																				

Total Materials

\$ 1.43

Total Labor

\$ 20.00

Grand Total

\$ 21.43

Bill To:





Landscape Maintenance Professionals, Inc.

Property: Parkway Center CDD

Date

6/5/18

Technician

T. J. J.

Arrive/Depart

1:45pm 1:30pm

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

Clock Type/ #

Battery Date

Rain Sensor

Confirm Time/Date

Battery Replaced

Time/Date Adjust

Start

Pgm A

Pgm B

Mon

Tue

Wed

Thu

Fri

Sat

Notes:

\* Controller door wide open & wet from rain

\* Removed zones 1 and 3 from program B

\* Changed watering days and start times on prog B (9:00 pm Wed & Sat)

Programs				Zone Information				Technician Use Only (Use standard invoice forms for additional charges)			
Zone #	Type	A	B	C	D					Labor	Amount
1	S	1:30	1:30			broken 1/2" elbow & poly nipple				Supervisor:	
2	R	1:45				lowered & replaced 1" rotor				Technician:	
3	S	1:30	1:30			ok				Total Labor Charges \$ 40.00	
4	R	1:00				1 rotor (leaking)				QTY	Unit
5	R	1:00				1 rotor (leaking) & nipple				2	23.05
6	S	1:00				broken sprinkler				1	11.00
7	S	1:30	1:30			ok				1	1.73
8	S	1:30	1:30			ok				2	10.00
9	S	1:30	1:30			ok (Annual Flushing)				1	0.80
10	B	1:45				ok				1	0.63
11	S	1:45				2 clogged nozzles (MPR)				1	0.68
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Season Adjust %				100%						Total Materials	\$ 80.94
Run Time				6:00	3:00					Total Labor	\$ 40.00
										Grand Total	\$ 120.94

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



Landscape Maintenance Professionals, Inc.

Property: Parkway Center CDD

Date: 6/6/18

Technician: Tom

Arrive/Depart: 2:00 / 3:00

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

Clock Type/ #	Confirm Time/ Date	Battery Replaced	Y	N	Time/Date Adjust	Y	N	Start	Pgm	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date									1				2:00AM			2:00AM
Rain Sensor									2							
Notes: * ADM Fault																
									Pgm 1							
									6:25AM							
									2							
									Pgm 1							
									2							
									Pgm 1							
									2							

Programs										Technician Use Only (Use Standard Invoice forms for additional charges)						
Zone #	Type	F	C	D	Zone Information					Labor			Total Labor Charges \$10.00			
1	S	25	40										QTY	Unit	Extended	
2													2	0.52	1.04	
3	D	40											1	0.33	0.33	
4	S	30														
5																
6																
7	D	20														
8																
9																
10																
11																
12																
83	S	25														
84	S	20														
85	S	10														
86	S	20														
87	S	20														
88	S	10														
89	B	20														
90	S	25														
21																
22																
23																
24																
Season Adjust %										Total Materials						
Run Time										Total Labor						
										Grand Total						
										Bill To:						

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

IMP

Landscape Maintenance Professionals, Inc.

Property: Parkway Center CDD

Date: 6/5/18

Technician: Tom

Arrive/ Depart: 7:45 10:45

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

Clock Type/ #	Confirm Time/ Date	Battery Replaced	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Y				Pgm A 1				12:00am			12:00am
Rain Sensor	bad				Pgm B 2				4:20am			4:20am
Notes:												
* Replaced program 5 for new plants												
					Pgm C 1				8:00am			8:00am
					Pgm D 2				10:00am			10:00am

Programs		Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)					
Zone #	Type	A	B	C	D	Labor	Supervisor:	Hrs	Rate	Amount	
1	S	:10				raised 3 sprayheads					
2	S	:10				ok		1.25	40-	50-	
3	D	:30				cut dripline, capped many cut driplines in old juniper beds					
4	S	:10				ok					
5	S	:10				ok					
6	DM	:30	:20			capped broken dripline around base of oak tree	TL C OUP	10	0.52	5.20	
7	S	:10				ok	XED0912	40	0.58	23.20	
8	S	:10				ok	TLG	10	0.17	1.70	
9	S	:10				ok					
10	S	:15				ok					
11	DM	:30				ok cut driplines by new Boxwood (wrong plant)					
12	S	:10	:00			ok installed new dripline					
13	D	:30	:20			cut dripline					
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Season Adjust %						Total Materials		\$ 30.10			
						Total Labor		\$ 50.00			
						Grand Total		\$ 80.10			

Total Materials	\$ 30.10
Total Labor	\$ 50.00
Grand Total	\$ 80.10
Bill To:	

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

Clock Type/ #	Rainbird ESP-Me/ Controller K				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	(Y)	Time/Date Adjust	Y	(N)	Pgm A	1		3:30am			3:30am
Rain Sensor	(ok)	bad	Battery Replaced	Y	(N)	Pgm B	1	5:00am	5A	5A	5A	5A
Notes:												
* No water (motor running constantly with No water passage. Breaker tripped! OFF)												
						Pgm C	1	5:00pm	5p	5p	5p	5p
							2					

Programs				Zone Information				Technician Use Only (Use standard invoice forms for additional charges)			
Zone #	Type	A	B	C	D	Labor			Supervisor:		
							Hrs	Rate			Amount
1		:50	:30								
2		:30									
3			:10								
4			:10								
5											
6											
7											
8											
9											
10											
11			:10								
12			:10								
13			:15								
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Season Adjust %						100%	100%				
Total Materials						\$					
Total Labor						\$					
Grand Total						\$					

in Time	1:20	1:25				
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# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date

Invoice #

6/8/2018

134217

## Bill To:

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

## Property Information

Faulkenburg Rd & Progress Blvd  
Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 6-7-2018			
Controller H			
Irrigation parts	1	26.11	26.11
Labor: 1 man @ \$ 40.00 per hour	0.75	40.00	30.00
Controller I			
Irrigation parts	1	109.81	109.81
Labor: 1 man @ \$ 40.00 per hour	3	40.00	120.00

Total \$285.92

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 7/8/2018

Payments/Credits \$0.00

Balance Due \$285.92

REVIEWEDdtomas 7/5/2018



Landscape  
Maintenance  
Professionals, Inc.

Property: Parkway Center CDD

Date: 6/7/18  
Technician: Tom  
Arrive/Depart: 7:15 / 9:00

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

Clock Type/ #  
Battery Date  
Rain Sensor

Hunter ACC Controller #  
Confirm Time/ Date  
OK bad

Start  
Pgm A  
Pgm B  
Pgm C  
Pgm D

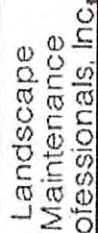
Time/Date Adjust  
Y N

N  
Y N

Sun  
Mon  
Tue  
Wed  
Thu  
Fri  
Sat

Notes:

Programs						Technician Use Only (Use Standard Invoice forms for additional charges)									
Zone #	Type	A	B	C	D	Zone Information	Labor	Hrs	Rate	Amount	Total Labor Charges \$30-				
1	S	:10				OK	Supervisor:	0.75	40-	30-					
2	S	:10				OK	Technician:								
3	D			:40		OK									
4	D			:40		OK									
5	S		:20			changed 6" to 12" sprayhead in jasmine	Materials			Extended					
6	S/DK		:25			OK	PROSIZ	1	14.00	14.00					
7	S	:10				OK	155ST	7	1.73	12.11					
8	S	:10				OK									
9	D			:40		OK									
10	S	:10				2 nozzles									
11	D			:40		OK									
12	S	:10				OK									
13	S	:10				4 nozzles									
14	S	:10				OK									
15	D			:40		OK									
16						N/A									
17	S	:10				OK									
18															
19															
20															
21															
22															
23															
24															
Season Adjust %						100%	100%	100%				Total Materials		\$ 26.11	
												Total Labor		\$ 30.00	
												Grand Total		\$ 56.11	



