

**Parkway Center
Community Development District**

May 28, 2025

AGENDA PACKAGE

Zoom Information

Meeting ID: 820 6169 6018 Passcode: 140459

<https://us06web.zoom.us/j/82061696018?pwd=pu2s2obHOaPvx26tm25pZBYzeH9ASn.1>

Board of Supervisors

Koko Miller, Chairperson
JoAnn Ward, Vice Chairperson
Tanya O'Connor, Assistant Secretary
Claudia Bryant
Vacant, Seat 4

Alba Sanchez, District Manager
Scott Steady, District Counsel
Tyson Waag, District Engineer
Dale Wentzel, District Onsite Manager
Clay Wright, Field Supervisor

**Parkway Center CDD
Regular Meeting Agenda
Attorney Client Session
Wednesday, May 28, 2025 – 6:30 p.m.**

Zoom

Meeting ID: 820 6169 6018 Passcode: 140459

<https://us06web.zoom.us/j/82061696018?pwd=pu2s2obHOaPvx26tm25pZBYzeH9ASn.1>

All cellular phones must be turned off during the meeting.

- 1. Pledge of Allegiance**
- 2. Call to Order/Roll Call**
- 3. Close Regular Meeting to Convene Attorney-Client Session**
- 4. Attorney's Report – Open Attorney-Client Session**
 - A. Section 286.011(8), Florida Statutes-Private Session With the District's Attorneys to Discuss Pending Litigation.
 - B. Discussion of the Revocable License Agreement-Baywood at Oak Creek Townhomes Association
- 5. Reconvene Regular Meeting**
- 6. Consideration of Approval of the Revocable License Agreement-Baywood at Oak Creek Townhomes Association**
- 7. Public Comments on Agenda (*Comments limited to (3) minutes Per Speaker*)**
- 8. Landscape Report**
 - A. LMP Proposal – Remove & Replace Blue Beach Palm
- 9. Aquatic Report**
- 10. Engineer's Report**
- 11. District Manager's Report**
 - A. Field Inspection – April 2025
 - B. Presentation of the Preliminary FY2026 Budget
 - C. Adoption of Resolution 2025-02, Setting the Public Hearing Date for the Adoption of the FY2026 Budget
 - D. Consideration of Resolution 2025-03, Disbursement of Funds
 - E. Informational – Number of Registered Voters in the District – 3322
 - F. Security Documents
 - i. S2W Security Training
 - ii. Security Officer Proposal – Inframark
 - G. Quarterly Website Compliance Audit
- 12. District Onsite Manager Report**
- 13. Consideration of the Minutes of the April 23, 2025 Meeting**
- 14. Consideration of the Financials, Check Register, and Operation & Maintenance Report April 30, 2025**
- 15. Old Business**
- 16. Supervisors' Requests or Comments**

17. Public Comments (*Comments limited to (3) minutes Per Speaker*)

Agenda Page 3

18. Adjournment

The next CDD Meeting is scheduled for Wednesday, June 25, 2025, at 6:30 p.m.

District Office
Inframark
2005 Pan Am Circle
Tampa, Florida 33607
813 873-7300

<https://myoakcreekcommunity.net>

Meeting Location
Parkway Center CDD Clubhouse
7461 S. Falkenburg Rd.
Riverview, Florida 33578
813 493-0489

Fourth Order of Business

Attorney-Client Session

4B

REVOCABLE LICENSE AGREEMENT

THIS REVOCABLE LICENSE AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 2025 (the "Effective Date"), by and between the **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**, a Chapter 190 F.S. a special purpose government entity, with an address of c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 ("Licensor") and **BAYWOOD AT OAK CREEK TOWNHOMES ASSOCIATION, INC.**, a Florida corporation with an address of c/o Castle Group, 6301 Memorial Highway, Suite 103, Tampa, FL 33615 ("Licensee")

RECITALS

A. Licensor is the owner of land as identified on the attached survey (Exhibit "A") with a parcel number of U-18-30-20-9C0-000000-A0003.0 ("Property"); and

B. Licensee wishes to install a fence on the Property as depicted on Exhibit "A".

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration paid in hand each to the other simultaneously with the execution of these presents, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto covenant and agree as follows:

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

2. Grant of License. Licensor does hereby grant, and Licensee hereby accepts, a non-exclusive revocable license to erect and maintain a fence and shrubs on the Property as depicted on Exhibit "A". In the event the District needs complete access, the District shall provide 14 calendar days written notice to the Licensee, that the fence will need to be removed until such time as the District no longer requires complete access. The Licensee shall be responsible to reinstall the removed fence. The Licensor and the Summerwood Community shall have unimpeded access to the existing pump located within the fenced area.

3. Term. The term of this Agreement shall commence on the Effective Date and shall expire twenty (20) years later (the "Term"). Notwithstanding any other provision in this

Agreement to the contrary, the Licensor may in its sole discretion, unilaterally cancel this Agreement in its entirety pursuant to paragraph 7 below.

4. Fence. The fence shall be black aluminum similar in appearance to those within the community. Licensor and its contractors shall have unimpeded access to the Property on both sides of the fence.

5. Maintenance and Repair. Licensee shall maintain in good condition and repair, the fence. No other improvements or structures within the Property shall be permitted.

6. Indemnification and Insurance. Licensee and insurer will defend, reimburse and hold harmless Licensor, and its officers, directors, employees, agents and servants, from and against any and all claims, actions, suits, proceedings, demands, judgments, damages, losses, obligations, liabilities, costs and expenses (including fees and expenses of attorneys and consultants) (collectively, "Claims") in connection with loss of life, bodily injury and/or damage to property arising from or out of any occurrence associated with the License, except to the extent caused by the intentional misconduct or negligent act or omission of Licensor, its agents employees or servants. The fence shall be added to the Licensee's general liability insurance, with the Licensor added as an additional insured.

7. Termination. This Agreement is terminable at the will of Licensor at its sole discretion upon ninety (90) days written notice sent to Licensee's address as set forth above.

8. Controlling Law. The terms of this Agreement shall be construed and governed in accordance with the internal laws, but not the laws of conflicts, of the State of Florida. Each party (on behalf of itself and the future owners of its property and their respective heirs, grantees, transferees, legal representatives, successors and assigns, as applicable) hereto consents that the only proper jurisdiction and venue shall be the state courts in Hillsborough County, Florida, for a resolution of all disputes arising out of the construction, interpretation or enforcement of any term or provision of this Agreement, and each party (on behalf of itself and the future owners of its property and their respective heirs, grantees, transferees, legal representatives, successors and assigns, as applicable) hereby waives the claim or defense that such courts constitute an inconvenient forum.

9. Headings. Headings in this Agreement or in the Exhibits which are made a part of this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

10. Severability. In the event any provision hereof shall be finally determined by a court to be invalid or unenforceable, the remaining provisions hereof shall remain in full force and effect.

11. WAIVER OF JURY TRIAL. NO PARTY TO THIS AGREEMENT, NOR THEIR RESPECTIVE HEIRS, GRANTEEES, TRANSFEREES, LEGAL REPRESENTATIVES, SUCCESSORS AND/OR ASSIGNS, AS APPLICABLE, SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM OR ANY OTHER LITIGATION PROCEDURE BASED UPON OR ARISING OUT OF THIS AGREEMENT. NONE OF THE FOREGOING WILL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED, WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT OR HAS NOT BEEN WAIVED. THE PROVISIONS OF THIS SECTION HAVE BEEN FULLY DISCUSSED BY THE PARTIES HERETO, AND THESE PROVISIONS SHALL BE SUBJECT TO NO EXCEPTIONS. NEITHER PARTY HAS IN ANY WAY AGREED WITH OR REPRESENTED TO THE OTHER PARTY THAT THE PROVISIONS OF THIS SECTION WILL NOT BE FULLY ENFORCED IN ALL INSTANCES.

12. Execution and Counterparts. To facilitate execution, the parties agree that this Agreement may be executed and telecopied or e-mailed to the other party and that the executed telecopy or electronic copy (including pdf) shall be binding and enforceable as an original. This Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in manner and form sufficient to be bound, as of the date set forth above.

Witness:

Print Name: _____
Address: _____

Print Name: _____
Address: _____

Licensors:

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025 by _____, _____ of Parkway Center Community Development District, a Chapter 190 F.S. a special purpose government entity ("CDD"), on behalf of the CDD. He/she is ☐ personally known to me or ☐ has produced (type of identification) as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

[Signatures continue on following page.]

Witness:

Print Name: _____
Address: _____

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024 by _____, who is ☐ personally known to me or ☐ who has produced (type of identification) as identification.

[Notary Seal]

Licensee:
BAYWOOD AT OAK CREEK TOWNHOMES ASSOCIATION, INC.

By: _____
Name: _____
Title: _____

Notary Public

Name typed, printed or stamped
My Commission Expires: _____

REGULAR MEETING

Sixth Order of Business

REVOCABLE LICENSE AGREEMENT

THIS REVOCABLE LICENSE AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 2025 (the "Effective Date"), by and between the **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**, a Chapter 190 F.S. a special purpose government entity, with an address of c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 ("Licensor") and **BAYWOOD AT OAK CREEK TOWNHOMES ASSOCIATION, INC.**, a Florida corporation with an address of c/o Castle Group, 6301 Memorial Highway, Suite 103, Tampa, FL 33615 ("Licensee")

RECITALS

A. Licensor is the owner of land as identified on the attached survey (Exhibit "A") with a parcel number of U-18-30-20-9C0-000000-A0003.0 ("Property"); and

B. Licensee wishes to install a fence on the Property as depicted on Exhibit "A".

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration paid in hand each to the other simultaneously with the execution of these presents, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto covenant and agree as follows:

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

2. Grant of License. Licensor does hereby grant, and Licensee hereby accepts, a non-exclusive revocable license to erect and maintain a fence and shrubs on the Property as depicted on Exhibit "A". In the event the District needs complete access, the District shall provide 14 calendar days written notice to the Licensee, that the fence will need to be removed until such time as the District no longer requires complete access. The Licensee shall be responsible to reinstall the removed fence. The Licensor and the Summerwood Community shall have unimpeded access to the existing pump located within the fenced area.

3. Term. The term of this Agreement shall commence on the Effective Date and shall expire twenty (20) years later (the "Term"). Notwithstanding any other provision in this

Agreement to the contrary, the Licensor may in its sole discretion, unilaterally cancel this Agreement in its entirety pursuant to paragraph 7 below.

4. Fence. The fence shall be black aluminum similar in appearance to those within the community. Licensor and its contractors shall have unimpeded access to the Property on both sides of the fence.

5. Maintenance and Repair. Licensee shall maintain in good condition and repair, the fence. No other improvements or structures within the Property shall be permitted.

6. Indemnification and Insurance. Licensee and insurer will defend, reimburse and hold harmless Licensor, and its officers, directors, employees, agents and servants, from and against any and all claims, actions, suits, proceedings, demands, judgments, damages, losses, obligations, liabilities, costs and expenses (including fees and expenses of attorneys and consultants) (collectively, "Claims") in connection with loss of life, bodily injury and/or damage to property arising from or out of any occurrence associated with the License, except to the extent caused by the intentional misconduct or negligent act or omission of Licensor, its agents employees or servants. The fence shall be added to the Licensee's general liability insurance, with the Licensor added as an additional insured.

7. Termination. This Agreement is terminable at the will of Licensor at its sole discretion upon ninety (90) days written notice sent to Licensee's address as set forth above.

8. Controlling Law. The terms of this Agreement shall be construed and governed in accordance with the internal laws, but not the laws of conflicts, of the State of Florida. Each party (on behalf of itself and the future owners of its property and their respective heirs, grantees, transferees, legal representatives, successors and assigns, as applicable) hereto consents that the only proper jurisdiction and venue shall be the state courts in Hillsborough County, Florida, for a resolution of all disputes arising out of the construction, interpretation or enforcement of any term or provision of this Agreement, and each party (on behalf of itself and the future owners of its property and their respective heirs, grantees, transferees, legal representatives, successors and assigns, as applicable) hereby waives the claim or defense that such courts constitute an inconvenient forum.

9. Headings. Headings in this Agreement or in the Exhibits which are made a part of this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

10. Severability. In the event any provision hereof shall be finally determined by a court to be invalid or unenforceable, the remaining provisions hereof shall remain in full force and effect.

11. WAIVER OF JURY TRIAL. NO PARTY TO THIS AGREEMENT, NOR THEIR RESPECTIVE HEIRS, GRANTEEES, TRANSFEREES, LEGAL REPRESENTATIVES, SUCCESSORS AND/OR ASSIGNS, AS APPLICABLE, SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM OR ANY OTHER LITIGATION PROCEDURE BASED UPON OR ARISING OUT OF THIS AGREEMENT. NONE OF THE FOREGOING WILL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED, WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT OR HAS NOT BEEN WAIVED. THE PROVISIONS OF THIS SECTION HAVE BEEN FULLY DISCUSSED BY THE PARTIES HERETO, AND THESE PROVISIONS SHALL BE SUBJECT TO NO EXCEPTIONS. NEITHER PARTY HAS IN ANY WAY AGREED WITH OR REPRESENTED TO THE OTHER PARTY THAT THE PROVISIONS OF THIS SECTION WILL NOT BE FULLY ENFORCED IN ALL INSTANCES.

12. Execution and Counterparts. To facilitate execution, the parties agree that this Agreement may be executed and telecopied or e-mailed to the other party and that the executed telecopy or electronic copy (including pdf) shall be binding and enforceable as an original. This Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in manner and form sufficient to be bound, as of the date set forth above.

Witness:

Licensors:

PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT

Print Name: _____
Address: _____

By: _____
Name: _____
Title: _____

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025 by _____, _____ of Parkway Center Community Development District, a Chapter 190 F.S. a special purpose government entity ("CDD"), on behalf of the CDD. He/she is ☐ personally known to me or ☐ has produced (type of identification) as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

[Signatures continue on following page.]

Witness:

Print Name: _____
Address: _____

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024 by _____, who is ☐ personally known to me or ☐ who has produced (type of identification) as identification.

[Notary Seal]

Licensee:
BAYWOOD AT OAK CREEK TOWNHOMES ASSOCIATION, INC.

By: _____
Name: _____
Title: _____

Notary Public

Name typed, printed or stamped
My Commission Expires: _____

Eighth Order of Business

8A



Proposal

Proposal No.: 337649

Proposed Date: 04/25/25

PROPERTY:	FOR:
Parkway Center CDD Inframark CDD Payables Lock box 7461 S Falkenburg Rd Riverview, FL 33578	Blue Beech Palm

Remove and replace palm tree in danger of falling.



ITEM	QTY	UOM	TOTAL
Blue Beech leaning palm			
Site Prep			\$500.00
Palm Removal (Including Rootball)	1.00	HR	
Landscape Material			\$2,146.52
Single Ribbon Palm, 14-16' oa - FGP2	1.00	FG	
Pine Bark Mulch			\$32.73
Pine Bark, 03CF bag - 03CF	2.00	03CF	
Total:			\$2,679.25

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date

Eleventh Order of Business

11A.



PARKWAY CENTER CDD

Field Inspection - May 2025

Wednesday, May 14, 2025

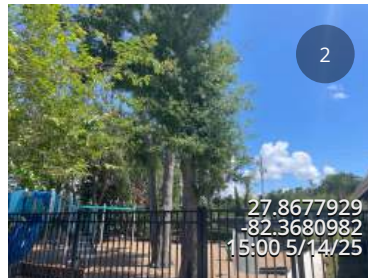
Prepared For Parkway Center Board Of Supervisors

18 Items Identified

ITEM 1

Assigned To: LMP

Fallen trees by the clubhouse and in the playground still need to be removed - repeat item.

**ITEM 2**

Assigned To: LMP

New annuals were installed. Weeds need to be treated or pulled throughout the district.

**ITEM 3**

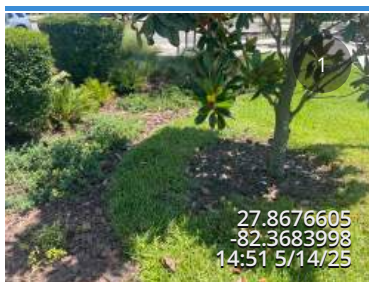
Assigned To: LMP

Some of the Juniper and other landscaping around the clubhouse is dried out due to the controller being down. New controller is up and running. Modify irrigation as needed.

**ITEM 4**

Assigned To: LMP

Palms are trimmed around the clubhouse. The rest of the palms are in progress.

**ITEM 5**

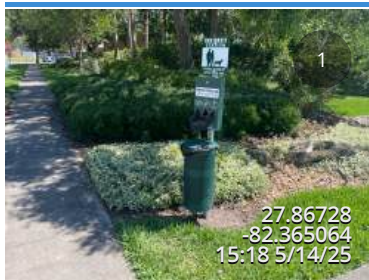
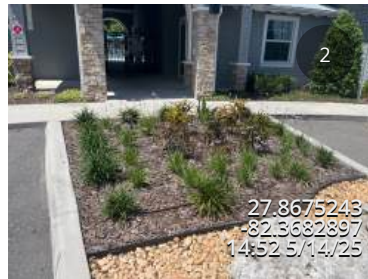
Assigned To: LMP

New sod was warranted by the Magnolia at the clubhouse.

ITEM 6

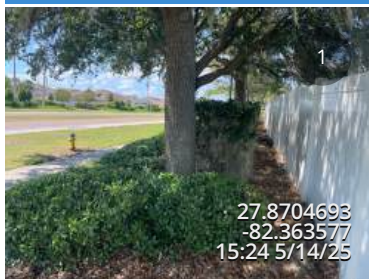
Assigned To: LMP

The new plantings in front of the clubhouse are establishing very well.

**ITEM 7**

Assigned To: LMP

New doggy station installed at Belmont.

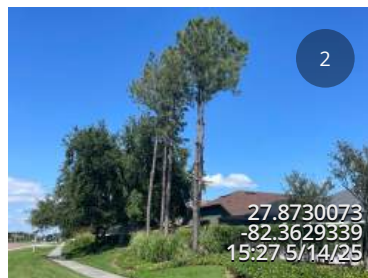
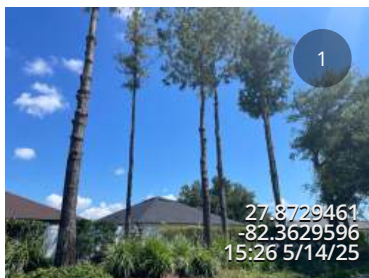
**ITEM 8**

Assigned To: LMP

The area that was missed behind White Poplar Dr is now properly trimmed. Please also remove the Spanish moss from the landscaping.

ITEM 9

The pines behind 8504 and 8508 have been trimmed, likely by the residents, without prior approval.





ITEM 10

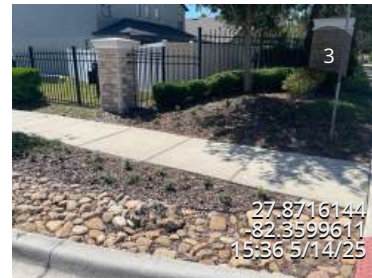
Assigned To: LMP

All plant life is healthy at the Pine Ridge monument.

ITEM 11

Assigned To: LMP

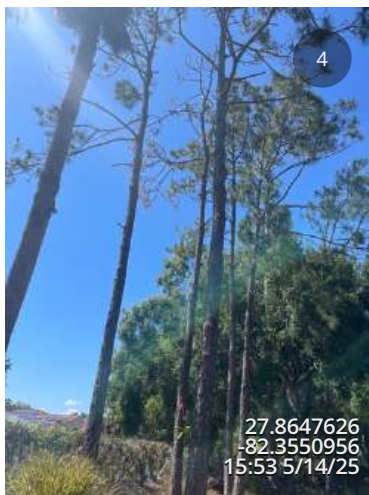
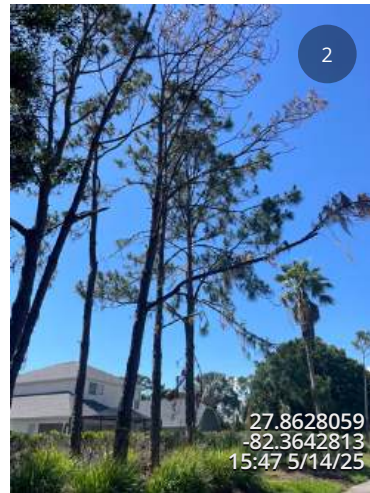
The new Jasmine has been installed and the beds have been prepped for new grass at the Harvest Glenn entrance.



ITEM 12

Assigned To: Trees

Please provide a proposal to remove 18 more pines and 1 palm along Still Creek, Still River, and Castle Creek Dr. Also 1 Cypress tree by the pond on Deep Maple Dr. They have been flagged with caution tape.





ITEM 13

Assigned To: LMP

Please provide a quote for Jasmine at the Riverview Dr median where the palm was removed.



ITEM 14

Assigned To: LMP

Please treat or pull the weeds at the Pine Ridge monument on Castle Creek Dr.



ITEM 15

Assigned To: LMP

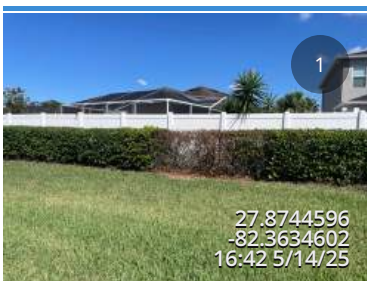
The newly planted Jasmine at the north Sanctuary monument have died out and are overrun with weeds. Warranty replacements are needed.



ITEM 16

Assigned To: LMP

Proposal has been requested to remove the leaning palm on Blue Beech Dr.



ITEM 17

Assigned To: LMP

Please cut back the damaged Viburnum on Blue Beech Dr to promote recovery.



ITEM 18

Assigned To: Inframark

Proposal has been requested to repaint all of the monuments.

11B.