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Date	6/7/18
Technician	Tom
Arrive/ Depart	9:00

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

Page 1 of 2

[illegible]

\* Renewed program (New plantings)

Zone #		Type	Programs				Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)				
A	B	C	D					Labor	Hrs	Rate	Amount		
1	25					* Fault, Not operational - located valve, replaced		Supervisor:	3	40-	120 -		
2	15					OK		Technician:					
3	15					OK							
4	15					OK							
5	15					changed 4 - 4" sprayheads to 6" sprayheads in turf							
6	15					OK PP 12" sprays in flex V		PROSOG	6	11.00	66.00		
7	15					OK		12 H44N	14	1.73	24.22		
8	25					1 nozzle (MPR)		MP2000 90	1	10.00	10.00		
9	15					OK		TLSCMHP	10	0.52	5.20		
10	AB					:40 OK		XEAD912	2	0.59	1.18		
11	D					:40 OK		TLTee	1	0.81	0.81		
12	D					:40 cut dripline		ICD100 (warranty)	1	N/C	N/C		
13	D					:40 OK		King Blue	2	1.20	2.40		
14	R/S	25				OK							
15	D					:40 cut dripline							
16	RA	25				cut dripline							
17	S	15				OK changed 2 - 4" sprays to 6"							
18	R	20				OK							
19						N/A							
20	S	15				5 nozzles							
21	S	15				2 nozzles							
22	D					:40 OK							
23	S	15				OK							
24	D					:40 OK 6 cut driplines							
Season Adjust %			100%	100%				Total Materials	\$ 109.81				
Run Time			3:00	2:30				Total Labor	\$ 120.00				
								Grand Total	\$ 229.81				
Bill To:													

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

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





PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
6/8/2018	134223

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 #
46261

Work Order #

PO / PA #
76847

Description	Qty	Rate	Amount
At the monument sign remove old Indian Hawthorne and install Society Garlic in its place. This includes debris & disposal.			
Society Garlic 1g	150	5.00	750.00
Irrigation Modifications/ Adjustments	1	110.00	110.00
Bed Prep/ Debris/ Disposal	1	343.75	343.75
Total			\$1,203.75
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/8/2018	Balance Due \$1,203.75

REVIEWEDdthomas 7/5/2018



# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date

Invoice #

6/9/2018

134235

## Bill To:

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

## Property Information

Faulkenburg Rd & Progress Blvd  
Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 6-8-2018			
Controller K			
Irrigation parts	1	17.46	17.46
Labor: 1 man @ \$ 40.00 per hour	0.5	40.00	20.00

Total \$37.46

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

\$0.00

Net 30

7/9/2018

Balance Due

\$37.46

REVIEWEDdtomas 7/5/2018

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

Clock Type/ #		Rainbird ESP-Me/ Controller K		Start		Sun Mon Tue Wed Thu Fri Sat									
Battery Date		Confirm Time/Date	(Y)	Time/Date Adjust	Y (N)	Pgm A	1								
Rain Sensor	(OK)	Battery Replaced	Y	(N)		Pgm B	1	5:00am	5A	5A	5A	5A	5A	5A	3:30am
Notes: x Stuck zone															
x No irrigation on back side of barn															
* Removed Tue, Thu, Fri, Sun from program B															
x Renamed Zone 1 from program B															
<div> <div> <div>Zone #</div> <div>Type</div> <div>A</div> <div>B</div> <div>C</div> <div>D</div> </div> <div> <div>Programs</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> </div> <div> <div>Zone Information</div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>															
1	R	50	30												
2	S	30													
3	S		10												
4	S		10												
5															
6															
7															
8															
9															
10															
11	S		10												
12	S		10												
13	B		15												
14															
15															
16															
17															
18															
19															
20															
21															
22															
23															
24															
Sensor Adjust %		100%		100%											
Run Time		1:20		1:25											
<div> <div>Supervisor:</div> <div>PROS 12</div> </div> <div> <div>Technician:</div> <div>10THUN</div> </div> <div> <div>Total Labor Charges</div> <div>\$ 20 -</div> </div> <div> <div> <div>Labor</div> <div>Hrs</div> <div>Rate</div> <div>Amount</div> </div> <div> <div>0.5</div> <div>40 -</div> <div>20 -</div> </div> </div> <div> <div> <div>Materials</div> <div>QTY</div> <div>Unit</div> <div>Extended</div> </div> <div> <div>1</div> <div>17.00</div> <div>14.00</div> </div> <div> <div>2</div> <div>1.73</div> <div>3.46</div> </div> </div> <div> <div>Total Materials</div> <div>\$ 17.46</div> </div> <div> <div>Total Labor</div> <div>\$ 20.00</div> </div> <div> <div>Grand Total</div> <div>\$ 37.46</div> </div>															



# Invoice

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

Date	Invoice #
6/9/2018	134236

## 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 6-8-2018			
Irrigation parts	1	42.86	42.86
Labor: 1 man @ \$ 40.00 per hour	9.5	40.00	380.00
Repair Irrigation leak under pine tree. Rerouted line around tree.			

Controller C - zone 2.

Total \$422.86

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

**Terms**      **Due Date**  
Net 30      7/9/2018

Payments/Credits \$0.00

**Balance Due** \$422.86

REVIEWEDdtomas 7/5/2018

# Irrigation Service/Proposal Request

Property: <u>Parkway Center CDD</u>	DATE <u>6/8/18</u>
Location <u>Controller C Zone 2</u>	

Emergency? \_\_\_\_\_

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:

- Re-Routed 1 1/2" lateral line around pine tree  
 - Repaired 3/4" Tee

Materials needed :		1 - 437-212	1.74
4 - 406-015 (2.45)	9.80	1 - 437-168	1.65
1 - 429-015	1.51	3 - 437-131 (1.23)	3.69
1 - 401-015	3.26	2 - 437-101	0.67
8 - PR40-015 (1.22)	9.76	1 - 407-005	0.80
1 - 118-10	6.22	3 - PRFB-005 (0.68)	2.04
1 - 401-010	1.72		

Foreman: Tom / David M

Manager

Date Completed 6/8/18

Total Man Hours 4.75 x 2

Inspected by

Date

Special Tools Needed:

materials 42.86

Labor (9.5) hr 380.00

Total 422.86



# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
6/21/2018	134463

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 #
45815

Work Order #

PO / PA #
77201

Description	Qty	Rate	Amount
Replace Oak tree that was damage by vehicle off Blue Beech Dr.			
Oak - Live 45 gal	1	412.50	412.50
Tree removal with root ball	1	178.75	178.75
Irrigation Modifications/ Adjustments	1	88.00	88.00
		Total	\$679.25
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/21/2018	Balance Due \$679.25

REVIEWEDdthomas 7/5/2018



PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
6/21/2018	134470

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 repairs completed on 6-20-2018			
Irrigation parts	1	29.53	29.53
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Replace 4 clogged or damaged Rainbird rotator nozzles and 1 standard spray nozzle.			
Labor: 1 man @ \$ 40.00 per hour	1	40.00	40.00
Meet with electrician and locate sleeves at entrance west of school.			
		Total	\$109.53
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/21/2018	Balance Due
			\$0.00
			\$109.53

REVIEWEDdtomas 7/5/2018

# Irrigation Service/Proposal Request

Property: Parkway CDD      DATE 6/19/2018

## Location

Throughout property.

Emergency?

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_

FSR/PROPOSAL # \_\_\_\_\_

## Description of Work to be performed:

Hot spost. - watered zones at Riverview Dr entrance (new Azaleas very dry)  
 - checked coverage & adjusted controller ~~to 10 minutes~~ (turned along Falkenberg Rd)  
 - replaced nozzles at Amberly Entrance (New Sod) changed to rotation nozzles

## Materials needed :

2 - R17-24 H	(6.95)	13.90
2 - R13-18 H	(6.95)	13.90
1 - 12H HUN	(1.73)	1.73

Foreman: *Tom*

Manager

Date Completed *6/20/18*

Total Man Hours *1 hr*

Inspected by

Date

## Special Tools Needed:

materials 29.53

Labor 40.00

Total \$ 69.53

# Irrigation Service/Proposal Request

Property: Parkway Center CDD

DATE 6/20/18

Location Entrance west of school

Emergency? ☐

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_

FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:

- located sleeve for electricians

Materials needed: N/A

Foreman: Town

Manager \_\_\_\_\_

Date Completed 6/20/18

Total Man Hours 1 hr

Inspected by \_\_\_\_\_

Date \_\_\_\_\_

Special Tools Needed:

materials

Labor 40.00

Total \$40.00



# NICHOLS LANDSCAPE ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33548

813.948.6810 u.  
www.nichols-la.com

813.298.8880 u.  
celia@nichols-la.com

877.248.3714 f.  
LC2600399

## Invoice

Date	Invoice No.
6/20/2018	MCP16-3.19

Due Date
7/5/2018

### 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 June 20, 2018

### PARKWAY CDD Landscape Construction Services

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
5/7/2018	Project Landscape Designer Weekly meeting to update progress on completion Belmont and Hamlet entrances.	0.21667	75.00	16.25
5/8/2018	Principal Landscape Architect Message Tom, call Chris and email to Josh at Sunrise to follow up on final items.	0.26667	153.00	40.80
5/8/2018	Principal Landscape Architect Call with Chris G. on last of punch list items.	0.25	153.00	38.25
5/8/2018	Principal Landscape Architect Call with Chris and Tom over Punchlist items left and Change Orders added.	0.58333	153.00	89.25
5/15/2018	Principal Landscape Architect Work on Punchlist follow up.	0.16667	153.00	25.50
5/18/2018	Project Landscape Designer Site visit to verify counts. Meet with Tom.	3.71667	75.00	278.75
5/25/2018	Project Landscape Designer Complete plans showing differences in plant counts. Complete punch list report.	2.15	75.00	161.25
5/25/2018	Project Landscape Designer Send CRN final punch list report and plant count plans for review.	0.33333	75.00	25.00
5/29/2018	Project Landscape Designer Complete reviewing punch list report.	0.15	75.00	11.25
5/29/2018	Project Landscape Designer Review previous plant counts taken in April.	0.75	75.00	56.25
5/29/2018	Project Landscape Designer Update PDF set with our latest field plant counts.	1.75	75.00	131.25
5/29/2018	Project Landscape Designer Begin to review and compare As Built irrigation to plan. Prepare questions for Sunrise.	0.3	75.00	22.50

We Appreciate Your Business!

**Total Due:**

53900  
4908  
62

**NICHOLS**  
LANDSCAPE  
ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33548

813.948.8810 o.  
www.nichols-la.com

613.293.8880 c.  
celia@nichols-la.com

877.248.3714 f.  
LC26000399

# Invoice

Date	Invoice No.
6/20/2018	MCP16-3.19

Due Date
7/5/2018

## 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 June 20, 2018

**PARKWAY CDD**  
**Landscape Construction Services**

[illegible]

**We Appreciate Your Business!**

**Total Due:** \$1,078.84

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



# NICHOLS

## LANDSCAPE ARCHITECTURE INC.

P.O. Box 155  
Lutz, FL 33548

813.948.8810 o.  
www.nichols-la.com

813.298.8880 c.  
celia@nichols-la.com

877.246.3714 f.  
LC26000399

## Invoice

Date	Invoice No.
6/20/2018	MPC15-2.32

Due Date
7/5/2018

### 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 June 20, 2018

### PARKWAY CDD Miscellaneous Tasks

DATE OF SERVICE	TASK DESCRIPTION	QTY.	BILL RATE	TOTAL DUE
5/23/2018	Principal Landscape Architect Coord. with Nathan and Brian on start of landscape lighting project construction.	0.26667	153.00	40.80
5/24/2018	Project Landscape Designer Calculate installed plant counts. Update punch list report for Change Order for Sunrise.	3.83333	75.00	287.50

We Appreciate Your Business!

**Total Due:** \$328.30

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

REVIEWEDdtthomas 7/5/2018



# INVOICE

Brandon, FL 33511 (813) 203-1380

Date: May 17, 2018	Payment Due: May 31, 2018
Name: Oak Creek CDD	Address:

Unpaid Balance Due: \$0.00	Balance: \$0.00
Payment (Thank you!): Cash _____ Credit Card _____ Check	<b>Paid: \$0.00</b>
Description of Service: Repair and service to chain link fencing and gate, 2 hours of labor	<b>Amount: \$130.00</b>
Purchase of required hardware	<b>Amount: \$85.00</b>
Local Service Call	<b>Amount: \$25.00</b>
	<b>Total Due: \$240.00</b>

Damage Incurred at Time of Service:

None

Note: When documented, office will call you to discuss damage and reimbursement

Damage Identified by Team/Person:

None

Note: This is damage the team/person noticed while working and was not caused at this scheduled appointment or by our service.

Please make checks payable to: Nicholas Ryder. Thank you for your business!

REVIEWEDdtomas 7/5/2018

Sunrise Landscaping Contractors, Inc.  
PO Box 16531  
Tampa FL 33687



Invoice  
#S-1533  
2/28/2018

**Bill To**

PARKWAY CDD  
C/O MERITUS  
2005 PANAM CIRCLE DR, STE 120  
TAMPA FL 33607  
United States

**Ship To**

**TOTAL**

**\$90,924.00**

Due Date: 2/28/2018

Terms	Due Date	PO #	Sales Rep	Memo
	2/28/2018	Oak Creek Hamlet & Belmont Entrance		Proposal dated 11-3-17 (draw#2)

Quantity	Item	Options	Rate	Amount
	<b>Description</b>			
	Installation of irrigation, landscape and sod per proposal dated November 3, 2017.			
1	Irrigation Install Irrigation Install		\$24,000.00	* \$24,000.00
	Irrigation install	* THIS INCLUDES \$22,550 SYSTEM + \$1200 SLEEVING + \$250 PERMIT & ADMIN FEE		
8	Red Cedar 45 Gallon 3" Caliper		\$485.00	\$3,880.00
	Red Cedar 3"cal			
6	Crepe Myrtle Standard Trunk		\$285.00	\$1,710.00
	Crepe Myrtle Standard Trunk			
9	Pine - Slash 15 Gallon		\$235.00	\$2,115.00
	Slash Pine 10' ht 30 gallon			
14	Redbud Tree 30gal		\$245.00	\$3,430.00
	Redbud 10' ht			
21	Holly - Eagleston 30 gallon		\$235.00	\$4,935.00
	Holly 30 gallon			
3	Cypress - Bald 30 gallon		\$235.00	\$705.00
	Bald Cypress 30 gallon			
21	Fire Bush - Red 3 gallon		\$12.00	\$252.00
	Red Fire Bush 3 gallon			
3	Palm - Cardboard 3gal		\$85.00	\$255.00
	Cardboard Plant 24" ht 24" spread			
77	Azalea Duc De Rohan 3 Gallon		\$12.50	\$962.50
	Azalea 3 Gallon			
46	Muhly Grass White 1 Gallon		\$5.00	\$230.00
	Muhly Grass 1 gallon full pot			