Parkway Center
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 5
 <u>DEBT SERVICE BUDGETS</u>	
Series 2008	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7 - 8
Budget Narrative	9
 Series 2018-1	
Summary of Revenues, Expenditures and Changes in Fund Balances	10 - 11
Amortization Schedule	12 - 13
Budget Narrative	14
 Series 2018-2	
Summary of Revenues, Expenditures and Changes in Fund Balances	15 - 16
Amortization Schedule	17 - 18
Budget Narrative	19
 <u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	20

Parkway Center

Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	May-	PROJECTED	% +/-)	BUDGET
	FY 2025	4/30/25	10/1/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ 3,572	\$ -	\$ 3,572	0%	
Operations & Maintenance Assmts - On Roll	970,110	939,268	30,842	970,110	0%	970,110
Interest - Tax Collector	-	2,232	-	2,232	0%	
Other Miscellaneous Revenues	10,000	2,895	7,105	10,000	0%	10,000
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
TOTAL REVENUES	\$ 980,110	\$ 947,967	\$ 37,947	\$ 985,914		\$ 980,110
EXPENDITURES						
Administration						
Supervisor Fees	\$ 12,000	\$ 6,300	\$ 5,700	\$ 12,000	0%	\$ 12,000
ProfServ-Arbitrage Rebate	1,000	-	1,000	1,000	0%	1,000
ProfServ-Info Technology	3,200	2,181	1,019	3,200	0%	3,200
ProfServ-Recording Secretary	2,772	-	2,772	2,772	0%	2,772
ProfServ-Trustee Fees	12,500	7,219	5,281	12,500	0%	12,500
Disclosure Report	6,000	3,500	2,500	6,000	0%	6,000
District Counsel	7,500	10,374	-	10,374	38%	7,500
District Engineer	7,500	3,833	3,667	7,500	0%	7,500
District Manager	28,840	16,823	12,278	29,101	1%	29,705
Accounting Services	28,667	16,731	11,936	28,667	0%	28,667
Auditing Services	9,500	-	9,500	9,500	0%	9,500
Website Compliance	1,500	1,700	-	1,700	13%	1,500
Postage, Phone, Faxes, Copies	750	103	647	750	0%	750
Public Officials Insurance	4,325	-	4,325	3,409	-21%	4,325
Legal Advertising	1,000	254	746	1,000	0%	1,000
Misc-Non Ad Valorem Taxes	7,000	1,794	5,206	7,000	0%	7,000
Bank Fees	350	800	-	800	129%	350
Miscellaneous Expenses	500	-	-	-	-100%	410
Office Supplies	200	-	200	200	0%	200
Dues, Licenses, Subscriptions	500	466	34	500	0%	500
Total Administration	\$ 135,604	\$ 72,078	\$ 66,811	\$ 137,973		\$ 136,379
Electric Utility Services						
Electricity - Streetlights/Amenity	\$ 154,000	\$ 55,641	\$ 98,359	\$ 154,000	0%	\$ 154,000
Total Electric Utility Services	\$ 154,000	\$ 55,641	\$ 98,359	\$ 154,000		\$ 154,000
Garbage/Solid Waste Services						
Garbage - Recreational Facility	\$ 2,900	\$ 1,135	\$ 1,765	\$ 2,900	0%	\$ 2,900

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2025	4/30/25	10/1/2025	FY 2025	Budget	FY 2026
Total Total Garbage/Solid Waste Services	\$ 2,900	\$ 1,135	\$ 1,765	\$ 2,900		\$ 2,900
Water-Sewer Comb Services						
Utility - Water	\$ 24,000	\$ 10,610	\$ 13,390	\$ 24,000	0%	\$ 24,000
Total Water-Sewer Comb Services	\$ 24,000	\$ 10,610	\$ 13,390	\$ 24,000		\$ 24,000

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET FY 2025	THRU 4/30/25	May- 10/1/2025	PROJECTED FY 2025	% +/-) Budget	BUDGET FY 2026
Other Physical Environment						
Waterway Management	\$ 22,300	\$ 13,782	\$ 8,518	\$ 22,300	0%	\$ 22,300
Field Services	27,707	16,312	11,395	27,707	0%	27,707
Waterway Management - Other	2,500	-	2,500	2,500	0%	2,500
Contracts - Landscape	274,413	56,753	217,660	274,413	0%	274,413
Clubhouse Security Systems	14,000	9,575	4,425	14,000	0%	14,000
Onsite Staff	60,000	38,758	28,288	67,046	12%	61,944
Insurance -Property & Casualty	40,407	33,758	6,649	40,407	0%	40,407
R&M-Gate	1,500	-	1,500	1,500	0%	1,500
R&M-Other Landscape	10,000	62,944	-	62,944	529%	10,000
R&M-Pools	39,600	34,929	4,671	39,600	0%	39,600
Entry/Gate/Walls Maintenance	4,000	1,688	1,232	2,920	-27%	2,056
Plant Replacement Program	20,000	9,831	10,169	20,000	0%	20,000
Irrigation Maintenance	12,000	13,636	-	13,636	14%	12,000
Mitigation Area Monitoring & Maintenance	5,000	-	5,000	5,000	0%	5,000
Other Physical Environment	\$ 533,427	\$ 291,966	\$ 302,007	\$ 593,973		\$ 533,427
Capital Expenditures & Projects						
Capital Improvements	\$ 30,000	\$ -	\$ -	\$ -	-100%	\$ 29,135
Road and Street Facilities	\$ 30,000	\$ -	\$ -	\$ -		\$ 29,135
Road and Street Facilities						
StreetLight - Decorative Light Maint.	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	0%	\$ 5,000
Pavement and Signage Repairs	1,500	900	600	1,500	0%	1,500
Misc-Holiday Lighting	16,050	8,125	7,925	16,050	0%	16,050
Total Road and Street Facilities	\$ 22,550	\$ 9,025	\$ 13,525	\$ 22,550		\$ 22,550
Parks and Recreation						
Security Patrol	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	0%	\$ 10,000
Pool Service Repairs	2,500	2,778	-	2,778	11%	2,500
Playground Amenity	12,000	16,382	-	16,382	37%	12,000
Special Events	2,000	-	2,000	2,000	0%	2,000
Misc Reserves Contingency	13,129	15,421	-	15,421	17%	13,219
-	-	-	-	-	0%	-
-	-	-	-	-	0%	-
-	-	-	-	-	0%	-
Total Road and Street Facilities	\$ 39,629	\$ 34,581	\$ 12,000	\$ 46,581		\$ 39,719
Reserves						
Capital Reserve	\$ 38,000	\$ -	\$ 38,000	\$ 38,000	0%	\$ 38,000
Total Reserve	\$ 38,000	\$ -	\$ 38,000	\$ 38,000		\$ 38,000
TOTAL EXPENDITURES	\$ 980,110	\$ 475,036	\$ 545,857	\$ 1,019,977		\$ 980,110

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	% +/-)
	FY 2025	4/30/25	10/1/2025	FY 2025	Budget
					FY 2026
Excess (deficiency) of revenues	\$ -	\$ 472,931	\$ (507,910)	\$ (34,063)	\$ -
Net change in fund balance	\$ -	\$ 472,931	\$ (507,910)	\$ (34,063)	\$ -
FUND BALANCE, BEGINNING	\$ 288,132	\$ 288,132	\$ 761,063	\$ 288,132	\$ 254,069
FUND BALANCE, ENDING	\$ 288,132	\$ 761,063	\$ 253,153	\$ 254,069	\$ 254,069

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$ 288,132
Less: Forecasted Surplus/(Deficit) as of 9/30/2025	(34,063)

Estimated Funds Available - 9/30/2025	254,069
--	----------------

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$ 254,069
Less: First Quarter Operating Reserve	(245,028) ⁽¹⁾
Less: Designated Reserves for Capital Projects	
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	-

Estimated Remaining Undesignated Cash as of 9/30/2026	9,041
--	--------------

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Parkway Center

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2026**EXPENDITURES****Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Parkway Center

Community Development District

General Fund

Budget Narrative Fiscal Year 2026

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Parkway Center

Community Development District

General Fund

Budget Narrative
Fiscal Year 2026**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves**Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Parkway Center

Community Development District

Debt Service Budgets

Fiscal Year 2026

Parkway Center

Community Development District

Series 2008 Debt Service

Summary of Revenues, Expenditures and Changes in Fund Balances Series 2008 Bonds Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	BUDGET
	FY 2025	4/30/2025	10/1/2025	FY 2025	FY 2026
FY 2025					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	172,874	-	172,874	172,874	172,874
TOTAL REVENUES	\$ 172,874	\$ -	\$ 172,874	\$ 172,874	\$ 172,874
EXPENDITURES					
Debt Service					
Principal Debt Retirement	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 125,000
Interest Expense	45,684	-	45,684	45,684	45,684
TOTAL EXPENDITURES	\$ 170,684	\$ -	\$ 170,684	\$ 170,684	\$ 170,684
Excess (deficiency) of revenues Over (under) expenditures	\$ 2,190	\$ -	\$ 2,190	\$ 2,190	\$ 2,190
Net change in fund balance	\$ 2,190	\$ -	\$ 2,190	\$ 2,190	\$ 2,190
FUND BALANCE, BEGINNING	\$ 169,832	\$ 172,022	\$ 172,022	\$ 172,022	\$ 174,212
FUND BALANCE, ENDING	\$ 172,022	\$ 172,022	\$ 174,212	\$ 174,212	\$ 176,402
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024				11/1/2025
Series 2008 Bonds:	\$ 455,000				\$ 330,000

Parkway Center

Community Development District

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2008

Period Ending	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2025	\$ 455,000	125,000	4.84%	\$ 24,354.50	\$ 149,354.50
11/1/2025	\$ 330,000			\$ 21,329.50	\$ 21,329.50
5/1/2026	\$ 330,000	130,000	4.84%	\$ 21,329.50	\$ 151,329.50
11/1/2026	\$ 200,000			\$ 18,183.50	\$ 18,183.50
5/1/2027	\$ 200,000	135,000	4.84%	\$ 18,183.50	\$ 153,183.50
11/1/2027	\$ 65,000			\$ 14,916.50	\$ 14,916.50
5/1/2028	\$ 65,000	145,000	4.84%	\$ 14,916.50	\$ 159,916.50
11/1/2028	\$ (80,000)			\$ 11,407.50	\$ 11,407.50
5/1/2029	\$ (80,000)	145,000	5.07%	\$ 11,407.50	\$ 156,407.50
11/1/2029	\$ (225,000)			\$ 7,731.75	\$ 7,731.75
5/1/2030	\$ (225,000)	150,000	5.07%	\$ 7,731.75	\$ 157,731.75
11/1/2030	\$ (375,000)			\$ 3,929.25	\$ 3,929.25
5/1/2031	\$ (375,000)	155,000	5.07%	\$ 3,929.25	\$ 158,929.25
		\$ 985,000		\$ 179,351	\$ 1,164,351

Parkway Center

Community Development District

Series 2018-1 Debt Service

Summary of Revenues, Expenditures and Changes in Fund Balances Series 2018-1 Bonds Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2025	THRU 4/30/2025	May- 10/1/2025	PROJECTED FY 2025	BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	381,720	-	381,720	\$ 381,720	381,720
Special Assmnts- CDD Collected	-	-	-	\$ -	-
TOTAL REVENUES	\$ 381,720	\$ -	\$ 381,720	\$ 381,720	\$ 381,720
EXPENDITURES					
<i>Debt Service</i>					
Principal Debt Retirement	\$ 255,000	\$ -	\$ 255,000	\$ 255,000	\$ 255,000
Interest Expense	126,431	-	126,431	126,431	126,431
TOTAL EXPENDITURES	\$ 381,431	\$ -	\$ 381,431	\$ 381,431	\$ 381,431
Excess (deficiency) of revenues Over (under) expenditures	289	-	289	289	288
Net change in fund balance	\$ 288.53	\$ -	\$ 289	\$ 289	\$ 288
FUND BALANCE, BEGINNING	\$ 432,578	\$ 432,867	\$ 432,867	\$ 432,867	\$ 433,155
FUND BALANCE, ENDING	\$ 432,867	\$ 432,867	\$ 433,155	\$ 433,155	\$ 433,443
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024			11/1/2025	
Series 2018-1 Bonds:	\$ 1,750,000			\$ 1,495,000	

Parkway Center

Community Development District

Parkway Center CDD Special Assessment Refunding Bonds, Series 2018-1

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2025	\$ 1,750,000	\$ 255,000	3.500%	\$ 65,446.88	\$ 320,446.88
11/1/2025	\$ 1,495,000			\$ 60,984.38	\$ 60,984.38
5/1/2026	\$ 1,495,000	\$ 265,000	4.000%	\$ 60,984.38	\$ 325,984.38
11/1/2026	\$ 1,230,000			\$ 55,684.38	\$ 55,684.38
5/1/2027	\$ 1,230,000	\$ 275,000	4.000%	\$ 55,684.38	\$ 330,684.38
11/1/2027	\$ 955,000			\$ 50,184.38	\$ 50,184.38
5/1/2028	\$ 955,000	\$ 285,000	4.125%	\$ 50,184.38	\$ 335,184.38
11/1/2028	\$ 670,000			\$ 44,306.25	\$ 44,306.25
5/1/2029	\$ 670,000	\$ 295,000	4.375%	\$ 44,306.25	\$ 339,306.25
11/1/2029	\$ 375,000			\$ 37,853.13	\$ 37,853.13
5/1/2030	\$ 375,000	\$ 310,000	4.375%	\$ 37,853.13	\$ 347,853.13
11/1/2030	\$ 65,000			\$ 31,071.88	\$ 31,071.88
5/1/2031	\$ 65,000	\$ 325,000	4.375%	\$ 31,071.88	\$ 356,071.88
11/1/2031	\$ (260,000)			\$ 23,962.50	\$ 23,962.50
5/1/2032	\$ (260,000)	\$ 340,000	4.500%	\$ 23,962.50	\$ 363,962.50
11/1/2032	\$ (600,000)			\$ 16,312.50	\$ 16,312.50
5/1/2033	\$ (600,000)	\$ 355,000	4.500%	\$ 16,312.50	\$ 371,312.50
11/1/2033	\$ (955,000)			\$ 8,325.00	\$ 8,325.00
5/1/2034	\$ (955,000)	\$ 370,000	4.500%	\$ 8,325.00	\$ 378,325.00
		\$ 3,075,000		\$ 722,816	\$ 3,797,816

Parkway Center

Community Development District

Series 2018-2 Debt Service

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2018-2 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 4/30/2025	May- 10/1/2025	PROJECTED FY 2024	BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -		\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	289,432		289,432	\$ 289,432	289,432
TOTAL REVENUES	\$ 289,432	\$ -	\$ 289,432	\$ 289,432	\$ 289,432
EXPENDITURES					
<i>Debt Service</i>					
Principal Debt Retirement	90,000	-	90,000	90,000	95,000
Interest Expense	197,283		197,283	197,283	190,895
TOTAL EXPENDITURES	\$ 287,283	\$ -	\$ 287,283	\$ 287,283	\$ 285,895
Excess (deficiency) of revenues Over (under) expenditures	\$ 2,149	\$ -	\$ 2,149	\$ 2,149	\$ 3,537
Net change in fund balance	\$ -	\$ -	\$ 2,149	\$ 2,149	\$ 3,537
FUND BALANCE, BEGINNING	\$ 289,519	\$ 289,519	\$ 289,519	\$ 289,519	\$ 291,668
FUND BALANCE, ENDING	\$ 289,519	\$ 289,519	\$ 291,668	\$ 291,668	\$ 295,205
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024		11/1/2025		
Series 2018-2 Bonds:	\$ 3,980,000			\$ 3,885,000	

Parkway Center

Community Development District

Parkway Center Community Development District Special Assessment Bond, Series 2018-2 (Amenity Projects)

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2025	\$ 3,980,000	\$ 95,000	3.500%	\$ 96,279	\$ 191,279
11/1/2025	\$ 3,885,000			\$ 94,616	\$ 94,616
5/1/2026	\$ 3,885,000	\$ 100,000	4.000%	\$ 94,616	\$ 194,616
11/1/2026	\$ 3,785,000			\$ 92,616	\$ 92,616
5/1/2027	\$ 3,785,000	\$ 105,000	4.000%	\$ 92,616	\$ 197,616
11/1/2027	\$ 3,680,000			\$ 90,516	\$ 90,516
5/1/2028	\$ 3,680,000	\$ 110,000	4.000%	\$ 90,516	\$ 200,516
11/1/2028	\$ 3,570,000			\$ 88,316	\$ 88,316
5/1/2029	\$ 3,570,000	\$ 110,000	4.250%	\$ 88,316	\$ 198,316
11/1/2029	\$ 3,460,000			\$ 85,979	\$ 85,979
5/1/2030	\$ 3,460,000	\$ 115,000	4.250%	\$ 85,979	\$ 200,979
11/1/2030	\$ 3,345,000			\$ 83,535	\$ 83,535
5/1/2031	\$ 3,345,000	\$ 120,000	4.250%	\$ 83,535	\$ 203,535
11/1/2031	\$ 3,225,000			\$ 80,985	\$ 80,985
5/1/2032	\$ 3,225,000	\$ 130,000	4.500%	\$ 80,985	\$ 210,985
11/1/2032	\$ 3,095,000			\$ 78,060	\$ 78,060
5/1/2033	\$ 3,095,000	\$ 135,000	4.500%	\$ 78,060	\$ 213,060
11/1/2033	\$ 2,960,000			\$ 75,023	\$ 75,023
5/1/2034	\$ 2,960,000	\$ 140,000	4.500%	\$ 75,023	\$ 215,023
11/1/2034	\$ 2,820,000			\$ 71,873	\$ 71,873
5/1/2035	\$ 2,820,000	\$ 145,000	4.500%	\$ 71,873	\$ 216,873
11/1/2035	\$ 2,675,000			\$ 68,610	\$ 68,610
5/1/2036	\$ 2,675,000	\$ 155,000	4.500%	\$ 68,610	\$ 223,610
11/1/2036	\$ 2,520,000			\$ 65,123	\$ 65,123
5/1/2037	\$ 2,520,000	\$ 160,000	4.500%	\$ 65,123	\$ 225,123
11/1/2037	\$ 2,360,000			\$ 61,523	\$ 61,523
5/1/2038	\$ 2,360,000	\$ 165,000	4.500%	\$ 61,523	\$ 226,523
11/1/2038	\$ 2,195,000			\$ 57,810	\$ 57,810
5/1/2039	\$ 2,195,000	\$ 175,000	4.700%	\$ 57,810	\$ 232,810
11/1/2039	\$ 2,020,000			\$ 53,698	\$ 53,698
5/1/2040	\$ 2,020,000	\$ 185,000	4.700%	\$ 53,698	\$ 238,698
11/1/2040	\$ 1,835,000			\$ 49,350	\$ 49,350
5/1/2041	\$ 1,835,000	\$ 195,000	4.700%	\$ 49,350	\$ 244,350
11/1/2041	\$ 1,640,000			\$ 44,768	\$ 44,768
5/1/2042	\$ 1,640,000	\$ 200,000	4.700%	\$ 44,768	\$ 244,768
11/1/2042	\$ 1,440,000			\$ 40,068	\$ 40,068
5/1/2043	\$ 1,440,000	\$ 210,000	4.700%	\$ 40,068	\$ 250,068
11/1/2043	\$ 1,230,000			\$ 35,133	\$ 35,133
5/1/2044	\$ 1,230,000	\$ 220,000	4.700%	\$ 35,133	\$ 255,133

Parkway Center

Community Development District

Continued

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2044	\$ 1,010,000			\$ 29,963	\$ 29,963
5/1/2045	\$ 1,010,000	\$ 230,000	4.700%	\$ 29,963	\$ 259,963
11/1/2045	\$ 780,000			\$ 24,558	\$ 24,558
5/1/2046	\$ 780,000	\$ 245,000	4.700%	\$ 24,558	\$ 269,558
11/1/2046	\$ 535,000			\$ 18,800	\$ 18,800
5/1/2047	\$ 535,000	\$ 255,000	4.700%	\$ 18,800	\$ 273,800
11/1/2047	\$ 280,000			\$ 12,808	\$ 12,808
5/1/2048	\$ 280,000	\$ 265,000	4.700%	\$ 12,808	\$ 277,808
11/1/2048	\$ 15,000			\$ 6,580	\$ 6,580
5/1/2049	\$ 15,000	\$ 280,000	4.700%	\$ 6,580	\$ 286,580
		\$ 4,245,000		\$ 2,916,891	\$ 7,161,891

Parkway Center

Community Development District

Debt Service Fund

Budget Narrative
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Parkway Center

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Summary of Assessments

		Unit Count		Fiscal Year 2025					Fiscal Year 2026					Inc/(Dec) in Annual CDD Fees Per Unit ⁽⁴⁾	
		O&M ⁽²⁾	Senior Bond DS	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	Amenity O&M Budget	Fiscal Year 2025 Total Assessment	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	Amenity O&M Budget	Fiscal Year 2026 Total Assessment	Debt Service	O&M
Phase 1 - Series 2008															
SF 40'	1.00	199	199	\$318.06	\$171.44	\$445.13	\$100.86	\$1,035.49	\$318.06	\$171.44	\$445.13	\$100.86	\$1,035.49	\$0.00	\$0.00
SF 50'	1.25	217	217	\$397.53	\$171.44	\$556.41	\$100.86	\$1,226.24	\$397.53	\$171.44	\$556.41	\$100.86	\$1,226.24	\$0.00	\$0.00
SF 65'	1.50	73	72	\$477.09	\$171.44	\$667.69	\$100.86	\$1,417.08	\$477.09	\$171.44	\$667.69	\$100.86	\$1,417.08	\$0.00	\$0.00
Phase 2 - Series 2018-1/2018-2															
Townhome	0.75	604	416	\$251.24	\$171.44	\$333.85	\$100.86	\$857.39	\$251.24	\$171.44	\$333.85	\$100.86	\$857.39	\$0.00	\$0.00
SF 50'	1.25	607	605	\$418.73	\$171.44	\$556.41	\$100.86	\$1,247.44	\$418.73	\$171.44	\$556.41	\$100.86	\$1,247.44	\$0.00	\$0.00
SF 60'	1.50	96	96	\$502.47	\$171.44	\$667.69	\$100.86	\$1,442.46	\$502.47	\$171.44	\$667.69	\$100.86	\$1,442.46	\$0.00	\$0.00
		1,796	1,605												

Notations:

⁽¹⁾ Annual assessments are adjusted for the 6% County collection costs and statutory early payment discounts.

⁽²⁾ Phase 1: Additional 50' lot platted and merged with HOA tract

⁽³⁾ Debt Service Assessments are subject to change upon the Eagle's Nest lots plat & levy based on receipt of Certificates of Occupancy

Proposed Budget is based on 42 Eagle's Nest lots with Certificates of Occupancy received (included in the SF 50' line for assessment purposes)

O&M Amenity is based on the Amenity related changes in the expenses which are spread evenly across the properties

⁽⁴⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

11C

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Parkway Center Community Development District ("**District**") prior to June 15, 2025 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Proposed Budget**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 27, 2025
HOUR:	6:30 p.m
LOCATION:	Parkway Center Clubhouse 7461 S Falkenburg Rd Riverview, FL 33578

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

- 5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON May 28, 2025.

Attest: **Parkway Center Community
Development District**

----- Secretary / Assistant Secretary
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

11D

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN EMERGENCY EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") typically meets monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, to conduct the business of the District in an efficient manner and to address emergency repairs and/or actions that are required to be immediately addressed; and

WHEREAS, the Board determines this resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

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

Section 1. The Chair or Vice Chair are authorized to expend up to fifteen thousand and No/100 Dollars (\$15,000.00) for emergency expenses that may be required to be undertaken before a scheduled meeting of the Board. Within three (3) business days of the emergency disbursement, the District Manager shall email the Board the general details of the emergency and the amount of the expense or expenses necessary to address the emergency.

Section 2. Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

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

PASSED AND ADOPTED THIS ____ DAY OF MAY 2025.

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

11E



Craig Latimer
Supervisor of Elections
 Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
 AWARD RECIPIENT

April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
Parkway Center CDD	3322

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
 Administrative Assistant/Candidate Services

VoteHillsborough.gov



(813) 744 - 5900

Fred B. Karl County Center
 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
 2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

11Fi



S2W
SECURITY
TRAINING

CAPABILITY STATEMENT

S2W Security Guard Agency & Training School is a comprehensive security solutions provider. Our mission is to deliver high quality security services and training programs to ensure the safety and peace of mind of our clients. With a well-trained security team and a dedicated training academy, we offer a seamless and integrated approach to meet diverse security needs.

CUSTOMER SATISFACTION

At S2W Security, client satisfaction is paramount. We are committed to delivering exceptional security services and training programs, upholding the highest standards of professionalism, reliability, and integrity. Our collaborative approach and customized solutions have earned us a reputation for excellence.

Certifications:

- Security State Agency License #B3000373
- S2W Security Training School License #DS3200012
- S2W Instructor License #DI3000305
- Tampa Housing Authority Vendor #V0012970
- Licensed –Bonded– Insured
- Florida Veteran and Minority Business Certification
- Women & Florida Veteran Business Certified
- City of Tampa Minority & Small Business Development Certification
- City of Orlando M/WBE Certification
- Security Plus Certified
- Certified CPR, First Aid & AED Trainer
- Greystar Vendor

NAICS
CODES

561612
611519
541690



COMPREHENSIVE SECURITY SERVICES

Agenda Page 68

Plain Clothes and Uniformed Security Officers: Our agency provides both unarmed and armed security officers who are highly trained in access control, surveillance, and crowd management. We offer a visible security presence and ensure the safety of our clients and their assets.

Security Training Academy: S2W Security operates a state-of-the-art Security Training Academy, offering comprehensive training programs, including Class G Security License Certification and Training. We equip individuals with the necessary skills and knowledge to excel in the security industry. We also offer CPR, First Aid, AED & **Active Threat Response Training**, which teaches individuals how to respond to an immediate threat in a proactive and effective manner.

Guard Tour Tracking: Our Live GPS tour tracking systems ensure comprehensive security coverage. Web-based, real-time monitoring and reporting enable us to maintain optimal security officer activities and accountability.

Virtual Security Guard: Ensure the safety of your business locations with trained virtual guards. Our Virtual guards can see, hear, and talk to your monitored site, maintaining complete awareness of activity in real time.

Mobile and Foot Patrol Services: Our security personnel conduct regular patrols, utilizing both mobile and foot patrol services. This proactive approach allows for a swift response to potential security threats.

Event Security: We specialize in delivering comprehensive security services for events of all sizes. Our team manages crowd control, access control, and emergency response planning to ensure the smooth operation and safety of events.

Facilities Security: S2W Security offers tailored security solutions to safeguard various facilities, including corporate offices, residential complexes, medical establishments, construction sites and educational institutions.

Online Reporting Software: We utilize advanced online reporting software to enhance communication, incident reporting, and documentation of security-related activities for streamlined operations.

Surveillance Camera Monitoring: Our trained professionals ensure effective Live person surveillance camera monitoring, providing real-time oversight of our client premises to detect respond promptly to security incidents.

Advanced Vehicle & ID Scanning: We offer advanced vehicle and identification scanning capabilities, including a license plate and VIN lookup scanner for efficient vehicle verification. We also have ID and driver's license scanning ability, to ensure quick and accurate identity verification.

To learn more about our security services and training programs, or to discuss your security requirements, please contact us at:

PHONE: 813-999-0412
EMAIL: admin@s2wsecurity.com
ADDRESS: 5101 N 40th Street Suite B
TAMPA, FL 33610



CERTIFICATE OF LIABILITY INSURANCE

Agenda Page 69 DATE (MM/DD/YYYY)

5/19/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER James Insurance Solutions 2100 5th Ave N St. Petersburg FL 33713	CONTACT NAME: Izabelle James PHONE (A/C, No, Ext): 727-384-0096 E-MAIL ADDRESS: IZABELLE@JAMESINSURANCESOLUTIONS.COM FAX (A/C, No): 727-347-2282																					
INSURED S2W SECURITY LLC 2718 Cedarcrest Pl Valrico FL 33596-5733	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Mesa Underwriters Specialty Insurance</td><td>36838</td></tr><tr><td>INSURER B:</td><td>National Liability & Fire Insurance Company</td><td>20052</td></tr><tr><td>INSURER C:</td><td>Nautilus Insurance Company</td><td>17370</td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Mesa Underwriters Specialty Insurance	36838	INSURER B:	National Liability & Fire Insurance Company	20052	INSURER C:	Nautilus Insurance Company	17370	INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A:	Mesa Underwriters Specialty Insurance	36838																				
INSURER B:	National Liability & Fire Insurance Company	20052																				
INSURER C:	Nautilus Insurance Company	17370																				
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		MP000900810020101	8/11/2024	8/11/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ Excluded GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Included \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y		AN1322359	8/13/2024	8/13/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	N9WC242252	7/28/2024	7/28/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Inframark Management Services c/o PARKWAY CENTER CDD 2005 Pan Am Circle Tampa FL 33607	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Izabelle James</i>
---	--

© 1988-2014 ACORD CORPORATION. All rights reserved.

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See <i>Specific Instructions</i> on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>S2W Security LLC</p> <p>2 Business name/disregarded entity name, if different from above.</p> <p>N/A</p> <p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____ </p> <p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/></p> <p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;">(Applies to accounts maintained outside the United States.)</p> <p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>5101 N 40th Street, Suite B</p> <p>6 City, state, and ZIP code</p> <p>Tampa, FL 33610</p> <p>7 List account number(s) here (optional)</p> <p style="text-align: center;">N/A</p> <p>Requester's name and address (optional)</p>
---	--

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
8	6	-	3	0	0	9	9	2	4

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Keith A Ware</i>	Date <i>1/13/2025</i>
------------------	--	-----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

11Fii

Security Officer Proposal

Inframark Management Services

**Submitted to:**

Parkway Center CDD

Contact Person:

Catjuanna Daniels

S2W Security LLC.

(813) 999-0412

admin@s2wsecurity.com

Submission Date:

19 May 2025



Thank you for considering S2W

This offer has no deadline.



Table of Contents:

Section 1

Cover Page	1-2
------------	-----

Section 2

Price Proposal	3
----------------	---

Section 2: Qualifications / Experience of Company

About US	4-5
Certifications	6-10
License	11
Insurance / Certificate of Insurance	12
References	13-17
Organization & Management.	18-25

Section 3: Project Approach & Quality Control

Plane of Approach	28-29
Implementation Timeline	30-31
Security Plan	32-34
Hiring Process	35-38
Quality Assurance	39-41



Cost Proposal & Invoicing

Type	Hourly Rate	OT / Holiday Hourly Rate
Unarmed Security Officer	\$26.00	\$28.00

Invoicing would be on the 1st or 15th of each month per contract terms.

All information obtained by S2W Security in the course of conducting business will be held in confidence, and no information (including names, addresses, telephone numbers, credit card information, and/ or email addresses) shall be divulged to any third parties.



About Us:

Company History and Organization

S2W Security our Security Guard Company and Secure2ware our Electrical Low Voltage are both veteran-owned corporations specializing in consultation, System Design, Installation of Surveillance Cameras, Access Control, Data Cabling and Security Guard Services. We have been providing excellent service for both commercial and residential customers in Hillsborough and surrounding counties since 2005.

Our extensive list of commercial clients includes The Department of Veterans Affairs, The Department of Juvenile Justice, The Port of Tampa Bay, MacDill AFB, Hooters, Walmart, Pepsi, Ford, BMW and over 20 Choice Hotels Chains, numerous community Homeowner Associations, private companies, and organizations.

We stand out from the competition by offering personalized and customized service. We take the time to understand our clients' needs and develop tailored plans to meet those needs. We guarantee every interaction will be courteous, respectful, and informative.

Our company employs trained, licensed security officers who protect personnel and assets across various environments, including construction work sites, corporate offices, and on the road patrol. We offer a full range of personal and corporate security services to suit any situation and have been successfully protecting people and property many years.

Our team undergoes rigorous screening, training, and continuous professional development to deliver exceptional customer service. For your peace of mind, we carry comprehensive insurance, and all state-required licenses and certifications are up to date.

Choose S2W Security for all your security needs and experience the peace of mind that comes with partnering with a trusted and professional security provider.





About Us Continued:

Vision:

Our vision at S2W Security is to emerge as the premier security guard solution provider in the State of Florida. We are deeply committed to prioritizing security, with safety always at the forefront. Ensuring the well-being of our clients is paramount. We are dedicated to maintaining a work environment that adheres to the highest safety standards and complies with OSHA Regulations.

Mission:

Our Mission is to deliver high quality security services and training programs to ensure safety and peace of mind for our clients and our community. With a well-trained security team and a dedicated training academy, we are always excited to embrace new technology which allows us to offer innovative seamless integrations while confronting diverse security challenges.

Core Values:

At S2W Security, client satisfaction is paramount. We are committed to delivering exceptional security services upholding the highest standards of professionalism, reliability and integrity. Our collaborative approach and customized solutions have earned us a reputation for excellence.





DM/DWBE:



Equal Business Opportunity (EBO)

Certification Program
This is to certify that in accordance with City of Tampa Ordinance 2017-25, Chapter 25.3, Equal Business Opportunity Program
S2W Security LLC

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies):

Security guard services, Roving Patrol, Events, Access Control, Surveillance Monitoring

The certification is valid from November 25, 2024 to November 25, 2026

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Bertha M. Mitchell, Manager
City of Tampa Equal Business Opportunity



Equal Business Opportunity (EBO)

Certification Program
This is to certify that in accordance with City of Tampa Ordinance 2017-25, Chapter 25.3, Equal Business Opportunity Program
S2W Security LLC

is hereby certified as a

Minority Business Enterprise (MBE)

In the following specialty(ies):

Security guard services, Roving, Patrol, Events, Access Control, Surveillance Monitoring

The certification is valid from November 25, 2024 to November 25, 2026

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Bertha M. Mitchell, Manager
City of Tampa Equal Business Opportunity



PORT TAMPA BAY

Small Business Enterprise Certification

S2W Security LLC

Federal ID #86-3009924

Services Provided: Security Guard Services, Roving Patrol, Event Services,
Facilities Support Services, Security Consultation

Valid from 02/12/2025 to 02/11/2026

Donna L. Casey
SBE & Contracts Manager

Please note this certificate is valid only with Port Tampa Bay.
It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local government agency.

Altered since 2024

State of Florida

Minority & Veteran Business Certification

S2W Security LLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
04/22/2025 to 04/22/2027

Pedro Alencar
Florida Department of Management Services



Office of Supplier Development
4005 Eisenhower Way, Suite 300
Tallahassee, Florida 32310
850-661-7061
www.dms.fl.gov/procurement



DBE:



Florida Unified Certification Program

**Disadvantaged Business Enterprise (DBE)
Certificate of Eligibility**

S2W SECURITY, LLC

MEETS THE REQUIREMENTS OF 49 CFR, PART 26

APPROVED NAICS CODES:

561612 – Security Guards and Patrol Services
611519 – Other Technical and Trade Schools

02/11/2025

DATE:

DocuSigned by:

Cheryl Hawkins

855A87C8CD2B415

By: Cheryl Hawkins, Senior Manager, Business Diversity



JACKSONVILLE
TRANSPORTATION
AUTHORITY





VBE:



January 6, 2025

Mr. Keith Ware
S2W Security, LLC
P.O. Box 1829
Valrico, FL 33595

Veteran Business Enterprise (VBE)
Renewal Date: April 7, 2026

Dear Mr. Ware:

The Small Business Development Department of the Greater Orlando Aviation Authority (Authority) is pleased to announce that your firm, **S2W Security, LLC**, has been granted reciprocal **Veterans Business Enterprise (VBE) Certification** under the Authority's VBE policy. The certification is based on your current VBE certification from The State of Florida Office of Supplier Diversity or the Department of Veteran's Affairs.

Please be advised that this certification is not equivalent and should not be construed as certification under the Authority's Disadvantaged Business Enterprise, Local Developing Business Enterprise, Minority/Woman Business Enterprise or Small Business Enterprise or Policies.

VBE certification is NOT a guarantee of work, but enables the firm to compete for, and perform, contract work on all Authority projects as a VBE contractor, sub-contractor, consultant, sub-consultant or material supplier.

Your reciprocal **VBE** certification will be effective through **April 7, 2026** and your firm will be listed in our certification directory at <https://goaa.diversitycompliance.com>. For re-certification at the end of this period you must provide our office with proof of your then current VBE certification from The State of Florida Office of Supplier Diversity or the Department of Veteran's Affairs.

If there is a material change in the firm prior to that date, including, but not limited to: change in VBE certification status, ownership, or physical location of the firm you must promptly notify this office in writing. Please visit our Business Diversity Management System at <https://goaa.diversitycompliance.com> to renew or inform us of changes in your reciprocal certification.

Please contact our office at (407) 825-7133 or dba@goaa.org if you have any questions or if we can be of any assistance.

Sincerely,

Iranetta J. Dennis
Vice President
Small Business Development



M/WBE:



January 6, 2025

Mr. Keith Ware
S2W Security, LLC
P.O. Box 1829
Valrico, FL 33595

Expiration Date: April 7, 2026

Dear Mr. Ware:

The Small Business Development Department of the Greater Orlando Aviation Authority (Authority) is pleased to announce that your firm, **S2W Security, LLC**, has been granted reciprocal **Minority/Women Business Enterprise (M/WBE) Certification** under the Authority's M/WBE policy. The certification is based on your current M/WBE certification from The State of Florida Office of Supplier Diversity, The City of Orlando, or Orange County Government.

M/WBE certification is not equivalent and should not be construed as certification under the Authority's Disadvantaged Business Enterprise or Airport Concessions Disadvantaged Business Enterprise (ACDBE) Policies promulgated pursuant to the Department of Transportation's regulations, or the Authority's Local Developing Business (LDB), Small Business Enterprise (SBE) or Veteran Business Enterprise (VBE) Policies.

M/WBE certification is NOT a guarantee of work, but enables the firm to compete for, and perform, contract work on all Authority projects as an **M/WBE** contractor, sub-contractor, consultant, sub-consultant or material supplier.

Your reciprocal **M/WBE** certification will be effective through **April 7, 2026** and your firm will be listed in our certification directory at <https://goaa.diversitycompliance.com>. For re-certification at the end of this period you must provide our office with proof of your then current M/WBE certification from The State of Florida, Office of Supplier Diversity, The City of Orlando, or Orange County Government.

If there is a material change in the firm, including, but not limited to: change in M/WBE certification status, ownership, officers, directors, scope of work being performed, daily operations, affiliations with other businesses or individuals or physical location of the firm prior to your renewal date you must promptly notify this office in writing. Notification should include supporting documentation. Please visit our Business Diversity Management System at <https://goaa.diversitycompliance.com> to renew or inform us of changes in your reciprocal certification.

Please contact our office at (407) 825-7133 or certifications@goaa.org if you have any questions or if we can be of any assistance.

Sincerely,

Iranetta J. Dennis
Vice President
Small Business Development



SDVOSB:



202-205-8800 | sba.gov
409 3rd St, SW, Washington DC 20416

Dec. 18, 2023

SECURE2WARE INC.
SAM UEI: S9REDG6LK8L9
2718 CEDARCREST PL
VALRICO, FL 33596

Dear SECURE2WARE INC.:

I am writing to inform you that SECURE2WARE INC. has been certified by the Veteran Small Business Certification Program (VetCert) at SBA. Your certification confirms your eligibility to compete for set-aside contracting opportunities, as well as other benefits, as a Service-Disabled Veteran-Owned Small Business (SDVOSB).

What you need to know:

- SECURE2WARE INC. is certified as a Service-Disabled Veteran-Owned Small Business (SDVOSB) and publicly listed at veterans.certify.sba.gov.
- Your certification is valid for three (3) years from the date of this letter.
- You may visit [SBA's website to download SBA-approved digital icons](https://sba.gov) that indicate your certification status.
- SBA may conduct a program examination at your office or work site during your certification period to verify the accuracy of your certification.
- You may apply for recertification 120 days prior to your expiration date by logging in to your Veteran Small Business Certification profile.

What to do if your business changes:

You must inform SBA of any changes to the business that could affect its eligibility for the program, such as:

- a closure
- a change to the firm's ownership, business structure, or control
- filing of a bankruptcy
- a change in a Veteran-owner's active duty status

You can inform SBA of changes through the VetCert website at veterans.certify.sba.gov. Failure to report eligibility changes within 30 days of the change could result in:

- Civil and criminal penalties
- A referral to the Debarment and Suspension Committee
- Decertification and removal from the Veteran Small Business Certification Program

Please keep a copy of this letter to confirm SECURE2WARE INC.'s continued program eligibility. Thank you for your service to our country and for continuing to serve the United States through small business ownership.

Sincerely,

John B. Perkins
Director Veteran Small Business Certification Program



All SBA programs and services are extended to the public on a nondiscriminatory basis.



Agency License:

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
WILTON SIMPSON
COMMISSIONER
DIVISION OF LICENSING

01/04/24
DATE ISSUED


03/10/27
DATE OF EXPIRATION


B 3000373
LICENSE NUMBER

S2W SECURITY
2718 CEDARCREST PLACE
VALRICO, FL 33596

WARE, KEITH A, OTHER
WARE, NEDRA V, OTHER

THE SECURITY AGENCY NAMED ABOVE IS LICENSED AND REGULATED UNDER THE PROVISIONS OF
CHAPTER 493, FLORIDA STATUTES.




WILTON SIMPSON
COMMISSIONER

2024 - 2025 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT
OCC. CODE
312.000000 GUARD, PATROL, WATCHMAN OR SECURITY AGENCY

EXPIRES SEPTEMBER 30, 2025

3 Employees

ACCOUNT NO.
67096
RENEWAL

Receipt Fee	7.34
Hazardous Waste Surcharge	0.00
Law Library Fee	0.00
B3000373	

BUSINESS S2W SECURITY LLC
2718 CEDARCREST PLACE
VALRICO, FL 33596

2024 - 2025

NAME S2W SECURITY LLC
C/O KEITH A WARE
MAILING PO BOX 1829
ADDRESS VALRICO, FL 33595

Paid 23-0-592262
08/09/2024 7.34

BUSINESS TAX RECEIPT

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

NANCY C MILLAN, TAX COLLECTOR
813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/19/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER James Insurance Solutions 2100 5th Ave N St. Petersburg FL 33713		CONTACT NAME: Isabelle James PHONE (A/C, No, Ext): 727-384-0096 FAX (A/C, No): 727-347-2282 E-MAIL ADDRESS: IZABELLE@JAMESINSURANCESOLUTIONS.COM	
INSURED S2W SECURITY LLC 2718 Cedarcrest Pl Valrico FL 33596-5733		INSURER(S) AFFORDING COVERAGE INSURER A: Mesa Underwriters Specialty Insurance NAIC # 36838 INSURER B: National Liability & Fire Insurance Company 20052 INSURER C: Nautilus Insurance Company 17370 INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC. <input type="checkbox"/> OTHER	Y	MP000900810020101	08/11/2024	08/11/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ Excluded GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Included \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	Y	AN1322359	08/13/2024	08/13/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N N/A Y	N9WC242252	07/28/2024	07/28/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Isabelle James

© 1988-2014 ACORD CORPORATION. All rights reserved.



References:



Sentry Event Services, Inc

- 4201 N. Dale Mabry Hwy, Tampa, Fl. 33607
- Ken Milburn
- Kmilburn@Sentryeventservices.com

S2W Security has successfully supported Sentry Event Services as a subcontractor for two consecutive years. During this period, S2W Security has demonstrated exceptional performance in fulfilling security officer duties across various venues in Hillsborough and Pinellas Counties.

Our team has been entrusted with providing security services for a diverse range of high-profile events, ensuring the safety and security of all attendees, staff, and participants.

These events include:

- **Tampa Bay Buccaneers Football Games**
- **University of South Florida Bulls Football Games**
- **Saint Pete Grand Prix**
- **Reggae Rise Up 4-Day Concert**

At each of these events, S2W Security has deployed highly trained security officers to uphold a safe and controlled environment. Our responsibilities have included, but were not limited to, access control, crowd management, perimeter monitoring, and immediate response to any security concerns.

S2W Security's commitment to professionalism, reliability, and adaptability has earned the trust and appreciation of Sentry Event Services and event organizers alike. Our collaborative efforts have contributed to the seamless execution of these events, ensuring both safety and satisfaction for all stakeholders.

We value our partnership with Sentry Event Services and remain dedicated to delivering high-quality security solutions when requested.

We acknowledge that the "agency" reserves the right to evaluate our firm based on past performance and prior dealings. This includes, but is not limited to, any instances of failure to meet specifications, poor workmanship, late delivery, and other relevant factors as part of the customer experience criteria.



References:



Professional Health Care of Pinellas LLC

- 1839 Central Ave. Saint Petersburg, FL 33713
- Eli Ayyub
- eayyub@phcpine11as.com
- (727) 322-1054

At Professional Health Care of Pinellas, our security guards are dedicated to ensuring the safety of patients, staff, and visitors. They diligently monitor access points to prevent unauthorized entry and enforce stringent security protocols, which is crucial for maintaining a secure environment conducive to quality care.

In addition to their regular duties, our security guards play an essential role in opening and closing the facility each day. They ensure all doors are securely locked or unlocked as needed, verifying that the premises are safe and prepared for daily operations, and managing keys to prevent unauthorized access.

Our security personnel are also trained to assist with patient transport when necessary, providing an additional layer of support to the healthcare team. They respond swiftly to emergencies, employing their skills to de-escalate conflicts and manage critical situations effectively.

Furthermore, our guards offer guest concierge services, assisting visitors with directions, information, and other needs they may have. Their presence enhances the overall experience for guests, ensuring they feel welcome and supported during their visit to Professional Health Care of Pinellas, creating a safe and welcoming environment for everyone.

Initial Costs of Work: \$ 4,778/ month (approx.)

Number of Change Orders: None

Total Completion Time: Ongoing

We acknowledge that the client reserves the right to evaluate our firm based on past performance and prior dealings with the County. This includes, but is not limited to, any instances of failure to meet specifications, poor workmanship, late delivery, and other relevant factors as part of the Customer experience criteria.



References:



Anchor Riverwalk

- 109 West Fortune Street. Tampa, FL. 33602
- Lisa Fuentes
- lisa.fuentes@graystar.com
- (954) 665-7313

At Anchor Riverwalk Apartments, our security guards provide comprehensive services designed to enhance the safety and well-being of residents and guests. They manage parking and traffic, ensuring smooth flow and adherence to regulations. Additionally, they facilitate parcel deliveries, maintaining secure storage and timely notifications to residents.

Our security team is also adept at handling noise disturbances professionally and discreetly, ensuring a peaceful living environment. They provide after-hours pool security, preventing unauthorized access and ensuring compliance with safety protocols. Regular patrols and advanced surveillance help deter potential threats and maintain a secure atmosphere.