S-1533

1 of 3

Sunrise Landscaping Contractors, Inc.  
PO Box 16531  
Tampa FL 33687



Invoice  
#S-1533  
2/28/2018

Quantity	Item	Options	Rate	Amount
81	Coontie 3 Gallon Coonite 3 gallon		\$21.00	\$1,701.00
42	Anise 3 gallon Anise 3 gallon		\$12.00	\$504.00
56	Thryallis 3 Gallon Thryallis 3 gallon		\$12.00	\$672.00
55	Plumbago 3 Gallon Plumbago 3 gallon		\$12.00	\$660.00
201	Liriope 12" 1 Gallon Liriope 1 gallon full pot		\$5.25	\$1,055.25
348	Perenial Peanuts 1 gallon Perenial Peanuts 1 gallon		\$4.00	\$1,392.00
498	Jasmine - Minima 1 gallon Variegated Minima Jasmine 1 gallon		\$4.75	\$2,365.50
339	Society Garlic 1 Gallon Society Garlic 1 gallon full pot		\$4.95	\$1,678.05
22	Juniper Parsoni 3 gallon Juniper Parsoni 3 gallon		\$11.00	\$242.00
215	Perennials Install Perennials Seasonal Annuals/Perennials		\$3.25	\$698.75
10	Landscape Install Landscape Install Spartina 1 gallon		\$5.00	\$50.00
21	Texas Sage 3 Gallon Texas Sage 3 gallon		\$12.00	\$252.00
30	Holly - Ilex Schilling 3 gallon Ilex Schilling Holly 3 gallon		\$12.00	\$360.00
51	Agapanthus 1 Gallon Agapanthus 1 Gallon Agapanthus 1 gallon full pot		\$5.25	\$267.75
152	Juniper Parsoni 3 gallon Shore Juniper 3 gallon		\$12.00	\$1,824.00
50	Planting Soil Planting Soil yard of planting soil		\$34.00	\$1,700.00
149	Pine Bark Mini Nuggets yard of pine bark nuggets		\$48.00	\$7,152.00



S-1533

2 of 3

Sunrise Landscaping Contractors, Inc.  
PO Box 16531  
Tampa FL 33687



Invoice  
#S-1533  
2/28/2018

Quantity	Item	Options	Rate	Amount
5	Landscape Install Landscape Install Large Limestone Boulder		\$750.00	\$3,750.00
8	Landscape Install Landscape Install Medium Limestone Boulder		\$650.00	\$5,200.00
13	Landscape Install Landscape Install Small Limestone Boulder		\$450.00	\$5,850.00
10	Landscape Install Landscape Install Riverbed Rock		\$325.00	\$3,250.00
6	Landscape Install Landscape Install Metal Edging - Permaloc Perma Strip Duraflex black		\$99.20	\$595.20
1	Landscape Install Landscape Install Filter Fabric		\$562.00	\$562.00
32	Tree Staking kits Tree staking kit		\$24.00	\$768.00
1	Freight Freight Freight		\$1,700.00	\$1,700.00
1	Landscape Labor Labor Labor		\$4,200.00	\$4,200.00

**Subtotal** \$90,924.00

**Tax Total (%)** \$0.00

**Total** \$90,924.00

THIS TOTAL DOES NOT INCLUDE THE BERM  
INSTALLATION/ CLEAR GRUB NOR THE BORES.



S-1533

Sunrise Landscaping Contractors, Inc.  
 PO Box 16531  
 Tampa FL 33687



Invoice  
 #S-1538  
 2/28/2018

**Bill To**

PARKWAY CDD  
 C/O MERITUS  
 2005 PANAM CIRCLE DR, STE 120  
 TAMPA FL 33607  
 United States

**Ship To**

**TOTAL**

**\$2,204.00**

Due Date: 2/28/2018

Terms	Due Date	PO #	Sales Rep	Memo
	2/28/2018	Oak Creek Hamlet & Belmont Entrance		<del>Change Order #1</del> CHANGE ORDER # 2

Quantity	Item	Options	Rate	Amount
	<b>Description</b> Installation of additional Bahia sod for areas not shown on plans around berm. Change Order dated February 15, 2018.			
1	Sod Install Bahia Sod Install Bahia 5800 sq ft of Bahia sod		\$2,204.00	\$2,204.00

<b>Subtotal</b>	\$2,204.00
<b>Tax Total (%)</b>	\$0.00
<b>Total</b>	\$2,204.00



S-1538

Sunrise Landscaping Contractors, Inc.  
PO Box 16531  
Tampa FL 33687



Invoice  
#S-1540  
2/28/2018

Bill To

PARKWAY CDD  
C/O MERITUS  
2005 PANAM CIRCLE DR, STE 120  
TAMPA FL 33607  
United States

Ship To

TOTAL

\$1,145.00

Due Date: 2/28/2018

Terms	Due Date	PO #	Sales Rep	Memo
	2/28/2018	Oak Creek Hamlet & Belmont Entrance		<del>EXTRAS</del>

PART OF CO3

Quantity	Item	Options	Rate	Amount
	Description Additional work completed per Celia Nichols.			
	Description			
1	Landscape Labor Labor Hamlet - Provide labor and equipment to remove large palm root ball on center island to allow room for new plant beds per Celia. Note: Very labor intensive.		\$350.00	\$350.00
1	Landscape Labor Labor Hamlet Entrance - Install three holly trees 30 gallons for empty areas on center island per Celia - \$230.00 each. Labor to install three trees - \$90.00.		\$795.00	\$795.00

Subtotal	\$1,145.00
Tax Total (%)	\$0.00
Total	\$1,145.00

53900  
4908



S-1540

1 of 1

70

REVIEWED thomas 7/5/2018



• Landscaping • Irrigation • Property Maintenance • Tree Farms

June 8, 2018

## Change Order Request 003Rev

Nichols Landscape Architecture, Inc.  
Celia Nichols  
146 Whitaker Road, Suite A  
Lutz, FL 33549  
813-948-8810  
[celia@nichols-la.com](mailto:celia@nichols-la.com)

RE: Change Order Request 003Rev  
Oak Creek Hamlet and Belmont Entrance

Dear Celia Nichols,

Per your request Sunrise Landscape has compiled this Change Order Request to furnish and install additional plant and sod materials at both the Hamlet and Belmont entrances.

Original Contract Amount:	\$107,424.00
Previous Change Orders:	\$12,674.00
Current Contract Amount:	\$120,098.00
Change Order Request 00	\$9,611.10
Revised Contract Amount:	<b>\$129,709.10</b>

Please do not hesitate to contact this office if you have any questions or comments. Sunrise Landscape looks forward to working with you towards the successful completion of this project. Thank you for extending to us the opportunity to earn your business.