Beyond these core duties, our security guards are always ready to assist with any other needs that may arise. Their goal is to create a safe and welcoming environment, making Anchor Riverwalk a great place to live. Their presence ensures that residents and guests can feel at ease, knowing that their safety is our top priority.

Initial Costs of Work: \$4,439.00 / month (approx.)

Number of Change Orders: None

Total Completion Time: Ongoing

We acknowledge that the client reserves the right to evaluate our firm based on past performance and prior dealings with the client. This includes, but is not limited to, any instances of failure to meet specifications, poor workmanship, late delivery, and other relevant factors as part of the Customer experience criteria.



References:



5D Tropical

- 6507 Bob Head Rd. Plant City, Fl. 33565
- Damon Diaz
- damond@5dtropical.com
- PH: (813) 986-4560

At 5D Tropical, our security guards play a pivotal role in maintaining a safe and controlled environment for staff, visitors, and residents. Their comprehensive responsibilities include monitoring facility access points to prevent unauthorized entry, conducting regular patrols to deter potential security breaches, and enforcing strict safety protocols to ensure the well-being of everyone on the premises.

Our security personnel are highly trained to respond swiftly and effectively to any incidents that may arise, providing a reassuring presence during emergencies. They are proficient in conflict resolution, adept at de-escalating situations, and capable of providing immediate assistance to those in distress.

In addition to these core duties, our guards ensure compliance with all security regulations, supporting the overarching goal of facilitating rehabilitation efforts. They are well-versed in the use of advanced surveillance systems, which allows them to monitor the facility continuously and detect any suspicious activities.

Moreover, our guards are equipped to handle emergency situations with calm and precision, providing first aid when necessary and coordinating with local law enforcement and emergency services. They also play a crucial role in preventing theft and vandalism by conducting thorough inspections and maintaining a visible security presence.

Initial Costs of Work: \$5,570.00 / month (approx.)

Number of Change Orders: None

Total Completion Time: Ongoing

We acknowledge that the client reserves the right to evaluate our firm based on past performance and prior dealings with the County. This includes, but is not limited to, any instances of failure to meet specifications, poor workmanship, late delivery, and other relevant factors as part of the Customer experience criteria.

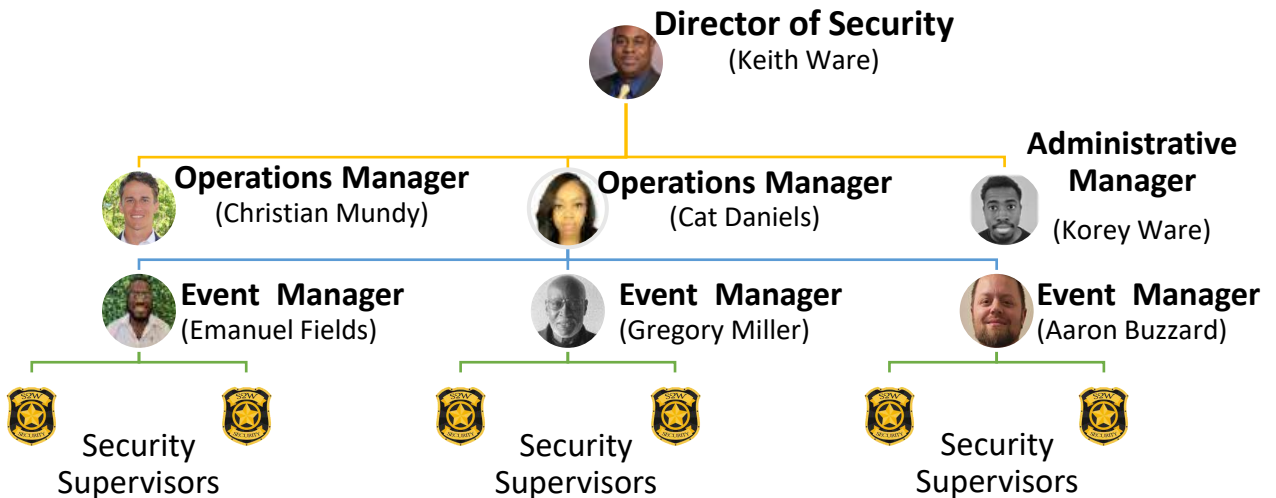


Our Team





Organization & Management:



Director of Security

- Oversee the entire security operation, ensuring compliance with the contract and client communication.
- Manage resources and address operational issues.
- Ensure effective execution of the security plan and maintain a direct relationship with the client.

2. Operations Manager

- Manage day-to-day security operations and personnel.
- Supervise and allocate resources for efficiency during events.
- Address operational challenges and coordinate with supervisors.

3. Event Manager (If Applicable)

- Plan staffing and oversee deployment of security officers for each event.
- Ensure adherence to security protocols during events.
- Coordinate with supervisors and address event-specific security needs.

4. Security Supervisors (If Applicable)

- Supervise security officers on duty and ensure proper execution of responsibilities.
- Address issues on the ground and manage shift schedules.
- Report incidents to higher management and ensure compliance with protocols.

5. Security Officers (If Applicable)

- Perform bag checks, access control, and patrolling.
- Respond to emergencies, medical incidents, and disturbances.
- Maintain order and assist with crowd management.
- Conduct perimeter security to prevent unauthorized access.
- Provide VIP/executive protection and secure restricted areas.

Work Schedule

Monday – Friday 9am-6pm
Saturday / Sunday 10am – 2pm
Available on Call 24/7

✉ Keith@S2WSecurity.com

☎ (813) 999-0412

📍 Valrico, Fl. 33596

Professional Summary

Keith Ware is a strategic visionary who excels in employing innovative security solutions. He takes great pride in building strong relationships with clients to ensure satisfying results. Keith predominantly values providing operational excellence and fostering a culture of continuous improvement within his organization.

Certifications & Licenses

- Class 'D' Instructor License #1812526
- Security Training School License #DS3200012
- State Agency License #B-3000373
- Class D License #1812526
- Class G License #G3402327
- Electrical Low Voltage Contractor License #EG13000812
- Electrical Course Educational Provider License #PVD623
- CompTIA Security+ Certification
- Cisco Networking Academy, 4.0 GPA
- Bachelor's Degree Human Resources/Business Administration



KEITH A. WARE

Director of
Security



Secure2Ware
Security & Surveillance

S2W
SECURITY

Over 30 years Security Experience

S2W Security — CEO

March 2021 - Present

Founded and leads a successful security guard business, providing professional security services to a diverse client base; as well as our S2W Security Training School providing certifications for Class D Security Licenses.

- Creates a positive work culture, fostering loyalty and low turnover among employees.
- Develops and delivers Active Threat Response Training Programs
- Manages daily operations, ensuring high-quality services and excellent customer satisfaction.
- Establishes partnerships with local businesses to expand security services and improve safety and efficiency.

Secure2ware — CEO

January 2005 - Present

Founded and grew Secure2ware into a trusted provider of low-voltage technology solutions, specializing in security and automation systems for commercial and residential clients.

- Security Consultant
- Develops effective security solutions for surveillance cameras, alarms, and access control systems.
- Builds strong client relationships and remains current with technological trends to deliver innovative solutions.

Hillsborough County Clerk of Circuit — Information Security Specialist II

January 2001 - January 2010

Specialized in protecting sensitive data and implementing security protocols for county IT infrastructure.

- Secured the county's IT systems against unauthorized access.
- Implemented and maintained network security software.
- Trained staff on security software and regulatory compliance.
- Experienced Technical Project Manager

U.S. Navy — Information Systems Technician

January 1993 - May 2003

- Provided cybersecurity support for classified systems.
- Installed and maintained communications equipment .
- Applied military-grade security protocols to protect systems.
- Physical Security Reaction Team.
- Anti Terrorism Trainer.



Cat@S2WSecurity.com
(813) 425-5900 ex.7788
Tampa, Fl. 33647

Professional Summary

Proactive Business Development Manager with extensive experience in team leadership and client relationship building. Successfully managed security operations, enhanced safety protocols, and grew client base through strategic engagement and customized solutions. Skilled in business planning, negotiations, and account management, bringing a strong focus on advancing organizational goals.

Education

University of South Florida

Course of Study:
Business and Administration

CATJUANNA DANIELS

Agenda Page 91

SKILLS:

- Team Leadership
- Business development
- Customer Service
- Negotiations
- Team Collaboration
- Client Relationship Building
- Mentoring and Coaching
- Account Management

WORK HISTORY::

S2W Security: Security Manager

May 2021 – January 2024

- Managed a team of security personnel, providing regular training for improved performance and professional growth.
- Oversaw team of security officers and managed scheduling and performance evaluations.
- Maintained detailed records of security incidents, enabling proper analysis for future preventative measures.
- Conducted thorough background checks on potential hires to maintain a safe working environment for all employees..
- Organized successful large-scale events, coordinating with multiple stakeholders to ensure optimal safety conditions for attendees and staff members alike.
- Improved response time to incidents by developing effective communication protocols within the security team.
- Conducted drills to keep security staff on alert and proficient with established plans.

S2W Security: Business Development Manager

January 2024 – Present

- Facilitated regular communication with clients to ensure their needs were met, fostering long-lasting relationships.
- Developed customized solutions for clients based on an understanding of their unique needs.
- Represented company and promoted products at conferences and industry events.
- Established relationships with key decision-makers within customer's organization to promote growth and retention.
- Kept meticulous client notes and updated account information in company databases.

Volunteer Work

As a dedicated member of the Hillsborough County NAACP I serve as the assistant to the president. I support the organization's mission to ensure the political, educational, social, and economic equality of rights for all. In this role, I provide administrative support, manage secretary work, and coordinate efforts to help clients in need.



**R CHRISTIAN MUNDY**Atlanta, GA | 404-852-0806 | ChristianMundy@gmail.com**PROFESSIONAL EXPERIENCE****CFO | Spectrum Security | Miami, FL****October 2018 – Present**

- Oversee all aspects of the company's finances and taxes. Including: budgeting, forecasting, and financial reporting
- Ensure that the company complies with all applicable financial regulations
- Manage the performance of state and federal contracts, including tracking progress, identifying, and mitigating risks, and contract compliance

MANAGER, MERGERS & ACQUISITIONS | Spotless Brands | Atlanta, GA**January 2023 – December 2024**

- Identifying and evaluating potential target companies, negotiating, structuring deals
- Work closely with the company's leadership to implement the company's growth strategy in new and existing markets
- Develop financial models to estimate cash flow, network fit, and potential profitability of acquisitions
- Collaborate with our development team on strategic targets for new acquisitions and network fit
- 90%+ engagement rate with acquisition targets in each market, building long term relationships with owners so they know we're waiting to make an offer whenever ready (including NYC, Long Island, NJ, DC, Phoenix, Denver, OKC, Baltimore & Philadelphia)

MANAGING DIRECTOR | Greencom, "Green Communities" (a Sterling Planet company) | Atlanta, GA**January 2022 – December 2023**

- Manage business development goals and objectives, marketing, go-to-market strategy, pipeline management, contracts, budgets
- Designed the Greencom App (available on Apple and Google), where members can channel cashback towards green projects
- Created partnerships with 50 local and national environmental programs while integrating financial incentives from over 250 national brands and over 100,000 local businesses into a cashback rewards debit card
- Implement business plan, hiring, company policies, stakeholder management, short and long-term organizational goals

MANAGER, BUSINESS DEVELOPMENT | Sterling Planet | Atlanta, GA**July 2019 – January 2022**

- Build business development and marketing campaigns that help organizations meet their environmental sustainability goals
- Develop and execute sales strategies in voluntary environmental commodity markets, including origination, structuring, and execution
- Build customized and comprehensive carbon neutral solutions for businesses, universities, and organizations in a rapidly evolving environmental market

VP, ACCOUNTS | Billboard Lease Management & Consulting (BLMC) | Remote**January 2017 – December 2022**

- Increase client billboard lease revenue through new billboard development projects, lease renegotiations, and management agreements
- Grow the corporate and small business account base, target decision makers directly to solicit consultation services
- Represented clients in negotiations with billboard companies, ensuring better lease rates and contract terms

SOULTIONS ANALYST | The Rainmaker Group | Atlanta, GA**January 2015 – December 2017**

- Information technical product support role, resolve hundreds of customer inquiries each month with issues ranging from revenue management pricing analysis to software integration and data interpretation
- Develop deep business and technical knowledge of companies pricing and revenue optimization solutions
- Maintain technical software integrations between Property Management Systems and the Revenue Management Systems

FINANCIAL ADVISOR | UBS | Atlanta, GA**January 2014 – December 2014**

- Analyzed client needs, investment opportunities and developed client base.
- Organized events: group dinners, and marketing presentations for potential clientele to market our offices financial services
- Minimized beta within a custom client portfolio model by comparing portfolio managers' alpha against relevant indexes
- Conducted due diligence fund analysis
- Prepared financial documents and written reports on a regular basis demonstrating attention to detail, performed data consolidation

EDUCATION**THE CITADEL, The Military College Of South Carolina | Charleston, SC****2009 – 2013**

Bachelor Of Science in Business Administration



About ME:

Proactive Security Account Manager with extensive experience leading security teams and implementing advanced surveillance technologies. Successfully addressed client concerns, enhanced security systems, and coordinated special events requiring additional resources. Skilled in cybersecurity, incident reporting, and managing security operations, bringing a high level of professionalism and efficiency to any role.

Organized and dependable candidate successful at managing multiple priorities with a positive attitude. Willingness to take on added responsibilities to meet team goals.



Attributes:

- Cybersecurity knowledge
- Security team management
- Operations Management
- Schedule Management
- Security screening

WORK HISTORY

S2W Security: Security Supervisor

Jan 2024 – Present

- Conducted regular patrols of facility to detect and deter security threats.
- Recorded incident reports with detailed accounts of occurrences.
- Monitored alarm systems and CCTV footage to enable prompt attention and response.
- Supervised and evaluated security staff performance to determine compliance with safety regulations.
- Managed a team of security officers, providing guidance, support, and performance evaluations to ensure a high level of professionalism.

S2W Security: Account Manager

May 2021 – Jan 2024

- Managed a diverse team of security professionals, ensuring optimal performance and adherence to company policies.
- Enhanced client satisfaction by addressing their concerns and providing personalized security solutions.
- Evaluated existing security systems for potential vulnerabilities, recommending upgrades or replacements where necessary.
- Implemented new technologies to enhance surveillance capabilities and reduce response times in emergencies.
- Coordinated special events requiring additional personnel or equipment resources.



Gregory Miller

(813) 359-7520

gmboot1977@gmail.com



Professional Summary

Seasoned security professional with 24 years of experience in the state of Florida, including the Tampa Bay area. Gregory has held numerous roles across prominent security agencies, gaining hands-on expertise in public safety, loss prevention, and emergency response. Known for his commitment to high standards and a proven track record in asset protection, he has demonstrated leadership capabilities as a business owner and throughout his work in various security roles. Gregory holds a Florida Class D Security License and continually advances his skills through ongoing security education, including specialized certifications and trainings.

Professional Experience

Security Guard: S2W Security – Tampa, FL

June 2020 – Present

- Provide comprehensive security services for residential and commercial properties, with a focus on crime prevention and emergency response.
- Led incident management and facilitated smooth operations in high-traffic venues, including large corporate events and community spaces.
- Trained junior security staff on protocols, contributing to a highly capable team that consistently reduced on-site incidents by 30%.
- Recognized as “Guard of the Year” in 2023 for excellent service and client satisfaction.

Owner/Operator

Miller Security Solutions – Tampa, FL

January 2013 – March 2019

- Founded and managed an independent security agency providing armed and unarmed security guard services to commercial, residential, and event clients.
- Oversaw a team of security guards, conducting hiring, training, and deployment to ensure quality service aligned with client needs.

Lead Security Officer

Mt Carmel Baptist Church – Gainesville, FL

September 2000 – January 2013

- Served as the primary security lead for all properties owned by Mt Carmel Baptist Church.
- Managed a team of guards to secure all relevant properties and assets.
- Developed and implemented training programs that improved team preparedness in threat assessment and emergency protocols.
- Instrumental in identifying and mitigating potential threats, resulting in a notable reduction in on-site theft incidents.

Education and Certifications

Continuing Education in Security and Public Safety

Regularly attended courses on advanced security topics including:

- Emergency Preparedness and Response
- Conflict De-escalation
- Crowd Management

Skills

- Access Control & Surveillance
- Conflict Resolution & De-escalation
- Team Leadership & Training
- Threat Assessment & Mitigation
- Client Relations & Customer Service



SUMMARY OF QUALIFICATIONS

- Proven ability to manage people and teams
- Handles responsibilities & stressful situations in a professional and calm manner
- Quick learner who works well with all types of people
- Certified Fugitive Recovery Agent
- Licensed CPL/ CCW
- Multiple certifications from the American Training Institute
- Member of National Association of Fugitive Recovery Agents
- Maritime Security (MARSAC)
- Facility Security Officer Certified
- Wicklander Certified

EDUCATION

Northcentral University - Scottsdale, AZ

Major: Doctoral of Business Criminal Justice - June 2019 Current GPA: 3.62

University of Phoenix- Grand Rapids, MI

Major: Bachelor of Science Justice Administrative Management- June 10, 2013 GPA: 3.39

Masters of Science Administrative Management and Security with Concentration in Law

Enforcement Organizations- June 2015 GPA 3.86

Kaplan University- Property and Casualty Insurance Certificate - 2011

EXPERIENCE:

Walmart Inc. – Asset Protection Assistant Store Manager.

09/19 –

Present

Manages facility level training and execution of asset protection, safety functions, and claims and receiving procedures by reviewing the application of policies, procedures, compliance guidelines (for example, cold chain, hazardous materials) and operational controls; identifying gaps in expectations versus training levels; determining training needs; and developing and delivering the training where needed. Drives sales by ensuring effective merchandise presentation (for example, accurate and competitive pricing, proper signing, inventory levels, cleanliness of the area); assessing economic trends and community needs; overseeing the stocking and rotation of merchandise; setting up, cleaning and organizing product displays; and securing fragile and high-shrink merchandise.

Buzzards Recovery Service - Owner 06/10 - Present

Skip tracing, investigations, security, surveillance, interviews, repossession, asset protection, location, background checks, transportation, and process serving.



History & Experience:

S2W Security, established in 2021, is a provider of professional security services. We have countless years of combined experience among our staff, in the industry. We have built a reputation for delivering reliable security solutions for a wide range of events.

Our team has successfully provided security for major venues and high-profile events, including consistently 100 plus security officers for Raymond James Stadium USF Bulls, Tampa Bay Buccaneers football games, Concerts, Monster Jam and other events, where we have demonstrated expertise in managing large crowds, ushering, bag checking, ensuring guest safety, etc. Additionally, we have provided security services for concerts in Tampa, Saint Petersburg, Orlando and Naples, Florida and various arena, offering both armed and unarmed guards depending on the event's requirements.

S2W Security is proud to have supported the Omega Psi Phi Fraternity's national convention and multiple venues including events at Riverfront Park and various locations in the Tampa Bay area. These services included event security, parking management, armed and unarmed personnel to maintain safety and order for more that 45,000 guests.

We've also played key roles in downtown Tampa's Gasparilla events, Saint Petersburg Grand Prix Racing and the Reggae Rise-up four-day concert delivering effective crowd management, traffic control and event security in its dynamic environment. Furthermore, for four consecutive years, we have provided security for the annual Arts and Crafts Festival in various cities in Florida, ensuring the safety and enjoyment of all attendees, as well as protection against theft of property.

Our professional management approach, extensive experience and dedication to excellence marks S2W Security a proven partner for ensuring the safety and success of any size event.

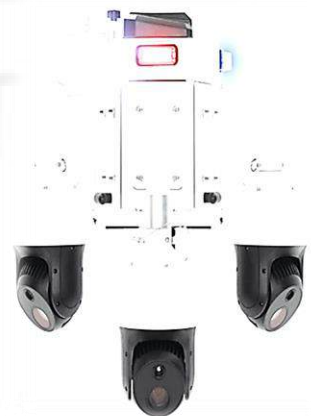




Capabilities:

Services

- Active Threat Response Training
- Armed & Unarmed Security Officers
- Controlled Access Systems
- Drivers License Scanning
- Drone Surveillance
- Event Security
- Facility Security
- Fire & Flood Watch
- Front Desk Concierge Service
- HOA Security
- Information Security
- Mobile Patrol
- Network Administration
- Private Investigation Services
- Retail Security
- Surveillance & Alarm Systems
- Systems Analysis
- Vehicle Tag Scanning



NAICS & PSC Services

- S206 Guard Services
- 56162 Security Consultation
- 561612 Security Guard Patrol Services
- 611519 Security Guard Training
- 561210 Facilities Support Service
- 561621 Security Systems Monitoring Services
- 517311 Closed Circuit Television (CCTV) Services
- 561621 Alarm System Monitoring Services
- R799 Other Management Support Services





Plan of Approach:

1. Understanding the Scope of Work

S2W Security recognizes the need for reliable and professional security guard services to safeguard facilities, venues, and personnel. Our goal is to ensure a safe environment by employing highly trained personnel who adhere to Florida State Statute 493 and excel in fulfilling the outlined duties for Security Guards and Officers.

2. Recruitment and Qualification of Personnel

Screening & Hiring: We implement a rigorous recruitment process, including background checks, drug screenings, and verification of licensure and certifications, to ensure that all personnel meet the standards set by Florida State Statute 493.

Training Programs:

- All guards and parking monitors undergo pre-assignment training covering conflict resolution, emergency response, first aid, and site-specific procedures.
- Our Guards receive training and certification from our in-house **S2W Security Training School**, which prepares them with the skills necessary to meet our high standards. The Training School is licensed and specializes in certifying guards for Florida Class D licenses..

Credential Verification: Each guard is equipped with Class D (unarmed) or Class G (armed) licenses as applicable.

3. Deployment and Supervision

Scheduling: We leverage the **Officer Reports** platform to manage schedules, track time and attendance, and document tours effectively.

Supervisory Structure:

- A dedicated supervisor or crew leader is assigned to each shift if necessary, to oversee operations, ensure post coverage.
- Supervisors perform regular patrols, verify adherence to post requirements, and maintain communication with representatives.

Emergency Readiness: All personnel are briefed on location specific emergency protocols and trained to adapt during disaster or crisis events.

4. Security Guard Duties

- Guards are trained to perform all required duties, including but not limited to patrolling, escort services, and access control.
- Incident management protocols are in place to report unusual situations promptly. Logs are maintained daily to document activities and any notable occurrences.
- Guards participate in drills and disaster exercises to enhance readiness and cooperation with staff, if necessary.



Plan of Approach:

5. Fulfillment of Parking Monitor Duties

- Parking monitors are briefed on parking policies and equipped to enforce them.
- Personnel are trained to assist guests, provide clear directions, and respond to unauthorized vehicles by coordinating with law enforcement and towing services as needed.
- Monitors ensure parking areas remain safe, orderly, and accessible, even during adverse weather conditions.

6. Provisioning of Supplies and Equipment

- S2W Security will supply all necessary uniforms, equipment (e.g., radios, flashlights, vehicles), and materials to perform duties effectively.

7. Compliance and Reporting

- **Incident Reporting:** Personnel are trained to document and escalate incidents, ensuring transparency and accountability.
- **Daily Logs:** Comprehensive logs of activities and events are submitted to supervisory staff for review and access.
- **Feedback:** Regular communication with representatives concerning our performance, ensure alignment with expectations and continuous improvement.

8. Transition and Implementation Plan

Start-Up Phase:

- Initial consultation with representatives to identify key locations, specific risks, and tailored requirements.
- Conduct site evaluations and establish post orders for each location.

Staff Orientation: Site-specific training to familiarize personnel with facilities, venues, and operations.

Deployment: Roll out services in a phased approach to ensure adaptability.

9. Customer-Centric Approach

S2W Security prioritizes collaboration and responsiveness. Account managers will be available to address any concerns or special requests.

10. Value Proposition

- Expertise in providing security solutions specific to public sector clients.
- A technology-driven approach that ensures real-time communication, transparency, and efficiency.
- Commitment to professionalism, responsiveness, and safety in every aspect of service delivery.
- The **S2W Security Training School** ensures applicable guards are not only licensed but also trained to handle the specific requirements of venues, and emergency situations.



Transition Team:

Organizational Chart for Transition Team

Role	Responsibilities
Keith Ware	Transition Director – Oversees the entire transition process, interfaces with Authority Management, and ensures all deadlines are met.
Cat Daniels	Operations Manager – Supervises the onboarding and training of staff, conducts site assessments, and manages daily operations.
Nedra Ware, RN	Training Coordinator – Develops and delivers training programs, ensuring all staff meet certification and safety requirements.
Recruitment Manager	HR Lead – Manages hiring, background checks, and onboarding of new employees.
IT Specialist	Technology Integration – Ensures the successful setup and integration of S2W's security reporting systems and equipment.



Transition Timeline:

Contract Lead Time: 2 Weeks

Activity	Timeline
Week 1	Conduct initial meetings with Inframark Management Services and the outgoing service provider.
Week 1	Complete site assessment and evaluate current security infrastructure and procedures.
Week 2	Develop training materials and transition plans tailored to venue specific needs.
Week 2	Conduct orientation and site-specific training for supervisors and staff.
Start Date	Official start of S2W Security's contract. Deploy all staff for full operational coverage.



Security Plan:

S2W Security will implement a structured plan to ensure effective duty fulfillment and safety across all locations. Here's how we'll achieve that:

1. Patrol Operations

Security officers will conduct regular patrols across each location by foot or use a designated vehicle to cover large areas efficiently. Each shift will begin with a briefing and an assigned patrol schedule to ensure all areas of the campus are covered at least once per hour.

2. Theft and Vandalism Prevention

Officers will maintain high visibility in critical areas during patrols, especially in locations identified as high-risk for theft or vandalism. Any suspicious activity will be immediately reported, and officers will engage with potential offenders to de-escalate situations.

3. Alarm Response

When an alarm is triggered, the nearest available officer will respond and assess the situation. Officers will secure the area and report any incidents, following a checklist for each type of alarm event. Reoccurring false alarms will be reported to campus authorities.

4. Building Lockdown and Access Control

Officers will lock down buildings at designated times and reopen them according to the facility schedule. Officers will follow protocols for verifying personnel needing after-hours access and will document all access outside regular hours.

5. Unsafe Condition Reporting and Maintenance Coordination

Officers will report hazards, broken equipment, and other safety issues through a work order system. Daily patrols will include monitoring for unsafe conditions, and officers will submit immediate reports for issues that require urgent attention.

6. Parking Enforcement

Security officers will issue warnings and citations for parking violations. Weekly parking audits will be conducted, with logs maintained to ensure enforcement consistency.



Security Plan:

7. Emergency Equipment Testing

Monthly testing of first aid kits, AEDs, and emergency call boxes will be completed and documented. Any malfunctions will be immediately reported, with follow-ups to ensure repairs are completed.

8. Daily Logs and Incident Reporting

Officers will maintain a daily log, noting patrols, incidents, and any noteworthy observations. Incident reports will follow standardized templates for consistent reporting.

9. Event and Parking Supervision

Officers will assist with crowd management and direct parking for events. They will follow a pre-planned event security protocol and deploy additional personnel as needed for larger gatherings.

10. Emergency Call Response

Officers will respond to emergency calls following protocols. Coordination with local authorities will occur if situations escalate beyond the officer's ability.

11. Light Surveys

Monthly light surveys will be conducted, and any outages or dimly lit areas will be reported to maintenance teams for prompt repair.



Reporting:

S2W Security is utilizing some of the best technology available in the market today. OfficerReports.com (ORDC) is an all-in-one tool for S2W Security to manage our operations. The program combines Officer tour tracking, paperless reporting, and scheduling software into one comprehensive platform allowing us, our officers, and you the client to communicate seamlessly 24/7.

Value Added Features

To better serve your needs in a prompt, accurate, and professional manner S2W Security Officers are deployed with mobile software for GPS and QR Code referencing, our easy-to-use and easy-to-deploy technology provide Online, Real-Time Tracking, and Reporting.

Our reports are immediately available and can be emailed to you or your staff at the time of submission. Our officers can insert photos, videos, and officer audio recordings in addition to typed text to enhance our documentation and archiving for future requirements.

We have implemented the following advanced services:

- Virtual Guard Services: High Quality technology like that used by the Department of Defense and the Department of homeland Security for surveillance and monitoring purposes.
- Dispatch Software: 24/7 support which streamlines operations ensuring efficient coordination of security guards and assignments.
- Watchdog: Watch dog will ping the security officer every 30 minutes to ensure they are safe and alert.



The presence of our professional detail will help prevent vandalism, theft, and property loss while promoting a positive experience and a safer environment for your properties.

S2W Security will provide you with Quality and Consistency exceeding your satisfaction. Our unarmed security guards are trained to peacefully deter property crimes and unsavory behavior. We also help prepare for and minimize damage due to natural emergencies. (such as; hurricanes, floods, and fires). Insurance companies know having well-trained security guards on the premises significantly reduces the likelihood of incurring crippling expenses. Ask your insurance company or agent about their liability policies and discounts for having an unarmed security officer.

Security has been our business for years. We know how to operate without wasting resources and deliver the best ROI and quality service available.

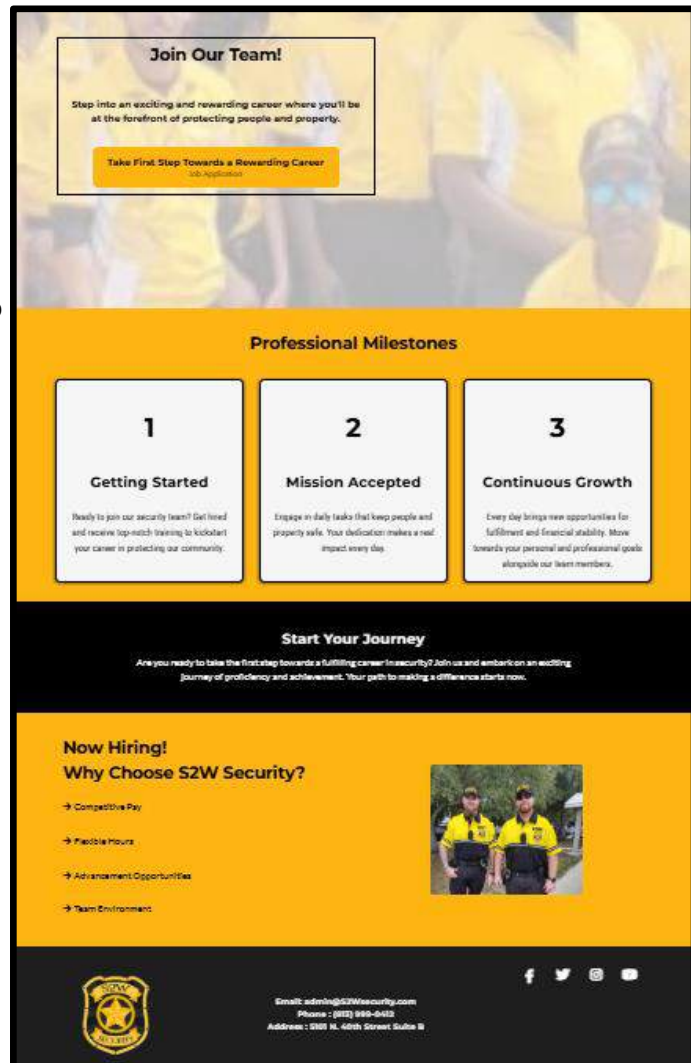


Approach to Hiring Qualified & Experienced Staff:

1. Recruitment Methods and Procedures

S2W Security employs a multiple recruitment strategies to attract highly qualified and experienced candidates:

- ❖ **Job Portals and Career Websites:** Post job openings on platforms like Indeed, LinkedIn, and local job boards to reach a broad pool of candidates.
- ❖ **Community Outreach:** Partner with local community organizations, veteran groups, and vocational schools to recruit individuals with relevant experience.
- ❖ **Employee Referral Program:** Offer incentives to current employees for referring qualified candidates to build a reliable and trusted team.
- ❖ **Targeted Recruitment Events:** Host job fairs and open-house events to attract candidates with backgrounds in security, law enforcement, or customer service.
- ❖ **Social Media Campaigns:** Leverage social media platforms to advertise openings and engage potential candidates in the Tampa area and surrounding regions.



<https://www.secure2ware.com/pages/contact-us/s2w-employment-application>



Approach to Hiring Qualified & Experienced Staff:

2. Hiring Practices

Initial Screening:

- Review resumes and applications to identify candidates with relevant experience and qualifications.
- Conduct phone screenings to verify availability, interest, and basic qualifications.

Interviews:

- Conduct structured in-person or virtual interviews to assess professionalism, problem-solving skills, situational judgment, and communication abilities.
- Include scenario-based questions to gauge candidates' responses to real-world security challenges.

Background Screening:

- Perform thorough background checks, including criminal history, employment verification, and reference checks.
- For armed positions, verify Class G License and firearm training records.
- Background screenings are conducted annually for all employees to maintain compliance and trustworthiness.

Drug Testing:

- Require pre-employment and random drug testing to ensure a drug-free workplace.

Termination Practices:

- Terminations are handled professionally and in compliance with labor laws, ensuring proper documentation and due process.
- Exit interviews are conducted to identify potential organizational improvements.

Performance Evaluations:

- Employees are evaluated semi-annually based on attendance, performance metrics, and adherence to company policies.
- Recognize and reward high performers through bonuses or promotions.

Disciplinary Practices:

- Follow a structured process that includes verbal warnings, written notices, and, if necessary, termination, ensuring fairness and consistency.



Training Management:

Initial Orientation:

Length: 3-4 hours

Location: S2W Security Training School or onsite at venue.

Materials Covered:

- Company policies and procedures.
- Overview of job responsibilities and expectations.
- Introduction to safety protocols and emergency procedures.
- Employee handbook and code of conduct.

Site Orientation:

Length: 4-6 hours

Location: S2W Security Training School or onsite at venue.

Materials Covered:

- Location layout and access points.
- Event-specific responsibilities and protocols.
- Use of communication tools and technology (e.g., radios, Officer Reports).
- Detailed safety and evacuation procedures.

Yearly Review Training:

Length: 4-6 hours

Location: S2W Security Training School.

Materials Covered:

- Refresher on company policies, emergency procedures, and job duties.
- Scenario-based testing, including active threat response.
- Review of past performance and incident reports to identify areas for improvement.

Scenario Testing:

Length: 2-4 hours per session (conducted quarterly).

Location: Onsite or designated training facilities.

Materials Covered:

- Simulated emergency scenarios (e.g., medical emergencies, crowd control, active shooter).
- Hands-on drills for team coordination and communication.
- Evaluation of individual and team responses to identify gaps.

In-Season Staff Training:

Length: 3-4 hours per session, as needed.

Location: S2W Security Training School.

Materials Covered:

- Quick-start orientation for new hires.
- Site-specific policies, event protocols, and role assignments.
- Refresher on emergency response procedures.



Additional Training Courses:

Certifications and Courses Offered:

CPR, First Aid, and Stop the Bleed training.

De-escalation and Conflict Resolution

Trains officers in managing tense situations peacefully and professionally.



CPR & First Aid Training Class

Emergency Response & Disaster Preparedness

Covers natural disasters, active shooter scenarios, and facility-specific threats.

Defensive Tactics / Non-Lethal Weapons Training

Includes handcuffing, baton training, and pepper spray certification.

Cultural Sensitivity and Diversity Awareness

Builds competence in diverse workplace and community settings.



Quality Management Plan:

Quality assurance for S2W Security services is measured and monitored through a combination of procedures, evaluations, and feedback.
Here's how it works:



- **Supervisory Oversight and Inspections:**

- **Regular Inspections:** Supervisors conduct both scheduled and unscheduled inspections to verify compliance with standing and post orders and adherence to performance standards.
- **Post Observations:** Supervisors monitor guards on duty to ensure punctuality, alertness, and adherence to protocols.
- **Reporting Compliance:** Supervisors review daily logs and incident reports to identify trends, verify accuracy, and recommend improvements.

- **Technological Integration with Officer Reports:**

S2W Security utilizes the Officer Reports platform to enhance accountability and transparency. This platform enables:

- **Real-time GPS tracking** of officers during their shifts.
- Clock-in and clock-out functionalities for accurate timekeeping.
- Incident reporting and access to post orders directly through the platform.
- **Viewable schedules for employee/management** coordination and operational efficiency.



Quality Management Plan:

Regular Audits and Inspections:

- Conducting routine audits and inspections of security operations to ensure compliance with protocols.
- Using checklists to evaluate the effectiveness of patrols, incident responses, and other security measures.

Performance Evaluations:

- Regularly assessing security officers' performance based on response times, incident reports, and patrol logs.
- Providing ongoing training and support to address any areas needing improvement.

Client Feedback:

- Collecting feedback from the administration and staff to gauge satisfaction and identify areas for improvement.
- Implementing a structured process for addressing complaints and suggestions.

Compliance Checks:

- Ensuring all security officers continue to meet the required certifications and licensing standards.
- Conducting regular checks of compliance with state and federal regulations.

Continuous Improvement:

- Holding regular meetings to review performance, discuss challenges, and plan improvements.

Complaint Management Process:

- Immediate Acknowledgment: All complaints from representatives are promptly acknowledged by the assigned account manager.
- Resolution Timeline: Each complaint is investigated thoroughly, with resolutions provided within a predefined timeframe to ensure client confidence and satisfaction.

Communication with Client:

- Dedicated Account Managers: A single point of contact is available 24/7 to address questions, concerns, or requests from representatives.
- Meetings: Scheduled meetings with representatives (upon request) to review performance, address feedback, and align expectations.

Continuous Improvement Initiatives:

- Performance Metrics: Key performance indicators (KPIs) are tracked and reviewed to ensure service quality aligns with requirements.
- Training Updates: Findings from inspections and feedback loops are integrated into ongoing training to enhance personnel preparedness and effectiveness.
- Client Feedback Integration: Feedback from representatives is used to refine policies, procedures, and service delivery.



Workload Ability:

S2W Security is well-positioned to meet the client's security needs while maintaining high service standards for our existing clients. We currently service a diverse portfolio of clients across various industries, including government, corporate, and event security, without compromising quality or responsiveness.

- **Recruitment Strategy:** Our robust recruitment strategy ensures a continuous pipeline of qualified candidates. This enables us to scale our workforce quickly to meet increased demands or emergency situations.
- **Management Excellence:** Our management team excels in coordinating complex security operations across multiple sites. With a proven track record, we ensure seamless integration and oversight of new contracts.
- **Resource Allocation:** We maintain a flexible staffing model, supported by our extensive training programs, allowing us to allocate personnel efficiently and adapt to varying client requirements.

By leveraging our advanced technology, skilled workforce, and exceptional leadership, S2W Security guarantees readiness and reliability to support your requirements alongside those of our other valued clients.

Standing Post Orders

Upon site evaluation and consultation with representatives, our team drafts detailed standing and post orders that align with the unique requirements of each location and operational scenario.

- **Regular Updates:** We conduct periodic reviews and updates of orders to reflect any changes in operational conditions, client feedback, or regulatory requirements.
- **Accessible Documentation:** All standing and post orders are maintained digitally and are always available through the Officer Reports App, ensuring guards have immediate access to critical information.
- **Training Integration:** Standing and post orders are incorporated into site-specific training programs, ensuring that all personnel are fully briefed and capable of executing their responsibilities effectively.
- **Compliance Assurance:** Supervisors regularly audit adherence to orders, addressing any discrepancies promptly to maintain operational excellence.



Thank You

S2W Security would like to thank you again for this opportunity to provide you with a reliable solution and we look forward to working together in the near future.

Should you have any questions, please feel free to contact us at (813) 999-0412



The information in this document pertains to labor, equipment, and project success within specified timelines and for a positive customer experience. It accurately reflects discovery and implementation based on the customer's facility(s) requirements and follows industry standards for quote and cost-effective distribution.

11G.



Quarterly Compliance Audit Report

Parkway Center CDD

Date: April 2025 - 1st Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

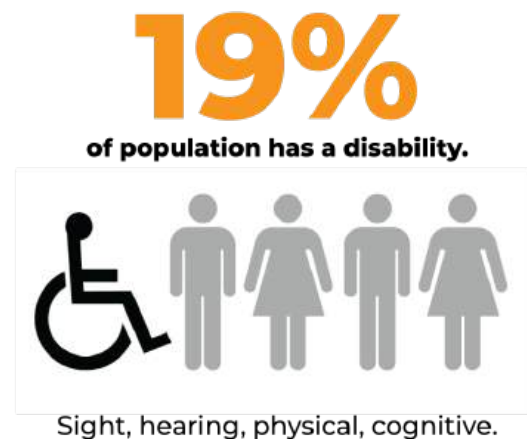
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Thirteenth Order of Business

**MINUTES OF MEETING
PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Parkway Center Community Development District was held on Wednesday, April 23, 2025, at 6:30 p.m. at the Parkway Center Clubhouse, located at 7461 S. Falkenburg Road, Riverview, FL 33578.

Present and constituting a quorum were:

Koko Miller	Chairperson
JoAnn Ward	Vice Chairperson
Tanya O'Connor	Assistant Secretary
Claudia Bryant	Assistant Secretary

Also present were:

Alba Sanchez	District Manager
Dale Wentzel	Onsite Manager

Residents

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

SECOND ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order; a quorum was established.

THIRD ORDER OF BUSINESS

Public Comments on Agenda

None.

FOURTH ORDER OF BUSINESS

Attorney' Report

A. Request for a Section 286.011(8) Meeting with the Board

B. Revocable License Agreement-Baywood at Oak Creek Townhomes Association

Attorney Marsh Rainey, Special District Attorney, was engaged to handle the fence encroachment on CDD property.

On MOTION by Ms. Ward, seconded by Mr. Miller, with all in favor authorization to advertise a shade meeting on May 9, 2025 at 12 PM via zoom was approved. 4-0

FIFTH ORDER OF BUSINESS

Landscape Report

Mr. David Manfrin of LMP gave the Landscape Report

DM approval Invoice 337665 \$1,131.91

Invoice 337160 \$4,579.70

On MOTION by Mr. Miller seconded by Ms. O'Connor, with all in favor, invoice 337160 in the amount of \$4,579.70 was approved. 4-0

Invoice 337788 \$2,970

On MOTION by Mr. Miller seconded by Ms. Ward, with all in favor, invoice 337788 in the amount of \$2,970 was approved. 4-0

SIXTH ORDER OF BUSINESS

Aquatic Report

No report.

SEVENTH ORDER OF BUSINESS

Engineer's Report

No report.

EIGHTH ORDER OF BUSINESS

District Manager's Report

- A. Summerwood-Willow Beach Entrance - Consider Installing Sign on Monument
- B. Neptune Multi Services-Entrances Painting Proposal

No action taken on items 8A and B.

- C. Baywood Memorandum of Agreement & Fenceline Final Survey & Revocable License Agreement is approved with the caveat that the Attorney to add verbiage.

- D. Field Inspection – March 2025

Dale Wentzel, On Site Manager, item 3, slide refurbishment project:

The Supervisors stepped outside to take a look at the concerns.

Mr. Wentzel was asked to have the vendor return and repair the areas that were missed and hold the second payment until the work is done to the satisfaction of the Board.

NINTH ORDER OF BUSINESS

District Onsite Manager Report

- A. Estimate No 1200 from Jayman Enterprises, LLC – Monthly Maintenance of Entryways

This item was withdrawn.

TENTH ORDER OF BUSINESS

Consent Agenda

- A. **Consideration of Board of Supervisors' Minutes of the March 26, 2025 Meeting**
- B. **Consideration of the Financials, Check Register, and Operations and Maintenance Report, March 31, 2025.**

On MOTION by Ms. O'Connor seconded by Mr. Miller, with all in favor, the Consent Agenda items A and B were accepted. 4-0

For future agenda's the Board requested to have the consent agenda separated as two individual agenda items.

ELEVENTH ORDER OF BUSINESS

Old Business

There was none.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests or Comments

- Ms. O'Connor discussed the Hillsborough County Public Works Administration meeting.
- Mr. Miller requested management to look into the status of the light poles at Belmont and Blue Beach Drive.
- Management to contact Blue Life Pool for the two pump replacements.
- Management to send Mr. Miller an inventory of the gym equipment.
- Ms. Ward noted Clay will be conducting an audit on the toppled signs throughout the community.
- Management to contact Attorney Steady on a process to handle emergency repairs that exceed \$2,500.
- Clay Wright - Management to get the information on aerator audit.