Sincerely

*Chris Griesenbeck*

Chris Griesenbeck

Attachments:

Sunrise Landscaping Contractors, Inc.  
P.O. Box 16531 • Tampa, FL 33687 • (813) 985-9381 • FAX (813) 664-0155

**Landscape Materials**

Description	QTY	Price	Unit	Total
<b>Hamlet</b>				
Variegated Minima Jasmine 1Gal	110	\$4.75	per	\$522.50
Muhly Grass 3 Gal	15	\$12.00	per	\$180.00
Wax Myrtle 15Gal	5	\$110.00	per	\$550.00
Azalea	6	\$12.50	per	\$75.00
Holly Trees	3	\$235.00	per	\$705.00
Labor for Holly Tree Install only	1	\$90.00	per	\$90.00
Labor and Equipment to remove large palm root ball on center island	1	\$350.00	per	\$350.00
Credit for Labor and equipment to remove large palm root ball on center island	1	-\$350.00	per	-\$350.00
<b>Belmont</b>				
Coontie 3Gal	19	\$21.00	per	\$399.00
Ligustrum 10Gal	29	\$64.00	per	\$1,856.00
Liriope 1Gal	21	\$5.25	per	\$110.25
Dwarf Shillings Holly 3Gal	4	\$12.00	per	\$48.00
Azalea	30	\$12.50	per	\$375.00
Society Garlic 1Gal	58	\$4.95	per	\$287.10
Variegated Minima Jasmine 1Gal	89	\$4.75	per	\$422.75
Mulch	6	\$48.00	cu yd	\$288.00
Labor	1	\$925.00	per	\$925.00
Freight	1	\$240.00	per	\$240.00
Mobilization	1	\$140.00	per	\$140.00

**TOTAL** **\$7,213.60****Sod**

Description	QTY	Price	Unit	Total
Bahia sod	2,170	\$0.45	sq ft	\$976.50
St. Augustine sod	2,450	\$0.58	sq ft	\$1,421.00

**TOTAL** **\$2,397.50****COR003 TOTAL** **\$9,611.10**

Mail: PO Box 16531  
Tampa FL 33687  
Ship: 5521 Baptist Church Rd  
Tampa FL 33610



5/31/2018

61691

PARKWAY CDD  
C/O MERITUS  
2005 PAN AM CIRCLE DRIVE  
SUITE 120  
TAMPA FL 33607

OAK CREEK HAMLET &  
BELMONT ENTRANCE  
CHANGE ORDER

UPON RECEIPT CG 5/31/2018

SCOPE OF WORK PERFORMED:  
SITE WALK  
LABOR AND EQUIPMENT TO REMOVE ADDITIONAL  
OVERGROWN VEGETATION AT THE EXIT SIDES OF  
BOTH BELMONT AND HAMLET ENTRANCES. TREES  
AND VINES SCHEDULED FOR REMOVAL WERE  
MARKED BY CELIA ON THE WEEK OF 1-29-18. THE  
HAMLET ENTRANCE ARE LIMITED TO A 12-14"  
DIAMETER PINE TREE (APPROX 35' TALL), 7-8"  
DIAMETER WATER OAK (APPROX 25' TALL), 6-7"  
DIAMETER WATER OAK (APPROX 18' TALL, 5"  
DIAMETER PINE TREE (APPROX 28' TALL) AND  
ASSOCIATED VINES UP TO 10' OFF THE GROUND.  
REMOVAL OF THE LARGE PALM TREE ROOT BALL  
AT CENTER ISLAND AND ASSOCIATED BACKFILL  
TO GRADE AS WELL AS REMOVAL OF LARGE  
FAKAHATCHEE GRASS AREA AT THE EXIT SIDE OF  
HAMLET ENTRY IS ALSO INCLUDED. THE  
BELMONT ENTRANCE REMOVALS ARE LIMITED TO  
TWO TAGGED TREES TOO COVERED IN VINES FOR  
IDENTIFICATION AND 8-10' OF SURROUNDING  
GROWTH. THIS COR INCLUDES HAULING AND  
DUMPING FEES AS WELL AS RESTORING AREAS TO  
CLEAN PARK LIKE APPEARANCE.

LABOR

10,470.00 10,470.00  
\$10,470.00

THANK YOU FOR YOUR BUSINESS

**Balance Due** \$10,470.00

(813)985-9381

(813)664-0155

www.sunriselandscape.com

REVIEWEDdthomas 7/5/2018

Mail: PO Box 16531  
Tampa FL 33687  
Ship: 5521 Baptist Church Rd  
Tampa FL 33610



6/7/2018

61707

PARKWAY CDD  
C/O MERITUS  
2005 PAN AM CIRCLE DRIVE  
SUITE 120  
TAMPA FL 33607

OAK CREEK  
HAMLET AND BELMONT ENTRANCE  
CHANGE ORDER #3

53900  
4908

UPON RECEIPT

CG

6/7/2018

SCOPE OF WORK PERFORMED:  
FURNISH AND INSTALL ADDITIONAL PLANT AND  
SOD MATERIALS PER CELIA.

HAMLET		
110 VARIEGATED MINIMA JASMINE 1GL	4.75	522.50
15 MUHLY GRASS 3GL	12.00	180.00
5 WAX MYRTLE 15GL	110.00	550.00
6 AZALEA 3GL	12.50	75.00
BELMONT		
19 COONTIE 3GL	21.00	399.00
29 LIGUSTRUM 10GL	64.00	1,856.00
21 LIRIOPE 1GL	5.25	110.25
4 DWARF SCHILLING HOLLY 3GL	12.00	48.00
30 AZALEA 3GL	12.50	375.00
58 SOCIETY GARLIC 1GL	4.95	287.10
89 VARIEGATED MINIMA JASMINE 1GL	4.75	422.75
6 YARD OF MULCH	48.00	288.00
LABOR	925.00	925.00
FREIGHT	240.00	240.00
MOBILIZATION	140.00	140.00
2,170 SQ FT OF BAHIA SOD	0.45	976.50

(813)985-9381

(813)664-0155

www.sunriselandscape.com

Mail: PO Box 16531  
Tampa FL 33687  
Ship: 5521 Baptist Church Rd  
Tampa FL 33610



6/7/2018

61707

PARKWAY CDD  
C/O MERITUS  
2005 PAN AM CIRCLE DRIVE  
SUITE 120  
TAMPA FL 33607

OAK CREEK  
HAMLET AND BELMONT ENTRANCE  
CHANGE ORDER #3

UPON RECEIPT

CG

6/7/2018

2,450 SQ FT OF FLORATAM SOD

0.58

1,421.00

CREDIT FOR LABOR AND EQUIPMENT TO REMOVE  
LARGE PALM ROOT BALL

-350.00

-350.00

\$8,466.10

THANK YOU FOR YOUR BUSINESS

**Balance Due** \$8,466.10

(813)985-9381

(813)664-0155

[www.sunriselandscape.com](http://www.sunriselandscape.com)

Mail: PO Box 16531  
Tampa FL 33687  
Ship: 5521 Baptist Church Rd  
Tampa FL 33610



6/7/2018

61710

PARKWAY CDD  
C/O MERITUS  
2005 PAN AM CIRCLE DRIVE  
SUITE 120  
TAMPA FL 33607

OAK CREEK  
BELMONT IRRIGATION

UPON RECEIPT

CG

6/7/2018

SCOPE OF WORK PERFORMED:  
TRENCH AND INSTALL 1" PVC BLOW OUT PIPE  
(APPROX 50') BETWEEN IRRIGATION PUMP TO THE  
SW OF BELMONT ENTRANCEWAY. THIS WILL  
ALLOW ANY EXCESS PRESSURE DURING SYSTEM  
OPERATION TO FILL POND RATHER THAN POOL  
AROUND PUMP AND IRRIGATION EQUIPMENT.  
PROPOSAL DATED FEBRUARY 5, 2018. ATTN: CELIA