THIRTEENTH ORDER OF BUSINESS

Public Comments

None.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. O'Connor seconded by Ms. Ward with all in favor the meeting was adjourned at 9:21 p.m. 4-0

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson

Fourteenth Order of Business

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018-2								TOTAL
	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	SERIES 2018-1 DEBT SERVICE FUND	SERIES 2018-2 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS									
Cash - Operating Account	\$ 7,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,784
Cash In Bank	620,401	-	-	-	-	-	-	-	620,401
Cash In Bank	224,284	-	-	-	-	-	-	-	224,284
Due From Other Funds	-	-	31,915	5,213	-	-	-	-	37,128
Investments:									
Reserve Fund	-	17,293	190,859	144,716	-	-	-	-	352,868
Revenue Fund	-	338,425	557,958	360,852	-	-	-	-	1,257,235
Deposits	8,318	-	-	-	-	-	-	-	8,318
Fixed Assets									
Buildings	-	-	-	-	-	30,000	-	-	30,000
Improvements Other Than Buildings (IOTB)	-	-	-	-	-	2,653,526	-	-	2,653,526
Ancillary Costs	-	-	-	-	-	937,602	-	-	937,602
Construction Work In Process	-	-	-	-	-	4,189,295	-	-	4,189,295
Amount Avail In Debt Services	-	-	-	-	-	-	808,400	-	808,400
Amount To Be Provided	-	-	-	-	-	-	7,496,600	-	7,496,600
TOTAL ASSETS	\$ 860,787	\$ 355,718	\$ 780,732	\$ 510,781	\$ -	\$ 7,810,423	\$ 8,305,000	\$ -	\$ 18,623,441
LIABILITIES									
Accounts Payable	\$ 22,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,212
Bonds Payable	-	-	-	-	-	-	8,305,000	-	8,305,000
Due To Other Funds	13,190	23,938	-	-	-	-	-	-	37,128
TOTAL LIABILITIES	35,402	23,938	-	-	-	-	8,305,000	-	8,364,340
FUND BALANCES									
Restricted for:									
Debt Service	-	331,780	780,732	510,781	-	-	-	-	1,623,293
Unassigned:	825,385	-	-	-	-	7,810,423	-	-	8,635,808
TOTAL FUND BALANCES	825,385	331,780	780,732	510,781	-	7,810,423	-	-	10,259,101
TOTAL LIABILITIES & FUND BALANCES	\$ 860,787	\$ 355,718	\$ 780,732	\$ 510,781	\$ -	\$ 7,810,423	\$ 8,305,000	\$ -	\$ 18,623,441

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,745	\$ 5,745	0.00%
Interest - Tax Collector	-	2,607	2,607	0.00%
Special Assmnts- Tax Collector	970,110	970,542	432	100.04%
Other Miscellaneous Revenues	10,000	5,063	(4,937)	50.63%
TOTAL REVENUES	980,110	983,957	3,847	100.39%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,300	5,700	52.50%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	2,181	1,019	68.16%
ProfServ-Recording Secretary	2,772	-	2,772	0.00%
ProfServ-Trustee Fees	12,500	7,219	5,281	57.75%
Disclosure Report	6,000	3,500	2,500	58.33%
District Counsel	7,500	10,374	(2,874)	138.32%
District Engineer	7,500	3,833	3,667	51.11%
District Manager	28,840	16,823	12,017	58.33%
Accounting Services	28,667	16,731	11,936	58.36%
Auditing Services	9,500	-	9,500	0.00%
Website Compliance	1,500	1,700	(200)	113.33%
Postage, Phone, Faxes, Copies	750	103	647	13.73%
Public Officials Insurance	4,325	-	4,325	0.00%
Legal Advertising	1,000	254	746	25.40%
Misc-Non Ad Valorem Taxes	7,000	1,794	5,206	25.63%
Bank Fees	350	800	(450)	228.57%
Miscellaneous Expenses	500	-	500	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	500	466	34	93.20%
Total Administration	135,604	72,078	63,526	53.15%
<u>Electric Utility Services</u>				
Electricity - Streetlights	154,000	96,787	57,213	62.85%
Total Electric Utility Services	154,000	96,787	57,213	62.85%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	2,900	1,904	996	65.66%
Total Garbage/Solid Waste Services	2,900	1,904	996	65.66%
<u>Water-Sewer Comb Services</u>				
Utility - Water	24,000	17,115	6,885	71.31%
Total Water-Sewer Comb Services	24,000	17,115	6,885	71.31%
<u>Other Physical Environment</u>				
Waterway Management	22,300	13,782	8,518	61.80%
Field Services	27,707	16,312	11,395	58.87%
Waterway Management - Other	2,500	-	2,500	0.00%
Contracts - Landscape	274,413	113,507	160,906	41.36%
Clubhouse Security Systems	14,000	9,575	4,425	68.39%
Onsite Staff	60,000	38,738	21,262	64.56%
Insurance -Property & Casualty	40,407	33,758	6,649	83.54%
R&M-Gate	1,500	-	1,500	0.00%
R&M-Other Landscape	10,000	62,944	(52,944)	629.44%
R&M-Pools	39,600	34,929	4,671	88.20%
Entry/Gate/Walls Maintenance	4,000	1,688	2,312	42.20%
Plant Replacement Program	20,000	9,831	10,169	49.16%
Irrigation Maintenance	12,000	13,636	(1,636)	113.63%
Mitigation Area Monitoring & Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	533,427	348,700	184,727	65.37%
<u>Capital Expenditures & Projects</u>				
Capital Improvements	30,000	-	30,000	0.00%
Total Capital Expenditures & Projects	30,000	-	30,000	0.00%
<u>Road and Street Facilities</u>				
StreetLight - Decorative Light Maint.	5,000	-	5,000	0.00%
Pavement and Signage Repairs	1,500	900	600	60.00%
Misc-Holiday Lighting	16,050	8,125	7,925	50.62%
Total Road and Street Facilities	22,550	9,025	13,525	40.02%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
Security Patrol Services	10,000	-	10,000	0.00%
R&M-Pools	2,500	2,778	(278)	111.12%
Playground Equipment and Maintenance	12,000	16,382	(4,382)	136.52%
Special Events	2,000	-	2,000	0.00%
Misc-Contingency	13,129	17,895	(4,766)	136.30%
Total Parks and Recreation	39,629	37,055	2,574	93.50%
<u>Reserves</u>				
Capital Reserve	38,000	-	38,000	0.00%
Total Reserves	38,000	-	38,000	0.00%
TOTAL EXPENDITURES & RESERVES	980,110	582,664	397,446	59.45%
Excess (deficiency) of revenues				
Over (under) expenditures	-	401,293	401,293	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		424,092		
FUND BALANCE, ENDING		\$ 825,385		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2008 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,038	\$ 6,038	0.00%
Special Assmnts- Tax Collector	172,874	170,822	(2,052)	98.81%
TOTAL REVENUES	172,874	176,860	3,986	102.31%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	125,000	-	125,000	0.00%
Interest Expense	45,684	24,355	21,329	53.31%
Total Debt Service	170,684	24,355	146,329	14.27%
TOTAL EXPENDITURES	170,684	24,355	146,329	14.27%
Excess (deficiency) of revenues Over (under) expenditures	2,190	152,505	150,315	6963.70%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	2,190	-	(2,190)	0.00%
TOTAL FINANCING SOURCES (USES)	2,190	-	(2,190)	0.00%
Net change in fund balance	\$ 2,190	\$ 152,505	\$ 145,935	6963.70%
FUND BALANCE, BEGINNING (OCT 1, 2024)		179,275		
FUND BALANCE, ENDING		\$ 331,780		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2018-1 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,172	\$ 13,172	0.00%
Special Assmnts- Tax Collector	381,720	378,346	(3,374)	99.12%
TOTAL REVENUES	381,720	391,518	9,798	102.57%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	-	255,000	0.00%
Interest Expense	126,431	65,447	60,984	51.76%
Total Debt Service	381,431	65,447	315,984	17.16%
TOTAL EXPENDITURES	381,431	65,447	315,984	17.16%
Excess (deficiency) of revenues				
Over (under) expenditures	289	326,071	325,782	112827.34%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	289	-	(289)	0.00%
TOTAL FINANCING SOURCES (USES)	289	-	(289)	0.00%
Net change in fund balance	\$ 289	\$ 326,071	\$ 325,204	112827.34%
FUND BALANCE, BEGINNING (OCT 1, 2024)		454,661		
FUND BALANCE, ENDING		\$ 780,732		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2018-2 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,770	\$ 8,770	0.00%
Special Assmnts- Tax Collector	289,432	286,441	(2,991)	98.97%
TOTAL REVENUES	289,432	295,211	5,779	102.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	95,000	-	95,000	0.00%
Interest Expense	190,895	96,279	94,616	50.44%
Total Debt Service	285,895	96,279	189,616	33.68%
TOTAL EXPENDITURES	285,895	96,279	189,616	33.68%
Excess (deficiency) of revenues Over (under) expenditures	3,537	198,932	195,395	5624.31%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,537	-	(3,537)	0.00%
TOTAL FINANCING SOURCES (USES)	3,537	-	(3,537)	0.00%
Net change in fund balance	\$ 3,537	\$ 198,932	\$ 188,321	5624.31%
FUND BALANCE, BEGINNING (OCT 1, 2024)		311,849		
FUND BALANCE, ENDING		\$ 510,781		

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082
Statement No. 25_04

Statement Date 04/30/2025

G/L Account No. 101002 Balance	620,401.22	Statement Balance	642,767.88
		Outstanding Deposits	7,838.21
Positive Adjustments	0.00	Subtotal	650,606.09
Subtotal	620,401.22	Outstanding Checks	-30,204.87
Negative Adjustments	0.00	Ending Balance	620,401.22
Ending G/L Balance	620,401.22		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/01/2025		JE000921	Onsite Staff	ACH ADJ JE Decision HR	5,156.97	5,156.97	0.00
03/01/2025		JE000923	Entry/Gate/Walls Maintenance	ACH ADJ JE Doorking	30.95	30.95	0.00
04/07/2025		JE000933	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	31,681.79	31,681.79	0.00
04/01/2025		JE000953	Onsite Staff	Reverse ACH ADJ JE	4,894.16	4,894.16	0.00
04/01/2025		JE000955	Entry/Gate/Walls Maintenance	ACH ADJ JE Doorking	32.95	32.95	0.00
04/01/2025		JE000959	Garbage - Recreational Facility	Reverse Republic services ADJ JE	288.38	288.38	0.00
04/30/2025		JE000981	Other Miscellaneous Revenues	Square INC	24.20	24.20	0.00
04/30/2025		JE000981	Other Miscellaneous Revenues	Square INC	24.20	24.20	0.00
04/30/2025		JE000981	Other Miscellaneous Revenues	Square INC	289.80	289.80	0.00
04/30/2025		JE000981	Other Miscellaneous Revenues	Square INC	23.97	23.97	0.00
04/30/2025		JE000981	Other Miscellaneous Revenues	Square INC	96.95	96.95	0.00
04/30/2025		JE000981	Other Miscellaneous Revenues	Square INC	145.35	145.35	0.00
04/30/2025		JE000981	Other Miscellaneous Revenues	Square INC	193.10	193.10	0.00
04/30/2025		JE000981	Other Miscellaneous Revenues	Square INC	145.95	145.95	0.00
04/30/2025		JE000981	Other Miscellaneous Revenues	Square INC	145.35	145.35	0.00

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082

Statement No. 25_04

Statement Date

04/30/2025

04/30/2025	JE000981	Other Miscellaneous Revenues	Square INC	48.25	48.25	0.00
04/30/2025	JE000982	Interest - Tax Collector	Hillstax interest	375.85	375.85	0.00
04/30/2025	JE000983	Other Miscellaneous Revenues	Square Inc	48.40	48.40	0.00
04/30/2025	JE001012	Clubhouse Security Systems	Doorking ADJ JE	6.00	6.00	0.00

Total Deposits

43,652.57 43,652.57 0.00

Checks

						0.00
02/17/2025	Payment	1139	KOKO L. MILLER	Check for Vendor V00171	-200.00	-200.00 0.00
02/27/2025	Payment	1144	KOKO L. MILLER	Check for Vendor V00171	-200.00	-200.00 0.00
02/13/2025	Payment	300045	DOORKING INC. ACH	Inv: 021425-ACH	-32.95	-32.95 0.00
03/26/2025	Payment	100075	STANTEC CONSULTING	Inv: 2366417	-960.00	-960.00 0.00
03/26/2025	Payment	100077	INFRAMARK LLC	Inv: 146016	-2.76	-2.76 0.00
03/28/2025	Payment	1148	CLAUDIA BRYANT	Check for Vendor V00275	-200.00	-200.00 0.00
03/28/2025	Payment	1149	JO ANN WARD	Check for Vendor V00236	-200.00	-200.00 0.00
03/28/2025	Payment	1151	TANYA O'CONNOR	Check for Vendor V00183	-200.00	-200.00 0.00
03/25/2025	Payment	002217	DECISIONHR	payroll to HR	-2,575.97	-2,575.97 0.00
04/01/2025	Payment	100078	LANDSCAPE MAINTENANCE FIELDS	Inv: 322538, Inv: 322537	-2,378.88	-2,378.88 0.00
04/01/2025	Payment	100079	CONSULTING GROUP, LLC	Inv: 3520	-900.00	-900.00 0.00
04/01/2025	Payment	100080	FIRST CHOICE AQUATIC WEED	Inv: 107480	-1,846.00	-1,846.00 0.00
04/02/2025	Payment	100081	LANDSCAPE MAINTENANCE	Inv: 323108, Inv: 323101, Inv: 323104, Inv: 323109, In	-3,912.58	-3,912.58 0.00
04/02/2025	Payment	100082	BURR & FORMAN LLP	Inv: 1550185	-262.50	-262.50 0.00
04/04/2025	Payment	100083	INFRAMARK LLC	Inv: 147053	-7,868.67	-7,868.67 0.00
04/04/2025	Payment	100084	LANDSCAPE MAINTENANCE	Inv: 325184	-18,917.75	-18,917.75 0.00
04/08/2025	Payment	1152	PARKWAY CENTER CDD	Check for Vendor V00115	-14,657.46	-14,657.46 0.00
04/10/2025	Payment	100085	LANDSCAPE MAINTENANCE	Inv: 326704, Inv: 326940	-914.60	-914.60 0.00
04/10/2025	Payment	100086	BLUE LIFE POOL SERVICE LLC	Inv: 17690	-1,600.00	-1,600.00 0.00
04/10/2025	Payment	100087	FIELDS CONSULTING GROUP, LLC	Inv: 3531	-150.00	-150.00 0.00
04/10/2025	Payment	100088	DON HARRISON ENTERPRISES LLC	Inv: 3145	-1,050.50	-1,050.50 0.00
04/10/2025	Payment	100089	ECO PEST SOLUTIONS	Inv: 9311	-150.00	-150.00 0.00
04/09/2025	Payment	300054	BOCC HILLSBOROUGH COUNTY ACH	Inv: 032025-2368	-1,368.12	-1,368.12 0.00
04/07/2025	Payment	002239	DECISIONHR	PAYROLL DATE 04/07/25	-248.14	-248.14 0.00
04/05/2025	Payment	002240	DECISIONHR	PAYROLL DATE 04/08/25	-2,266.99	-2,266.99 0.00

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082

Statement No. 25_04

Statement Date

04/30/2025

04/16/2025	Payment	100090	ENVERA SYSTEMS	Inv: 752942	-235.02	-235.02	0.00
03/07/2025	Payment	002285	DECISIONHR	PAYROLL 03/07/2025	-2,451.85	-2,451.85	0.00
03/21/2025	Payment	002286	DECISIONHR	PAYROLL 03/21/25	-2,442.31	-2,442.31	0.00
03/06/2025	Payment	300057	REPUBLIC SERVICES #696 ACH	Inv: 0696-001247728 ACH	-288.38	-288.38	0.00
03/28/2025	Payment	300059	DOORKING INC. ACH	Inv: 2480840 ACH	-34.95	-34.95	0.00
04/18/2025	Payment	100091	LANDSCAPE MAINTENANCE	Inv: 327382, Inv: 327386, Inv: 327383, Inv: 327384, In	-5,362.20	-5,362.20	0.00
04/18/2025	Payment	300062	TECO ACH	Inv: 040425-0319 ACH	-9,732.37	-9,732.37	0.00
04/23/2025	Payment	300064	BANKUNTIED CC PMT	Inv: 033125-8747	-227.98	-227.98	0.00
04/24/2025	Payment	1154	JO ANN WARD	Check for Vendor V00236	-200.00	-200.00	0.00
04/24/2025	Payment	300065	NAVITAS CREDIT CORP -ACH	Inv: 040425-2792 ACH	-319.46	-319.46	0.00
04/24/2025	Payment	300066	NAVITAS CREDIT CORP -ACH	Inv: 040425-9292 ACH	-766.03	-766.03	0.00
04/24/2025	Payment	100093	LANDSCAPE MAINTENANCE	Inv: 328315, Inv: 328314, Inv: 328495	-1,016.22	-1,016.22	0.00
04/25/2025	Payment	300067	TECO ACH	Inv: 040725-1963 ACH	-310.39	-310.39	0.00
04/25/2025	Payment	300068	TECO ACH	Inv: 040725-0609 ACH	-615.45	-615.45	0.00
04/25/2025	Payment	300069	TECO ACH	Inv: 040725-0369 ACH	-654.18	-654.18	0.00
04/25/2025	Payment	300070	TECO ACH	Inv: 040725-0146	-828.64	-828.64	0.00
04/25/2025	Payment	300071	TECO ACH	Inv: 040725-5560 ACH	-572.93	-572.93	0.00
04/28/2025	Payment	100095	LANDSCAPE MAINTENANCE	Inv: 328505, Inv: 328700	-1,397.51	-1,397.51	0.00
03/14/2025	Payment	300072	DOORKING INC. ACH	Inv: 2458952 ACH	-34.95	-34.95	0.00
02/21/2025	Payment	002336	DECISIONHR	PAYROLL 02/21/25	-2,581.00	-2,581.00	0.00
04/30/2025	Payment	300077	CHARTER COMMUNICATION S ACH	Inv: 041425-3929	-371.64	-371.64	0.00
04/07/2025	Payment	300078	REPUBLIC SERVICES #696 ACH	Inv: 0696-001258359	-192.27	-192.27	0.00
04/30/2025		JE000981	Other Miscellaneous Revenues	Square INC	-425.80	-425.80	0.00
Total Checks					-94,125.40	-94,125.40	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/05/2024	Payment	1058	DOORKING INC. ACH	Check for Vendor V00189		-63.90
07/09/2024	Payment	DD146	HILLSBOROUGH COUNTY BOCC ACH	Payment of Invoice 001840		-2,339.34
08/15/2024	Payment	1092	PARKWAY CENTER CDD	Check for Vendor V00115		-360.82
09/17/2024	Payment	DD164	CHARTER COMMUNICATION S ACH	Payment of Invoice 001441		-340.52
12/23/2024	Payment	300001	NAVITAS CREDIT CORP -ACH	Inv: 9292 092524 ACH		-766.03

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082

Statement No. 25_04

Statement Date

04/30/2025

12/31/2024	Payment	DD200	DOORKING INC. ACH	Payment of Invoice 002107	-32.95
12/31/2024	Payment	DD201	NAVITAS CREDIT CORP -ACH	Payment of Invoice 002106	-766.03
02/07/2025	Payment	300014	TECO ACH	Inv: 120624-0146 ACH	-835.55
02/07/2025	Payment	300015	TECO ACH	Inv: 120624-0369 ACH	-659.64
02/07/2025	Payment	300016	TECO ACH	Inv: 120624-0609 ACH	-621.37
02/07/2025	Payment	300017	TECO ACH	Inv: 120624-1963 ACH	-314.07
01/29/2025	Payment	300018	TECO ACH	Inv: 010825-5560 ACH	-956.21
01/29/2025	Payment	300020	TECO ACH	Inv: 010825-0369	-651.16
01/29/2025	Payment	300022	TECO ACH	Inv: 010825-0146	-824.80
01/27/2025	Payment	300044	DOORKING INC. ACH	Inv: 011425-ACH	-32.95
03/28/2025	Payment	1150	KOKO L. MILLER CHARTER	Check for Vendor V00171	-200.00
03/28/2025	Payment	300052	COMMUNICATION S ACH	Inv: 2463929031425 ACH	-371.64
03/20/2025	Payment	300058	BANKUNTIED CC PMT	Inv: 022825-8747 ACH	-914.93
04/22/2025	Payment	100092	DON HARRISON ENTERPRISES LLC	Inv: 3149	-1,911.00
04/24/2025	Payment	1153	CLAUDIA BRYANT	Check for Vendor V00275	-200.00
04/24/2025	Payment	1155	KOKO L. MILLER	Check for Vendor V00171	-200.00
04/24/2025	Payment	1156	TANYA O'CONNOR	Check for Vendor V00183	-200.00
04/24/2025	Payment	100094	STANTEC CONSULTING	Inv: 2384716	-190.00
01/10/2025	Payment	002334	DECISIONHR	PAYROLL 1/10/25	-2,533.91
01/24/2025	Payment	002335	DECISIONHR	PAYROLL 01/24/25	-2,765.51
04/30/2025	Payment	1157	US BANK	Check for Vendor V00243	-7,219.25
04/30/2025	Payment	100096	ENVERA SYSTEMS	Inv: 754581	-1,058.75
03/10/2025	Payment	300063	REPUBLIC SERVICES #696 ACH	Inv: 0696-001247728	-288.38
04/30/2025	Payment	300073	B.O.C.C.	Inv: 041825-2368	-1,293.08
04/18/2025	Payment	300079	BOCC HILLSBOROUGH COUNTY ACH	Inv: 041825-2368 ACH	-1,293.08
Total Outstanding Checks					-30,204.87

Outstanding Deposits

04/01/2024	JE000600	Spectrum ACH	340.52
04/01/2024	JE000601	Doorking ACH	63.90
04/01/2024	JE000602	Navitas ACH	1,211.56
04/01/2024	JE000603	Navitas ACH	319.46
06/01/2024	JE000685	Reverse Doorking INC	30.95
06/01/2024	JE000687	Reverse BankUnited, N.A.	293.28
08/31/2024	JE000732	Square inc.	169.00
08/31/2024	JE000732	Square inc.	48.22
01/01/2025	JE000837	Reverse Doorking ADJ JE	30.95
02/01/2025	JE000890	ACH ADJ JE Decision HR	5,299.42
02/01/2025	JE000891	ACH ADJ JE Doorking	30.95
Total Outstanding Deposits			7,838.21

For the Period from 04/01/2025 to 04/30/2025

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	--------	-------	-------------	---------------------	--------------------------	---------------	-------------