IRRIGATION WORK ABOVE

275.00

275.00

\$275.00

THANK YOU FOR YOUR BUSINESS

**Balance Due**

\$275.00

(813)985-9381

(813)664-0155

[www.sunriselandscape.com](http://www.sunriselandscape.com)

Mail: PO Box 16531  
Tampa FL 33687  
Ship: 5521 Baptist Church Rd  
Tampa FL 33610



6/7/2018

61711

PARKWAY CDD  
C/O MERITUS  
2005 PAN AM CIRCLE DRIVE  
SUITE 120  
TAMPA FL 33607

OAK CREEK  
HAMLET IRRIGATION

UPON RECEIPT      CG      6/7/2018

SCOPE OF WORK PERFORMED:  
RETRO FIT EXISTING SPRAY/ROTOR HEADS WITH  
RAIN BIRD RVAN HIGH EFFICIENCY MULTI  
STREAM ROTATING NOZZLES AS NEEDED TO  
IMPROVE PERFORMANCE AND UNIFORMITY OF  
WATER APPLICATION. INSTALL AS NEEDED ALONG  
EASEMENT ON NORTH AND SOUTH SIDES OF STILL  
RIVER DRIVE AT HAMLET ENTRANCE WITH AN  
NTE (NOT TO EXCEED) LIMIT OF 100 NOZZLES OR  
\$1207.50 TOTAL COST. PROPOSAL DATED  
FEBRUARY 1, 2018. ATTN: CELIA

IRRIGATION	1,207.50	1,207.50
------------	----------	----------

\$1,207.50

THANK YOU FOR YOUR BUSINESS

**Balance Due**      \$1,207.50

(813)985-9381

(813)664-0155

[www.sunriselandscape.com](http://www.sunriselandscape.com)

**PARKWAY CENTER CDD  
DISTRICT CHECK REQUEST FORM**

**Today's Date**      06/19/18

**District Name**      Parkway Center CDD

**Check Amount**      \$ 240.00

**Payable to**      The Oaks at Shady Creek CDD

**Mailing Address**    2005 Pan Am Circle, Ste 120  
                                 Tampa, FL 33634

**Check Description**

Reimburse for Ryder Inv – 05.17.18

**Special Instructions**

\_\_\_\_\_

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

\_\_\_\_\_  
**Approved Signature**

DM	_____
Fund	<u>001</u>
G/L	<u>57200/4618</u>
CK #	_____
Date	_____

REVIEWEDdthomas 7/5/2018



# INVOICE

Brandon, FL 33511 (813) 203-1380

Date: May 17, 2018	Payment Due: May 31, 2018
Name: Oak Creek CDD	Address:

Unpaid Balance Due: \$0.00	Balance: \$0.00
Payment (Thank you!): Cash _____ Credit Card _____ Check	Paid: \$0.00
Description of Service: Repair and service to chain link fencing and gate, 2 hours of labor	Amount: \$130.00
Purchase of required hardware	Amount: \$85.00
Local Service Call	Amount: \$25.00
	Total Due: \$240.00

Damage Incurred at Time of Service:

None

Note: When documented, office will call you to discuss damage and reimbursement

Damage Identified by Team/Person:

None

Note: This is damage the team/person noticed while working and was not caused at this scheduled appointment or by our service.

Please make checks payable to: Nicholas Ryder. Thank you for your business!

# Parkway Center Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 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 6/30/2018  
(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	267,545	0	0	0	0	0	0	267,545
Investment - Revenue 2004 (1238)	0	206,138	0	0	0	0	0	206,138
Investment - Prepayment 2004A (1240)	0	57,107	0	0	0	0	0	57,107
Investment - Interest 2004A (1241)	0	0	0	0	0	0	0	0
Investment - Interest 2004B (1242)	0	1,612	0	0	0	0	0	1,612
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	13,602	0	0	0	0	0	13,602
Investment - Sinking 2004A (1248)	0	0	0	0	0	0	0	0
Investment - Cost of Issuance 2004B (1249)	0	0	0	889	0	0	0	889
Investment - Prepayment 2004B (5812)	0	354,356	0	0	0	0	0	354,356
Investment - Revenue 2008 (9000)	0	0	114,991	0	0	0	0	114,991
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	339	0	0	0	0	0	0	339
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	277,632	1,220,330	132,284	889	3	3,671,094	7,635,000	12,937,233
Liabilities								
Accounts Payable	33,921	0	0	0	0	0	0	33,921
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
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 6/30/2018  
(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	33,921	0	0	0	0	0	7,635,000	7,668,921
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	324,314	0	0	0	0	0	0	324,314
Investment In General Fixed Assets	0	0	0	0	0	3,671,094	0	3,671,094
Other	(80,603)	(1,149,469)	5,634	6	(4,639)	0	0	(1,229,071)
Total Fund Equity & Other Credits	243,711	1,220,330	132,284	889	3	3,671,094	0	5,268,311
Total Liabilities & Fund Equity	277,632	1,220,330	132,284	889	3	3,671,094	7,635,000	12,937,233

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2017 Through 6/30/2018  
(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	555,113	14,266	3 %
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	580,312	15,735	3 %
Expenditures				
Legislative				
Supervisor Fees	10,000	8,600	1,400	14 %
Financial & Administrative				
District Manager	28,840	22,380	6,460	22 %
Recording Secretary	5,543	4,157	1,386	26 %
District Engineer	6,000	11,215	(5,215)	(87)%
Disclosure Report	1,000	1,000	0	0 %
Trustees Fees	7,000	10,872	(3,872)	(55)%
Auditing Services	5,000	7,969	(2,969)	(59)%
Arbitrage Rebate Calculation	1,300	650	650	50 %
Financial Services	26,677	23,508	3,169	12 %
Postage, Phone, Faxes, Copies	600	2,373	(1,773)	(296)%
Digital Meeting Media	500	0	500	100 %
Public Officials Insurance	2,500	1,803	697	28 %
Legal Advertising	550	1,249	(699)	(127)%
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	1,650	350	18 %
Office Supplies	200	0	200	100 %
Technology Services	4,000	2,002	1,998	50 %
Website Administration	1,000	0	1,000	100 %
Legal Counsel				
District Counsel	10,000	24,703	(14,703)	(147)%
Electric Utility Services				
Electric Utility Services - Other	11,000	0	11,000	100 %
Street Lighting	80,000	55,554	24,446	31 %
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	151,337	64,496	30 %
Landscape Maintenance - Other	0	(4,548)	4,548	0 %
Field Manager	27,707	20,780	6,927	26 %
Irrigation Maintenance	10,000	12,047	(2,047)	(20)%
Plant Replacement Program	10,500	13,167	(2,667)	(25)%
Waterway Management Program-Contract	14,040	17,587	(3,547)	(25)%
Waterway Management Program - Other	5,000	3,013	1,987	40 %
Waterway Management Program - Erosion Control	5,000	0	5,000	100 %

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2017 Through 6/30/2018  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Waterway Mgt. Program-Aquatic Plantings	4,000	0	4,000	100 %
Capital Improvements	10,000	198,734	(188,734)	(1,887)%
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	10,160	(5,160)	(103)%
Parks & Recreation				
Miscellaneous Maintenance	5,000	3,707	1,293	26 %
Security Patrol	24,000	17,304	6,697	28 %
Special Events	500	0	500	100 %
Total Expenditures	<u>564,577</u>	<u>660,915</u>	<u>(96,338)</u>	<u>(17)%</u>
Excess of Revenues Over(Under) Expenditures	0	(80,603)	(80,603)	0 %
Fund Balance, Beginning of Period	0	324,314	324,314	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>243,711</u></u>	<u><u>243,711</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 6/30/2018