001	100078	04/01/25	V00010	LANDSCAPE MAINTENANCE	322537	new dog stations at exit gate in Sanctuary	doggie station at exit gate at Sanctuary	546413-53908	\$1,593.00
001	100078	04/01/25	V00010	LANDSCAPE MAINTENANCE	322538	front entrance landscape improvement April 2025	new plant material at island clubhouse	546468-53908	\$785.88
001	100079	04/01/25	V00039	FIELDS CONSULTING GROUP, LLC	3520	signs for ponds no fishing March 2025	replacement of signs	546635-54101	\$900.00
001	100080	04/01/25	V00007	FIRST CHOICE AQUATIC WEEP	107480	monthly watrway services March 24 2025	WATERWAY MAINT.	531085-53908	\$1,846.00
001	100081	04/02/25	V00010	LANDSCAPE MAINTENANCE	323537	irrigation controller replacement still creek and spruce creek	IRRIGATION	546930-53908	\$312.58
001	100081	04/02/25	V00010	LANDSCAPE MAINTENANCE	323108	remove leaning tree due to hurricane milton	remove leaning palm after hurricane milton	546468-53908	\$600.00
001	100081	04/02/25	V00010	LANDSCAPE MAINTENANCE	323109	remove leaning palm on still creek	remove leaning palm after hurricane milton	546468-53908	\$750.00
001	100081	04/02/25	V00010	LANDSCAPE MAINTENANCE	323107	cut back Brazilian pepper- invasive	invasive plant removal	546036-53908	\$350.00
001	100081	04/02/25	V00010	LANDSCAPE MAINTENANCE	323106	tree removal from conservation due to hurricane milton	tree removal after hurricane milton	546468-53908	\$350.00
001	100081	04/02/25	V00010	LANDSCAPE MAINTENANCE	323101	remove pine tree that split in half after hurricane milton	remove pine tree	546468-53908	\$450.00
001	100081	04/02/25	V00010	LANDSCAPE MAINTENANCE	323104	remove leaning tree on sanctuary	remove leaning tree after hurricane milton	546468-53908	\$300.00
001	100081	04/02/25	V00010	LANDSCAPE MAINTENANCE	323105	cut branches on maple tree after hurricane milton	remove broken branches on maple tree	546468-53908	\$200.00
001	100081	04/02/25	V00010	LANDSCAPE MAINTENANCE	323102	remove dead tree on still river	Plant Replacement Program	546468-53908	\$300.00
001	100081	04/02/25	V00010	LANDSCAPE MAINTENANCE	323103	dead pine tree fell on pond	dead pine tree in pond after hurricane milton	546468-53908	\$300.00
001	100082	04/02/25	V00118	BURR & FORMAN LLP	1550185	legal professional services March 2025	LEGAL COUNSEL	531146-51401	\$262.50
001	100083	04/04/25	V00199	INFRAMARK LLC	147053	monthly contract April 2025	DISTRICT INVOICE	532001-51301	\$2,389.75
001	100083	04/04/25	V00199	INFRAMARK LLC	147053	monthly contract April 2025	DISTRICT INVOICE	531142-51301	\$500.00
001	100083	04/04/25	V00199	INFRAMARK LLC	147053	monthly contract April 2025	DISTRICT INVOICE	531150-51301	\$2,403.33
001	100083	04/04/25	V00199	INFRAMARK LLC	147053	monthly contract April 2025	DISTRICT INVOICE	531122-53908	\$2,308.92
001	100083	04/04/25	V00199	INFRAMARK LLC	147053	monthly contract April 2025	DISTRICT INVOICE	531020-51301	\$266.67
001	100084	04/04/25	V00010	LANDSCAPE MAINTENANCE	325184	landscape maint agreement April 2025	lanscape maint April 2025	546036-53908	\$18,917.75
001	100085	04/10/25	V00010	LANDSCAPE MAINTENANCE	326704	remove tree branches at belmont pond	remove tree branches blocking mowing at belmont pond	546036-53908	\$249.00
001	100085	04/10/25	V00010	LANDSCAPE MAINTENANCE	326940	grind down stump at quarter horse	grind down tree from hurricane Milton	546468-53908	\$665.60
001	100086	04/10/25	V00253	BLUE LIFE POOL SERVICE LLC	17690	regular pool monthly services	POOL SERVICE	546074-53908	\$1,600.00
001	100087	04/10/25	V00039	FIELDS CONSULTING GROUP, LLC	3531	Still creek signs - April 2025	signs for the pond area	531122-53908	\$150.00
001	100088	04/10/25	V00037	DON HARRISON ENTERPRISES LLC	3145	monthly electrical invoice for electrical services	MAINTENANCE	549900-57201	\$1,050.50
001	100089	04/10/25	V00245	ECO PEST SOLUTIONS	9311	routine service for April 2025	PEST CONTROL	549900-57201	\$150.00
001	100090	04/16/25	V00247	ENVERA SYSTEMS	752942	video monitoring 4.1.25-4.30.25	SECURITY SERVICE	534174-53908	\$235.02
001	100091	04/18/25	V00010	LANDSCAPE MAINTENANCE	327387	remove blue daze and fill in perenial peanut April 2025	plant replacement for beautification	546468-53908	\$457.14
001	100091	04/18/25	V00010	LANDSCAPE MAINTENANCE	327385	cut down dead pine on still creek	Plant Replacement Program	546468-53908	\$450.00
001	100091	04/18/25	V00010	LANDSCAPE MAINTENANCE	327658	irrigation tech labor April 11 2025	IRRIGATION	546930-53908	\$37.86
001	100091	04/18/25	V00010	LANDSCAPE MAINTENANCE	327823	well diagnosis April 15 2025	IRRIGATION	546930-53908	\$195.00
001	100091	04/18/25	V00010	LANDSCAPE MAINTENANCE	327382	cut down 7 dead pine trees April 2025	IRRIGATION	546468-53908	\$2,100.00
001	100091	04/18/25	V00010	LANDSCAPE MAINTENANCE	327386	cut down dead pine tree	IRRIGATION	546468-53908	\$375.0

201	1152	04/08/25	V00115	PARKWAY CENTER CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2008 FY 25 TAX DIST ID 719	103200	\$3,002.73
-----	------	----------	--------	--------------------	----------------	----------------------	-----------------------------------	--------	------------

Fund Total	<u>\$3,002.73</u>
------------	-------------------

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

SERIES 2018-1 DEBT SERVICE FUND - 202**SERIES 2018-2 DEBT SERVICE FUND - 203**

Total Checks Paid	\$92,344.51
--------------------------	--------------------

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	4/1/2025	17690	\$1,600.00	\$1,600.00	POOL SERVICE
CHARTER COMMUNICATIONS ACH	4/14/2025	041425-3929	\$371.64	\$371.64	INTERNET
DON HARRISON ENTERPRISES LLC	3/30/2025	3145	\$1,050.50	\$1,050.50	MAINTENANCE
ECO PEST SOLUTIONS	4/4/2025	9311	\$150.00	\$150.00	PEST CONTROL
ENVERA SYSTEMS	4/24/2025	754581	\$1,058.75	\$1,058.75	SECURITY SERVICE
LANDSCAPE MAINTENANCE	4/1/2025	325184	\$18,917.75	\$18,917.75	lanscape maint April 2025
LANDSCAPE MAINTENANCE	4/15/2025	327658	\$37.86	\$37.86	IRRIGATION
LANDSCAPE MAINTENANCE	1/27/2025	310029	\$18,917.75	\$18,917.75	monthly maint agreement
NAVITAS CREDIT CORP -ACH	4/4/2025	040425-9292 ACH	\$766.03	\$766.03	EQUIPMENT
REPUBLIC SERVICES #696 ACH	2/17/2025	0696-001247728 ACH	\$288.38	\$288.38	GARBAGE
REPUBLIC SERVICES #696 ACH	2/17/2025	0696-001247728	\$288.38	\$288.38	GARBAGE
Monthly Contract Subtotal			\$43,447.04	\$43,447.04	
Variable Contract					
DECISIONHR	4/7/2025	250090190008 ACH	\$248.14	\$248.14	PAYROLL DATE 04/07/25
DECISIONHR	4/4/2025	250090190007 ACH	\$2,266.99	\$2,266.99	PAYROLL DATE 04/08/2025
DECISIONHR	3/7/2025	250090190005 ACH	\$2,451.85	\$2,451.85	PAYROLL 03/07/25
DECISIONHR	3/21/2025	250090190006 ACH	\$2,442.31	\$2,442.31	PAYROLL 3/21/25
DECISIONHR	1/10/2025	250090190001 ACH	\$2,533.91	\$2,533.91	PAYROLL 01/10/25
DECISIONHR	1/24/2025	250090190002 ACH	\$2,765.51	\$2,765.51	PAYROLL 01/24/25
DECISIONHR	2/21/2025	250090190004 ACH	\$2,581.00	\$2,581.00	PAYROLL 02/21/25
Variable Contract Subtotal			\$15,289.71	\$15,289.71	
Utilities					
B.O.C.C.	4/18/2025	041825-2368	\$1,293.08	\$1,293.08	WATER USAGE APRIL 2025
BOCC HILLSBOROUGH COUNTY ACH	3/20/2025	032025-2368	\$1,368.12	\$1,368.12	WATER
TECO ACH	4/4/2025	040425-0319 ACH	\$9,732.37	\$9,732.37	ELECTRIC
TECO ACH	4/7/2025	040725-1963 ACH	\$310.39	\$310.39	ELECTRIC
TECO ACH	4/7/2025	040725-0609 ACH	\$615.45	\$615.45	ELECTRIC
TECO ACH	4/7/2025	040725-0369 ACH	\$654.18	\$654.18	ELECTRIC
TECO ACH	4/7/2025	040725-0146	\$828.64	\$828.64	ELECTRIC
TECO ACH	4/7/2025	040725-5560 ACH	\$572.93	\$572.93	ELECTRIC
Utilities Subtotal			\$15,375.16	\$15,375.16	

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
BANKUNTIED CC PMT	2/28/2025	022825-8747 ACH	\$914.93	\$914.93	CREDIT CARD
BANKUNTIED CC PMT	3/31/2025	033125-8747	\$227.98	\$227.98	bank united pcard expense for Dale Wentzel
BURR & FORMAN LLP	3/31/2025	1550185	\$262.50	\$262.50	LEGAL COUNSEL
CLAUDIA BRYANT	4/23/2025	CB-042325	\$200.00	\$200.00	BOARD 4/23/25
DON HARRISON ENTERPRISES LLC	4/17/2025	3149	\$1,911.00	\$1,911.00	MAINTENANCE
DOORKING INC. ACH	4/14/2025	2480840 ACH	\$34.95	\$34.95	doorking services
DOORKING INC. ACH	3/14/2025	2458952 ACH	\$34.95	\$34.95	DOORKING SVCS
ENVERA SYSTEMS	3/15/2025	752942	\$235.02	\$235.02	SECURITY SERVICE
FIELDS CONSULTING GROUP, LLC	4/4/2025	3531	\$150.00	\$150.00	signs for the pond area
JO ANN WARD	4/23/2025	JW-042325	\$200.00	\$200.00	BOARD 4/23/25
KOKO L. MILLER	4/23/2025	KM-042325	\$200.00	\$200.00	BOARD 4/23/25
LANDSCAPE MAINTENANCE	3/29/2025	323537	\$312.58	\$312.58	IRRIGATION
LANDSCAPE MAINTENANCE	3/27/2025	323109	\$750.00	\$750.00	remove leaning palm after hurricane milton
LANDSCAPE MAINTENANCE	4/4/2025	326704	\$249.00	\$249.00	remove tree branches blocking mowing at belmont pond
LANDSCAPE MAINTENANCE	4/7/2025	326940	\$665.60	\$665.60	grind down tree from hurricane Milton
LANDSCAPE MAINTENANCE	4/14/2025	327387	\$457.14	\$457.14	plant replacement for beautification
LANDSCAPE MAINTENANCE	4/14/2025	327385	\$450.00	\$450.00	cut down dead pine on still creek
LANDSCAPE MAINTENANCE	4/14/2025	327382	\$2,100.00	\$2,100.00	IRRIGATION
LANDSCAPE MAINTENANCE	4/14/2025	327386	\$375.00	\$375.00	IRRIGATION
LANDSCAPE MAINTENANCE	4/14/2025	327383	\$998.40	\$998.40	plant replacement for beautification
LANDSCAPE MAINTENANCE	4/14/2025	327384	\$748.80	\$748.80	IRRIGATION
LANDSCAPE MAINTENANCE	4/18/2025	328314	\$353.37	\$353.37	IRRIGATION
LANDSCAPE MAINTENANCE	4/18/2025	328315	\$212.85	\$212.85	IRRIGATION
LANDSCAPE MAINTENANCE	4/22/2025	328495	\$450.00	\$450.00	dog station entrance side of Belmont Community
LANDSCAPE MAINTENANCE	4/24/2025	328700	\$1,131.91	\$1,131.91	IRRIGATION
LANDSCAPE MAINTENANCE	4/22/2025	328505	\$265.60	\$265.60	IRRIGATION
LANDSCAPE MAINTENANCE	4/29/2025	329288	\$3,294.25	\$3,294.25	IRRIGATION
NAVITAS CREDIT CORP -ACH	4/4/2025	040425-2792 ACH	\$319.46	\$319.46	EQUIPMENT
STANTEC CONSULTING	4/17/2025	2384716	\$190.00	\$190.00	DISTRICT ENGINEER
TANYA O'CONNOR	4/23/2025	TO-042325	\$200.00	\$200.00	BOARD 4/23/25
US BANK	1/24/2025	7625737	\$7,219.25	\$7,219.25	TRUSTEE FEES
Regular Services Subtotal			\$25,114.54	\$25,114.54	

PARKWAY CENTER CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
LANDSCAPE MAINTENANCE	3/27/2025	323108	\$600.00	\$600.00	remove leaning palm after hurricane milton
LANDSCAPE MAINTENANCE	3/27/2025	323107	\$350.00	\$350.00	invasive plant removal
LANDSCAPE MAINTENANCE	3/27/2025	323106	\$350.00	\$350.00	tree removal after hurricane milton
LANDSCAPE MAINTENANCE	3/27/2025	323101	\$450.00	\$450.00	remove pine tree
LANDSCAPE MAINTENANCE	3/27/2025	323104	\$300.00	\$300.00	remove leaning tree after hurricane milton
LANDSCAPE MAINTENANCE	3/27/2025	323105	\$200.00	\$200.00	remove broken branches on maple tree
LANDSCAPE MAINTENANCE	3/27/2025	323102	\$300.00	\$300.00	remove dead tree on still river
LANDSCAPE MAINTENANCE	3/27/2025	323103	\$300.00	\$300.00	dead pine tree in pond after hurricane milton
LANDSCAPE MAINTENANCE	4/15/2025	327823	\$195.00	\$195.00	IRRIGATION
Additional Services Subtotal			\$3,045.00	\$3,045.00	
TOTAL			\$102,271.45	\$102,271.45	

BLUE LIFE POOL SERVICE
 PO Box 1628
 Land O Lakes, FL 34639-1628
 USA
 +18135975009
 accounts@bluelifepools.com
 www.bluelifepools.com

Invoice


BILL TO

PARKWAY CENTER CDD
 7461 S FALKENBURG RD
 RIVERVIEW, FL 33578

SHIP TO

PARKWAY CENTER CDD
 7461 S FALKENBURG RD
 RIVERVIEW, FL 33578

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17690	04/01/2025	\$1,600.00	05/01/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,600.00	1,600.00

SUBTOTAL 1,600.00

TAX 0.00

TOTAL 1,600.00

BALANCE DUE **\$1,600.00**

Pay invoice

April 14, 2025
Invoice Number: 2463929041425
Account Number: 8337 12 028 2463929
Security Code: 5433
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary Service from 04/14/25 through 05/13/25
details on following pages

Previous Balance	371.64
Payments Received -Thank You!	-371.64
Remaining Balance	\$0.00
Spectrum Business™ TV	112.99
Spectrum Business™ Internet	180.00
Spectrum Business™ Voice	35.00
Other Charges	28.00
Taxes, Fees and Charges	15.65
Current Charges	\$371.64
YOUR AUTO PAY WILL BE PROCESSED 05/01/25	
Total Due by Auto Pay	\$371.64

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Your Business Internet now has faster speeds.

As part of our commitment to delivering the best services at the best value, **we have upgraded your Internet speed to 750 Mbps at no additional cost.** Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds. It's our way of saying thank you to our loyal customers.

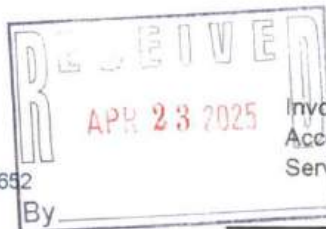
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 14 04152025 NNNNNNNN 01 000844 0003

PARKWAY CENTER CBD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



April 14, 2025
PARKWAY CENTER CBD
Invoice Number: 2463929041425
Account Number: 8337 12 028 2463929
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Total Due by Auto Pay \$371.64



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028246392900371641

Invoice Number: 2463929041425
 Account Number: 8337 12 028 2463929
 Security Code: 5433

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

8633 2390 NO RP 14 04152025 NNNNNNNN 01 000844 0003

Charge Details

Previous Balance		371.64
EFT Payment	03/31	-371.64
Remaining Balance		\$0.00

Payments received after 04/14/25 will appear on your next bill.

Service from 04/14/25 through 05/13/25

Spectrum Business™ TV

Spectrum Business		80.00
Premier		
Promotional Discount		-15.01
Your promotional price will expire on 01/13/26		

Spectrum Receivers	2 Receivers at 14.00 each	28.00
DVR Service		20.00
		\$112.99

Spectrum Business™ TV Total **\$112.99**

Spectrum Business™ Internet

Spectrum WiFi		0.00
Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
Static IP 5		30.00
Spectrum Business		200.00
Internet Ultra		
Promotional Discount		-60.00
Business WiFi		10.00
		\$180.00

Spectrum Business™ Internet Total **\$180.00**

Spectrum Business™ Voice

Phone number (813) 570-8126		
Spectrum Business Voice		50.00
Promotional Discount		-15.00

Spectrum Business™ Voice Continued**\$35.00**

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$35.00**

Other Charges

Broadcast TV Surcharge	28.00
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$28.00

Taxes, Fees and Charges

State and Local Sales Tax	1.82
Communications Services Tax	13.83
Taxes, Fees and Charges Total	\$15.65

Current Charges	\$371.64
Total Due by Auto Pay	\$371.64

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Continued on the next page...

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-519-1263.



DATE 03 | 30 | 25

#00434 #13010124

DESCRIPTION OF WORK

Maintenance Routine for the month of March - Fixed a couple of broken fixtures - and R/R (2) Ceiling fans on Lanaf of Clubhouse as per Dale's Request.

(Completed)

ASK ABOUT OUR SERVICE CONTRACTS

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge. If applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1 1/2% per month on all past due balances.

UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:

CUSTOMER SIGNATURE
I hereby accept above service as being satisfactory and
acknowledge that equipment has been left in good condition.

DATE COMPLETED 03-27-25

TERMS: Net Due Upon Completion

CUSTOMER SIGNATURE

[illegible]

INVOICE

ECO-PEST & TERMITE SOLUTIONS
13194 US HWY 301 #434
RIVERVIEW FL 33578
863-318-7378



Parkway Center
7461 S Falkenburg Rd
Riverview, FL 33578

Service Address
Parkway Center
7461 S Falkenburg Rd
Riverview, FL 33578

Parkway Center
813-493-0489 Mobile

Account # JK1021
Invoice # 9311
Invoice Date 04/04/2025

Invoice Total \$150.00

ITEM	DESCRIPTION	COST	QTY	PRICE
	Routine Service			
	Routine Service	\$150.00	1	\$150.00

When paying by card a merchant surcharge will also be applied.

Terms

Payment is due on receipt.

Notes

Good morning today we treated around the clubhouse and entire pool area. Also web dusted around the clubhouse.
Thank you for your business.

Subtotal	\$150.00
No Tax	\$0.00
Total	\$150.00
Amount Paid	\$0.00
Amount Due	\$150.00
Account Balance	\$0.00
Balance Due	\$150.00

Service Date: 04/23/2025

ecopestsolutions1@gmail.com
ECO-PESTSOLUTIONS.COM

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Agenda Page 153

Invoice	
Invoice Number 754581	Date 04/24/2025
Customer Number 400493	Due Date 06/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		04/24/2025	06/01/2025

Quantity	Description	Months	Rate	Amount
2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL				
1.00	Active Video Monitoring 05/01/2025 - 05/31/2025	1.00	\$715.00	\$715.00
1.00	Service & Maintenance 05/01/2025 - 05/31/2025	1.00	\$343.75	\$343.75
			Subtotal:	\$1058.75
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$1058.75

Date	Invoice #	Description	Amount	Balance Due
4/24/2025	754581	Monitoring Services	\$1058.75	\$1058.75

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice

Invoice Number 754581	Date 04/24/2025
Customer Number 400493	Due Date 06/01/2025

Net Due: \$1,058.75
Amount Enclosed: _____

Parkway Center CDD
C/O Inframark
2005 Pan Am Cir., Ste 300
Tampa, FL 33607

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 325184

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/01/25	5/1/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#302316 - Parkway Center CDD- Landscape Maintenance Agreement -2024 April 2025	\$18,917.75

Grand Total \$18,917.75

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$25,209.21	\$0.00	\$22,366.05	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 327658

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/15/25	5/15/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
#336299 - Service Call 4-11-25				\$37.86

Lateral Components - 04/11/2025

Irrigation Tech Labor	0.50HR	\$65.00	\$32.50
Rain Bird XF Coupling 17 mm	4.00EA	\$0.79	\$3.16
XFDE912 Rainbird Drip line	2.00FT	\$1.10	\$2.20

Subtotal	\$37.86
Less Payments/Credits	(\$0.00)
Balance Due	\$37.86

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
 PO Box 628395
 Orlando FL 32862-8395



Invoice 310029

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
01/27/25	2/26/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#302316 - Parkway Center CDD- Landscape Maintenance Agreement -2024 Lakeland January 2025	\$18,917.75

Grand Total \$18,917.75

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$4,691.76	\$0.00	\$0.00	\$22,366.05	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.



201 EXECUTIVE CENTER DR., SUITE 100
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 04/04/2025

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

Remittance Section

Agenda Page 157

Contract Number:

40819292

Due Date:

4/25/2025

Amount Due:

\$766.03

This statement is for information purposes only. We will be debiting the bank account you provided to us for the amount due on the due date as specified above.

000408192922025040400000766032

Keep lower portion for your records - Please return upper portion with your payment.



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
4/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

INTRODUCING... <http://my.navitascredit.com>

Managing your account at Navitas has never been easier. Your secure sign-on lets you access your account when it's convenient for you. 24X7 service at my.navitascredit.com is now a simple click away.

- ➔ Update Account Information
- ➔ Manage Payments
- ➔ Download Invoices
- ➔ Access Additional Credit

Register Today at: <http://my.navitascredit.com>
Click the Link Above



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Contract Payment	04/25/2025	\$766.03					\$766.03
SUBTOTALS:			\$766.03					\$766.03

Have you moved or changed your phone number or email address?

Please log onto my.navitascredit.com or email customerservice@navitascredit.com

Agenda Page 158

Your Opinion Matters

Navitas values your opinion; the more we listen to our customers, the better we can satisfy their equipment financing needs. Please take a few minutes to let us know how we are doing. Click the link below to get started.

<https://engage.navitascredit.com/Satisfaction-Survey>

Thank you for your business!