(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	487,721	(4,383)	(1)%
DS Assmts - Prepayments	0	1,450,822	1,450,822	0 %
DS Assmts - Developer	0	76,689	76,689	0 %
DS Assmts - Lot Closing	0	57,293	57,293	0 %
Interest Earnings				
Interest Earnings	0	13,136	13,136	0 %
Total Revenues	<u>492,104</u>	<u>2,085,661</u>	<u>1,593,557</u>	<u>324 %</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)	(1,149,469)	(1,149,468)	114,946,834 %
Fund Balance, Beginning of Period	0	2,369,799	2,369,799	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>1,220,330</u>	<u>1,220,331</u>	<u>(122,033,107)%</u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2017 Through 6/30/2018

(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	177,286	(33,764)	(17)%
Interest Earnings				
Interest Earnings	0	1,305	1,305	0 %
Total Revenues	<u>211,050</u>	<u>178,590</u>	<u>(32,460)</u>	<u>(15)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	211,050	82,957	128,094	61 %
Principal Payments	0	90,000	(90,000)	0 %
Total Expenditures	<u>211,050</u>	<u>172,957</u>	<u>38,094</u>	<u>18 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>5,634</u>	<u>5,634</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	126,650	126,650	0 %
Fund Balance, End of Period	<u>0</u>	<u>132,284</u>	<u>132,284</u>	<u>0 %</u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2017 Through 6/30/2018

(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>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	882	882	0 %
Fund Balance, End of Period	<u>0</u>	<u>889</u>	<u>889</u>	<u>0 %</u>

# Parkway Center Community Development District

## Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2017 Through 6/30/2018

(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)	0	(4,639)	(4,639)	0 %
Expenditures				
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 6/30/2018

(In Whole Numbers)

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

Parkway Center Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct  
Reconciliation ID: 06/30/18  
Reconciliation Date: 6/30/2018  
Status: Locked

Bank Balance	279,687.72
Less Outstanding Checks/Vouchers	12,142.24
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	267,545.48
Balance Per Books	<u>267,545.48</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: 06/30/18

Reconciliation Date: 6/30/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4038	1/26/2017	System Generated Check/Voucher	884.00	A Bales Security Agency, Inc.
4486	6/22/2018	System Generated Check/Voucher	1,407.14	Nichols Landscape Architecture, Inc
4487	6/22/2018	System Generated Check/Voucher	9,611.10	Sunrise Landscape
4488	6/22/2018	System Generated Check/Voucher	240.00	The Oaks at Shady Creek CDD
Outstanding Checks/Vouchers			12,142.24	

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

**Detail**

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 06/30/18

Reconciliation Date: 6/30/2018

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
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
4469	6/1/2018	System Generated Check/Voucher	16,395.00	Landscape Maintenance Professionals, Inc
4470	6/1/2018	System Generated Check/Voucher	8,642.90	Meritus Districts
CD036	6/4/2018	Verizon Payment	160.80	
4481	6/7/2018	Series 2004 FY18 Tax Dist ID 372	1,027.91	Parkway Center CDD
4482	6/7/2018	Series 2008 FY18 Tax Dist ID 372	373.64	Parkway Center CDD
4471	6/8/2018	System Generated Check/Voucher	1,381.00	Aquatic Systems, Inc.
4472	6/8/2018	System Generated Check/Voucher	275.00	Stantec Consulting Services Inc. (SCSI)
4473	6/8/2018	System Generated Check/Voucher	2,620.00	Steve Gaskins Contracting, Inc.
4474	6/8/2018	System Generated Check/Voucher	103,598.00	Sunrise Landscape
4475	6/8/2018	System Generated Check/Voucher	310.00	Times Publishing Company
4483	6/13/2018	Series 2004 FY18 Tax Dist ID 373	2,198.27	Parkway Center CDD
4484	6/13/2018	Series 2008 FY18 Tax Dist ID 373	799.07	Parkway Center CDD
4476	6/14/2018	System Generated Check/Voucher	1,385.00	Cardno, Inc.
4477	6/14/2018	System Generated Check/Voucher	2,480.61	Landscape Maintenance Professionals, Inc
4478	6/14/2018	System Generated Check/Voucher	1,482.50	Sunrise Landscape
4479	6/14/2018	System Generated Check/Voucher	490.87	TECO
4480	6/14/2018	System Generated Check/Voucher	444.90	TECO
311000070319 060618	6/22/2018	service 04/21/18 - 05/21/18	4,541.20	TECO

Parkway Center Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 06/30/18

Reconciliation Date: 6/30/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4485	6/22/2018	System Generated Check/Voucher	679.25	Landscape Maintenance Professionals, Inc
Cleared Checks/Vouchers			153,197.92	

Parkway Center Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 06/30/18

Reconciliation Date: 6/30/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR389	6/7/2018	Tax Distribution - 06.07.18	2,571.49
	CR390	6/13/2018	Tax Distribution - 06.13.18	<u>5,499.37</u>
Cleared Deposits				<u><u>8,070.86</u></u>

# Commercial Checking Acct Public Funds

Account number:  
Image count: 25

■ June 1, 2018 - June 30, 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](http://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
	\$424,814.78	\$8,070.86	-\$153,197.92	\$279,687.72

## Credits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	06/08	2,571.49	Hlls Tax Licens Dist ID372 DN022034 Parkway Center
	06/15	5,499.37	Hlls Tax Licens Dist 373 DN022034 Parkway Center
		<b>\$8,070.86</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$8,070.86</b>	<b>Total credits</b>

## Debits

### Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	06/04	160.80	< Business to Business ACH Debit - Verizon Wireless Payments 180604 062359092100001 0000000062359092100001
	06/22	4,541.20	Teco/People Gas Utilitybil 311000070319 Parkway Center Cdd
		<b>\$4,702.00</b>	<b>Total electronic debits/bank debits</b>

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

### Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
4461	150.00	06/04	4466	242.00	06/04	4471	1,381.00	06/26
4462	200.00	06/01	4467	200.00	06/12	4472	275.00	06/15
4463	200.00	06/11	4468	200.00	06/01	4473	2,620.00	06/18
4464	2,520.00	06/07	4469	16,395.00	06/07	4474	103,598.00	06/15
4465	200.00	06/18	4470	8,642.90	06/01	4475	310.00	06/18


**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>
4476	1,385.00	06/21	4480	444.90	06/21	4483	2,198.27	06/26
4477	2,480.61	06/20	4481	1,027.91	06/26	4484	799.07	06/26
4478	1,482.50	06/20	4482	373.64	06/26	4485	679.25	06/28
4479	490.87	06/21						
<b>\$148,495.92</b>			<b>Total checks paid</b>					
<b>\$153,197.92</b>			<b>Total debits</b>					

**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
05/31	424,814.78	06/11	398,675.57	06/21	290,688.06
06/01	415,771.88	06/12	398,475.57	06/22	286,146.86
06/04	415,219.08	06/15	300,101.94	06/26	280,366.97
06/07	396,304.08	06/18	296,971.94	06/28	279,687.72
06/08	398,875.57	06/20	293,008.83		
<b>Average daily ledger balance</b>		<b>\$343,411.23</b>			



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 7/16/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	15	-10	<u>Large amount of debris in the ponds</u>
INVASIVE MATERIAL (FLOATING)	20	15	-5	<u>Algae in numerous ponds</u>
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	<u>The cattails in pond #4 still need to be sprayed back.</u>
FOUNTAINS/AERATORS	20	20	0	<u>Good</u>
DESIRABLE PLANTS	15	15	0	<u>Good</u>

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

<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	23	-2	<u>Limbs around the roundabout sign needs to be cut back.</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>Look Good</u>



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 7/16/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	38	-2	The annuals are starting to stress.
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	26	-4	Some areas need additional plants.
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	28	-2	Sidewalk by Belmont entrance needs to be p.w.
SPECIALTY MONUMENTS	15	13	-2	A few areas need pressure washing
STREETS	25	22	-3	Notified the county to fix potholes on on Still River
PARKING LOTS	15	15	0	
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	New lights being added
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	665	-35	95%

Manager's Signature: Gene Roberts

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

## Parkway Center Ponds July



The ponds had more debris than normal and the cabbage weed is returning in pond #13.





Pond # 2 has debris and submerged weeds.



Pond #1 has growth along the perimeter starting.







The cattails in pond #4 still need to be sprayed back.



Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 7/16/18

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>LANDSCAPE MAINTENANCE</b>				
TURF	5	4	-1	Fair
TURF FERTILITY	10	7	-3	Some areas chlorotic
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Some broadleaf along Falkenberg
TURF INSECT/DISEASE CONTROL	10	8	-2	Chinch bug activity along Still River.
PLANT FERTILITY	5	4	-1	Some areas need fertilizer
WEED CONTROL - BED AREAS	5	4	-1	Minimal
PLANT INSECT/DISEASE CONTROL	5	4	-1	Some Fakahatchee still has mites
PRUNING	10	10	0	Better
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	OK
CARRYOVERS	5	4	-1	Mites/Fertility

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	4	-3	Need to be changed
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

**SCORE**

100	88	-14	88%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts 7/16/2018

Parkway Center- July



County is adding a sidewalk crossing at Falkenburg and Castle Creek.



Loropetalum needs fertilizer and the Fakahatchee has mites at /sanctuary entrance.



The annuals are checking out and need to be replaced.



Landscaping along Still River looks good.



The palm circle in Summerwood still needs attention.



Some chinch bug activity in the turf along Still River.



Taylor Morrison had the Falkenburg extension mowed.



The sidewalk at Belmont entrance needs to be pressure washed.



Belmont landscaping looks good.



Additional Junipers have removed along Falkenburg and will be replaced with Jasmine.



Junipers were removed from Harvest Glen entrance and replaced with sod.

## Action Item Template

<b>Date</b>	July 1, 2018
<b>District</b>	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Amenity Center	BH	5/1/18	July Mtg		open	Staff will update at the meeting.
2	Security	BH	7/1/17	July Mtg		done	Monthly patrols in progress.
4	Lighting Enhancements	BH	7/1/17	July Mtg		open	Punchlist being done
5	Amenity Parcel	SS	5/1/17	July Mtg		open	Staff will update at the meeting.
6	Aquatics	BH	4/1/18	July Mtg		done	Staff will update at the meeting.
7	Architect/Design RFQ	BH	5/1/18	July Mtg		open	Windward working on design concepts



## Parkway Center CDD Waterway Inspection Report

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

**Inspection Date:** 7/9/2018

**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. 33<sup>rd</sup> Street, Pompano Beach, FL 33069

1-800-432-4302

## Site: 1



### Comments: Normal growth observed

Minor submersed Babytears identified within Pond #1, which will be monitored and targeted when necessary. Minor shoreline weeds will be targeted during our upcoming scheduled maintenance visits.

## Site: 2



### Comments: Normal growth observed

Pond #2 looked good. Positive results evident from treatment of plants protruding from littoral areas, which was performed on 7/3.

# Parkway Center CDD Waterway Inspection Report

7/9/2018

## Site: 3



### Comments: Normal growth observed

Pond #3 looked good with expected shoreline weed growth following recurring rain events. Treatment will be scheduled for our upcoming routine maintenance visits. Healthy native Pickerelweed was identified growing around the perimeter and will be promoted.

## Site: 4



### Comments: Normal growth observed

Vallisneria growth has been secluded to the perimeter nearest to the outflow structure and will be targeted during routine maintenance visits. Vallisneria is the only issue related to Pond #4.

## Site: 5



### Comments: Normal growth observed

Pond #5 has no signs of Hydrilla growth following routine submersed treatments and will be monitored for any re-growth.

## Site: 11



### Comments: Normal growth observed

Shoreline weeds were identified within Pond #11, which will be targeted during routine scheduled visits. Healthy native populations of Pickerelweed and Duck Potato will be continually promoted by ASI staff to provide their benefits to the ecosystem.

## Site: 12



### Comments: Normal growth observed

Pond #12 was targeted for algae development on 6/17 and has shown positive signs of treatment as no re-growth was evident. Minor shoreline weeds will be targeted during upcoming routine visits.

## Site: 13



### Comments: Normal growth observed

Treatment for Littoral Cattails, Water Hyacinth, and Alligator weed will be completed on 7/12 and should show positive results within 10-14 days. Minimal floating Water lettuce will be targeted during routine scheduled maintenance visits.

## Site: 16



### Comments: Normal growth observed

Minor Torpedograss identified on Pond #16 which will be targeted during routine scheduled maintenance visits. Open water of Pond #16 looked good with no growth of algae or floating weeds.

## Site: 17



### Comments: Site looks good

Pond #17 looked good during inspection.

**Management Summary**

Overall, the ponds within the Parkway Center CDD looked good during the inspection following routine treatments for invasive weeds and algae. None of the ponds inspected on 7/9 were displaying any algae growth, which is notable as this is the peak season for algae development following heavy rains and increased sunlight. Ponds #1, #2, #3, #12, #16, and #17 exhibited the least growth of all the ponds inspected with no algae growth and only minor/minimal growth of shoreline weeds and invasive aquatic plants. Pond #13 requires the most work as the littoral area is densely vegetated and will be treated with a boat on 7/12 to target the protrusion of growth. Native plants throughout the community have shown positive signs of healthy new growth and establishment of older sections. Native plants will continue to be promoted by ASI staff to reward the ponds with their numerous benefits.

Invasive grasses and weeds were identified within Ponds #1, #2, #3, #5, #11, #12, and #16. Pond #11 being the worst with minimal to moderate amounts of Torpedograss, Alligator weed, and Pennywort growth around the perimeter of the pond. Ponds #1, #2, and #3 were exhibiting minor growth of shoreline weeds with predominately Torpedograss growing within normal parameters during summertime. Pond #5 has rebounded positively from invasive Hydrilla and has recently only developed minimal Alligator weed and Torpedograss around the perimeter and into the open water areas. Treatment for all invasive weeds and grasses will be performed during routine scheduled maintenance visits.

When native vegetation is planted within storm water retention ponds they provide plentiful habitat for other desirable native wildlife such as fish, birds, invertebrates, and dragon flies which will feed on mosquito. Native vegetation will take root into the banks and provide sediment stability to control erosion and accumulation. This vegetation also provides a border to prevent unwanted debris, grass clippings, leaves, fertilizers, and other items which would cause excessive nutrient spikes within the pond. Combined, all these supplemental additions provide longevity and aesthetics for a pond that is functional, as well as appealing, aesthetically.

**Recommendations/Action Items**

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Treated minor shoreline weeds within Ponds #1, #2, #3, #5, #11, #12, and #16.
- 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!