IMPORTANT REMINDER: Enclose remittance slip with your check and remit to the address shown below for payments to ensure accurate and timely processing of your payment. For prompt review and handling, please send other correspondence and notices separately to the attention of: **NAVITAS CREDIT CORP. 201 EXECUTIVE CENTER DR. SUITE 100 COLUMBIA, SC 29210**



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
4/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

Online: <http://my.navitascredit.com>

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: customerservice@navitascredit.com
- For correspondence other than payments:

NAVITAS CREDIT CORP.
201 EXECUTIVE CENTER DR.
SUITE 100
COLUMBIA, SC 29210

For 24/7 online support, visit us @ <http://my.navitascredit.com>



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0696-0046402
Invoice Number 0696-001247728
Invoice Date February 17, 2025
Previous Balance \$286.44
Payments/Adjustments -\$286.44
Current Invoice Charges \$288.38

Total Amount Due \$288.38	Payment Due Date March 09, 2025
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 02/06	5555555	-\$286.44

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Parkway Center Cdd 7461 S Falkenburg Rd CSA A217954588 Riverview, FL 1 Waste Container 4 Cu Yd, 1 Lift Per Week Disposal:SOUTHCO - CLASS 1				
Pickup Service 03/01-03/31			\$197.41	\$197.41
Container Refresh 03/01-03/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$81.97
CURRENT INVOICE CHARGES				\$288.38

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

PARKWAY CENTER CDD
GENE ROBERTS
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008

Total Amount Due	\$288.38
Payment Due Date	March 09, 2025
Account Number	3-0696-0046402
Invoice Number	0696-001247728

☐

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0696-0046402
Invoice Number 0696-001247728
Invoice Date February 17, 2025
Previous Balance \$286.44
Payments/Adjustments -\$286.44
Current Invoice Charges \$288.38

Total Amount Due \$288.38	Payment Due Date March 09, 2025
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 02/06	5555555	-\$286.44

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Parkway Center Cdd 7461 S Falkenburg Rd CSA A217954588 Riverview, FL 1 Waste Container 4 Cu Yd, 1 Lift Per Week Disposal:SOUTHCO - CLASS 1				
Pickup Service 03/01-03/31			\$197.41	\$197.41
Container Refresh 03/01-03/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$81.97
CURRENT INVOICE CHARGES				\$288.38

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

☐

Total Amount Due	\$288.38
Payment Due Date	March 09, 2025
Account Number	3-0696-0046402
Invoice Number	0696-001247728

☐ For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

PARKWAY CENTER CDD
GENE ROBERTS
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

INVOICE

Issued to:

Eric Davidson
Parkway Center Community
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190008	4/7/2025	ACH	4/7/2025

DESCRIPTION	AMOUNT
Gross Wages	303.36
Social Security Tax	18.81
Medicare Tax	4.40
Federal Unemployment Tax	-10.92
State Unemployment Tax	-98.29
Risk Management	15.61
Administration Fees	15.17
GROSS PAYROLL AMOUNT	\$248.14
TOTAL INVOICE	\$248.14

PAYROLL ID 250090190008	PERIOD START 3/16/2025	STATEMENTS PROCESSED/PRINTED 2/0
CLIENT ID 9019	PERIOD END 3/29/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery

INVOICE

Issued to:

Eric Davidson
Parkway Center Community
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190007	4/4/2025	ACH	4/4/2025

DESCRIPTION	AMOUNT
Gross Wages	1,820.16
Social Security Tax	112.85
Medicare Tax	26.39
Federal Unemployment Tax	10.92
State Unemployment Tax	98.29
Risk Management	93.65
Administration Fees	104.73
GROSS PAYROLL AMOUNT	\$2,266.99
TOTAL INVOICE	\$2,266.99

PAYROLL ID 250090190007	PERIOD START 3/16/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 3/29/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery

INVOICE

Issued to:

Eric Davidson
Parkway Center Community
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190005	3/7/2025	ACH	3/7/2025

DESCRIPTION	AMOUNT
Gross Wages	2,068.71
Social Security Tax	128.26
Medicare Tax	29.99
Risk Management	107.23
Administration Fees	117.66
GROSS PAYROLL AMOUNT	\$2,451.85
TOTAL INVOICE	\$2,451.85

PAYROLL ID 250090190005	PERIOD START 2/16/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 3/1/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery

INVOICE

Issued to:

Eric Davidson
Parkway Center Community
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190006	3/21/2025	ACH	3/21/2025

DESCRIPTION	AMOUNT
Gross Wages	2,060.52
Social Security Tax	127.75
Medicare Tax	29.88
Risk Management	106.93
Administration Fees	117.23
GROSS PAYROLL AMOUNT	\$2,442.31
TOTAL INVOICE	\$2,442.31

PAYROLL ID 250090190006	PERIOD START 3/2/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 3/15/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery

INVOICE

Issued to:

Eric Davidson
Parkway Center Community
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190001	1/10/2025	ACH	1/10/2025

DESCRIPTION	AMOUNT
Gross Wages	2,030.07
Social Security Tax	125.86
Medicare Tax	29.44
Federal Unemployment Tax	12.18
State Unemployment Tax	109.62
Risk Management	111.10
Administration Fees	115.64
GROSS PAYROLL AMOUNT	\$2,533.91
TOTAL INVOICE	\$2,533.91

PAYROLL ID 250090190001	PERIOD START 12/22/2024	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 1/4/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery

INVOICE

Issued to:

Eric Davidson
Parkway Center Community
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190002	1/24/2025	ACH	1/24/2025

DESCRIPTION	AMOUNT
Gross Wages	2,223.38
Social Security Tax	137.85
Medicare Tax	32.24
Federal Unemployment Tax	13.34
State Unemployment Tax	120.06
Risk Management	112.94
Administration Fees	125.70
GROSS PAYROLL AMOUNT	\$2,765.51
TOTAL INVOICE	\$2,765.51

PAYROLL ID 250090190002	PERIOD START 1/5/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 1/18/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery

INVOICE

Issued to:

Eric Davidson
Parkway Center Community
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190004	2/21/2025	ACH	2/21/2025

DESCRIPTION	AMOUNT
Gross Wages	2,144.63
Social Security Tax	132.97
Medicare Tax	31.10
Federal Unemployment Tax	4.07
State Unemployment Tax	36.60
Risk Management	110.03
Administration Fees	121.60
GROSS PAYROLL AMOUNT	\$2,581.00
TOTAL INVOICE	\$2,581.00

PAYROLL ID 250090190004	PERIOD START 2/2/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 2/15/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	04/18/2025	05/09/2025

Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	03/20/2025	55448	04/16/2025	55958	51000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$154.02
Water Base Charge	\$214.09
Water Usage Charge	\$52.53
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$519.16
Sewer Usage Charge	\$332.52

Summary of Account Charges

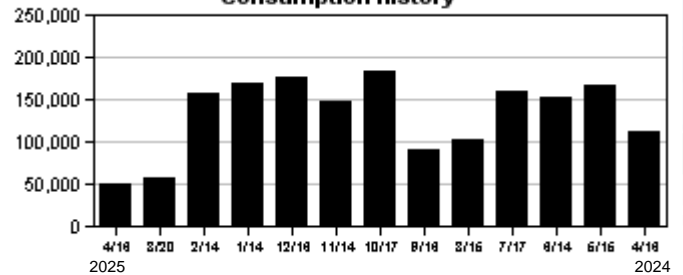
Previous Balance	\$1,368.12
Net Payments - Thank You	\$-1,368.12
Total Account Charges	\$1,293.08

AMOUNT DUE	\$1,293.08
-------------------	-------------------

Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



PARKWAY CENTER CDD
C/O MERITUS CORP
2005 PAN AM CIRCLE
TAMPA FL 33607-2359

803 8

DUE DATE	05/09/2025
AMOUNT DUE	\$1,293.08
AMOUNT PAID	



0055896523689 00001293083



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	03/20/2025	04/10/2025

Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	02/14/2025	54867	03/20/2025	55448	58100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$175.46
Water Base Charge	\$214.09
Water Usage Charge	\$59.84
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$519.16
Sewer Usage Charge	\$378.81

Summary of Account Charges

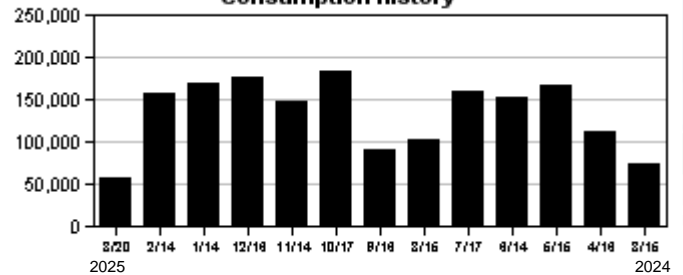
Previous Balance	\$2,551.07
Net Payments - Thank You	\$-2,551.07
Total Account Charges	\$1,368.12

AMOUNT DUE	\$1,368.12
-------------------	-------------------

Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



PARKWAY CENTER CDD
C/O MERITUS CORP
2005 PAN AM CIRCLE
TAMPA FL 33607-2359

671 8

DUE DATE	04/10/2025
AMOUNT DUE	\$1,368.12
AMOUNT PAID	

0055896523689 00001368125



PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

Statement Date: April 04, 2025
Agenda Page 172

Amount Due: \$9,732.37

Due Date: April 21, 2025

Account #: 311000070319

DO NOT PAY. Your account will be drafted on April 21, 2025

Account Summary

Previous Amount Due	\$9,535.78
Payment(s) Received Since Last Statement	-\$9,535.78
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$9,732.37

Amount Due by April 21, 2025

\$9,732.37

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

Your Locations With The Highest Usage



8421 CASTLE CREEK
DR LITES, RIVERVIEW,
FL 33578-0000

1,786
KWH



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

1,015
KWH



Scan here to interact
with your bill online.

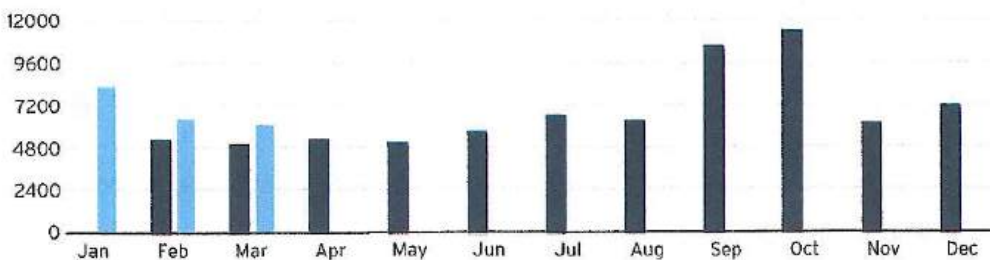


**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

To ensure prompt credit, please return stub portion of this bill with your payment.



By _____

Account #: 311000070319

Due Date: April 21, 2025

Amount Due: \$9,732.37

Payment Amount: \$ _____

700625003354

Your account will be
drafted on April 21, 2025

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2359

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

 Increased
  Same
  Decreased


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

Sub-Account Number: 211001738486

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323060	03/03/2025	21,700		21,700		0 kWh	1	31 Days	\$20.03


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

Sub-Account Number: 211001738759

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000326790	03/03/2025	46,467		45,657		810 kWh	1	31 Days	\$143.31
									 69.8%

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

Sub-Account Number: 211001739070

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325661	03/03/2025	46,747		44,961		1,786 kWh	1	31 Days	\$291.88
									 35.4%

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

Sub-Account Number: 211001739302

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000705281	03/03/2025	19,387		19,128		259 kWh	1	31 Days	\$59.44
									 1.6%

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

Sub-Account Number: 211001739567

Amount: \$4,461.67

Continued on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: 866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month
☒ Increased ☐ Same ☐ Decreased

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

Sub-Account Number: 211001739864

Amount: \$1,221.14

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

Sub-Account Number: 211001800955

Amount: \$859.08

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

Sub-Account Number: 211015022604

Amount: \$969.94

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

Sub-Account Number: 211014450103

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000538189	03/03/2025	54,419		53,653		766 kWh	1	31 Days	\$136.63
									<input checked="" type="checkbox"/> 16.4%

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

Sub-Account Number: 211014450376

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492499	03/03/2025	47,151		46,136		1,015 kWh	1	31 Days	\$174.52
									<input checked="" type="checkbox"/> 5.1%

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

Sub-Account Number: 211014450640

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492524	03/03/2025	34,571		33,792		779 kWh	1	31 Days	\$138.59
									<input checked="" type="checkbox"/> 12.2%

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

Sub-Account Number: 211014450897

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000536130	03/03/2025	13,803		13,596		207 kWh	1	31 Days	\$51.54
									<input checked="" type="checkbox"/> 4.0%

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

Sub-Account Number: 211014451127

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323057	03/03/2025	33,708		33,290		418 kWh	1	31 Days	\$83.66
									<input checked="" type="checkbox"/> 7.7%

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

Sub-Account Number: 211014451317

Amount: \$249.40

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

☒ Increased ☐ Same ☐ Decreased

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

Sub-Account Number: 211014451523

Amount: \$483.56

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

Sub-Account Number: 211014451713

Amount: \$387.98

Total Current Month's Charges

\$9,732.37



Sub-Account #: 211001738486
Statement Date: 04/01/2025

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

Meter Read

Meter Location: # A Pmp

Service Period: 02/01/2025 - 03/03/2025

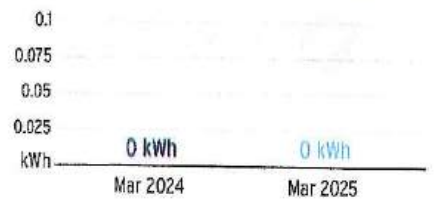
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	03/03/2025	21,700	21,700		0 kWh	1	31 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53	
Florida Gross Receipt Tax		\$0.50	
Electric Service Cost		\$20.03	

Avg kWh Used Per Day



Current Month's Electric Charges

\$20.03

Billing information continues on next page →



Sub-Account #: 211001738759
Statement Date: 04/01/2025

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

Meter Read

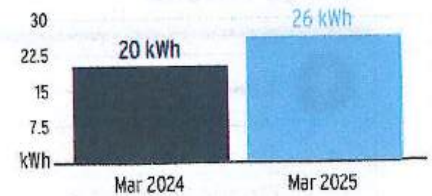
Service Period: 02/01/2025 - 03/03/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	03/03/2025	46,467	45,657		810 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	810 kWh @ \$0.08641/kWh	\$69.99
Fuel Charge	810 kWh @ \$0.03083/kWh	\$24.97
Storm Protection Charge	810 kWh @ \$0.00577/kWh	\$4.67
Clean Energy Transition Mechanism	810 kWh @ \$0.00418/kWh	\$3.39
Storm Surcharge	810 kWh @ \$0.02121/kWh	\$17.18
Florida Gross Receipt Tax		\$3.58

Electric Service Cost

\$143.31

Current Month's Electric Charges

\$143.31

Billing information continues on next page →



Sub-Account #: 211001739070
Statement Date: 04/01/2025

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

Meter Read

Service Period: 02/01/2025 - 03/03/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	03/03/2025	46,747	44,961		1,786 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	1,786 kWh @ \$0.08641/kWh	\$154.33
Fuel Charge	1,786 kWh @ \$0.03083/kWh	\$55.06
Storm Protection Charge	1,786 kWh @ \$0.00577/kWh	\$10.31
Clean Energy Transition Mechanism	1,786 kWh @ \$0.00418/kWh	\$7.47
Storm Surcharge	1,786 kWh @ \$0.02121/kWh	\$37.88
Florida Gross Receipt Tax		\$7.30

Electric Service Cost

\$291.88

Current Month's Electric Charges

\$291.88

Billing information continues on next page →



Sub-Account #: 211001739302
Statement Date: 04/01/2025

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

Meter Read

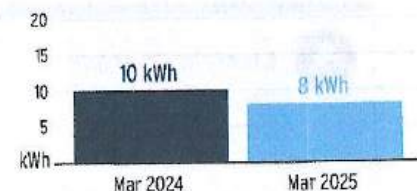
Service Period: 02/01/2025 - 03/03/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000705281	03/03/2025	19,387		19,128		259 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	259 kWh @ \$0.08641/kWh	\$22.38
Fuel Charge	259 kWh @ \$0.03083/kWh	\$7.98
Storm Protection Charge	259 kWh @ \$0.00577/kWh	\$1.49
Clean Energy Transition Mechanism	259 kWh @ \$0.00418/kWh	\$1.08
Storm Surcharge	259 kWh @ \$0.02121/kWh	\$5.49
Florida Gross Receipt Tax		\$1.49

Electric Service Cost

\$59.44

Current Month's Electric Charges

\$59.44

Billing information continues on next page →



Sub-Account #: 211001739567
Statement Date: 04/01/2025

Service Address: FALKENBURG/WOLLEY, RIVERVIEW, FL 33578-0000

Service Period: 02/01/2025 - 03/03/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	5856 kWh @ \$0.03412/kWh	\$199.81
Fixture & Maintenance Charge	71 Fixtures	\$1629.19
Lighting Pole / Wire	71 Poles	\$2333.77
Lighting Fuel Charge	5856 kWh @ \$0.03059/kWh	\$179.14
Storm Protection Charge	5856 kWh @ \$0.00559/kWh	\$32.74
Clean Energy Transition Mechanism	5856 kWh @ \$0.00043/kWh	\$2.52
Storm Surcharge	5856 kWh @ \$0.01230/kWh	\$72.03
Florida Gross Receipt Tax		\$12.47

Lighting Charges **\$4,461.67**

Current Month's Electric Charges

\$4,461.67

Billing information continues on next page →



Sub-Account #: 211001739864
Statement Date: 04/01/2025

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

Service Period: 02/01/2025 - 03/03/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	448 kWh @ \$0.03412/kWh	\$15.29
Fixture & Maintenance Charge	28 Fixtures	\$262.64
Lighting Pole / Wire	28 Poles	\$920.36
Lighting Fuel Charge	448 kWh @ \$0.03059/kWh	\$13.70
Storm Protection Charge	448 kWh @ \$0.00559/kWh	\$2.50
Clean Energy Transition Mechanism	448 kWh @ \$0.00043/kWh	\$0.19
Storm Surcharge	448 kWh @ \$0.01230/kWh	\$5.51
Florida Gross Receipt Tax		\$0.95

Lighting Charges

\$1,221.14

Current Month's Electric Charges

\$1,221.14

Billing information continues on next page →



Sub-Account #: 211001800955

Statement Date: 04/01/2025

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

Service Period: 02/21/2025 - 03/21/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	496 kWh @ \$0.03412/kWh	\$16.92
Fixture & Maintenance Charge	31 Fixtures	\$290.78
Lighting Pole / Wire	31 Poles	\$526.07
Lighting Fuel Charge	496 kWh @ \$0.03059/kWh	\$15.17
Storm Protection Charge	496 kWh @ \$0.00559/kWh	\$2.77
Clean Energy Transition Mechanism	496 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	496 kWh @ \$0.01230/kWh	\$6.10
Florida Gross Receipt Tax		\$1.06

Lighting Charges

\$859.08

Current Month's Electric Charges

\$859.08

Billing information continues on next page →



Sub-Account #: 211015022604
Statement Date: 04/01/2025

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

Service Period: 02/21/2025 - 03/21/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	560 kWh @ \$0.03412/kWh	\$19.11
Fixture & Maintenance Charge	35 Fixtures	\$328.30
Lighting Pole / Wire	35 Poles	\$593.95
Lighting Fuel Charge	560 kWh @ \$0.03059/kWh	\$17.13
Storm Protection Charge	560 kWh @ \$0.00559/kWh	\$3.13
Clean Energy Transition Mechanism	560 kWh @ \$0.00043/kWh	\$0.24
Storm Surcharge	560 kWh @ \$0.01230/kWh	\$6.89
Florida Gross Receipt Tax		\$1.19

Lighting Charges **\$969.94**

Current Month's Electric Charges

\$969.94

Billing information continues on next page →



Sub-Account #: 211014450103
Statement Date: 04/01/2025

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

Meter Read


Meter Location: # B

Service Period: 02/01/2025 - 03/03/2025

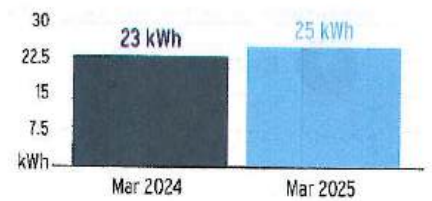
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000538189	03/03/2025	54,419	53,653	766 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53	
Energy Charge	766 kWh @ \$0.08641/kWh	\$66.19	
Fuel Charge	766 kWh @ \$0.03083/kWh	\$23.62	
Storm Protection Charge	766 kWh @ \$0.00577/kWh	\$4.42	
Clean Energy Transition Mechanism	766 kWh @ \$0.00418/kWh	\$3.20	
Storm Surcharge	766 kWh @ \$0.02121/kWh	\$16.25	
Florida Gross Receipt Tax		\$3.42	
Electric Service Cost		\$136.63	

Avg kWh Used Per Day



Current Month's Electric Charges

\$136.63

Billing information continues on next page →



Sub-Account #: 211014450376
Statement Date: 04/01/2025

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

Meter Read

Meter Location: # C

Service Period: 02/01/2025 - 03/03/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492499	03/03/2025	47,151	46,136		1,015 kWh	1	31 Days

Charge Details



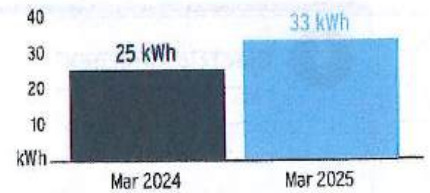
Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	1,015 kWh @ \$0.08641/kWh	\$87.71
Fuel Charge	1,015 kWh @ \$0.03083/kWh	\$31.29
Storm Protection Charge	1,015 kWh @ \$0.00577/kWh	\$5.86
Clean Energy Transition Mechanism	1,015 kWh @ \$0.00418/kWh	\$4.24
Storm Surcharge	1,015 kWh @ \$0.02121/kWh	\$21.53
Florida Gross Receipt Tax		\$4.36

Electric Service Cost

\$174.52

Avg kWh Used Per Day



Current Month's Electric Charges

\$174.52

Billing information continues on next page →



Sub-Account #: 211014450640
Statement Date: 04/01/2025

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

Meter Read

Meter Location: # D

Service Period: 02/01/2025 - 03/03/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492524	03/03/2025	34,571	33,792		779 kWh	1	31 Days

Charge Details



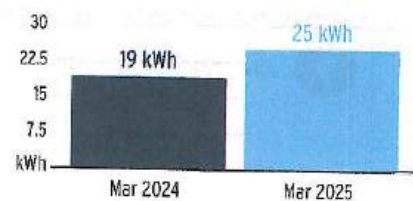
Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	779 kWh @ \$0.08641/kWh	\$67.31
Fuel Charge	779 kWh @ \$0.03083/kWh	\$24.02
Storm Protection Charge	779 kWh @ \$0.00577/kWh	\$4.49
Clean Energy Transition Mechanism	779 kWh @ \$0.00418/kWh	\$3.26
Storm Surcharge	779 kWh @ \$0.02121/kWh	\$16.52
Florida Gross Receipt Tax		\$3.46

Electric Service Cost

\$138.59

Avg kWh Used Per Day



Current Month's Electric Charges

\$138.59

Billing information continues on next page →



Sub-Account #: 211014450897
Statement Date: 04/01/2025

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

Meter Read

Meter Location: # A

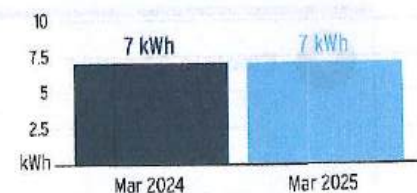
Service Period: 02/01/2025 - 03/03/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000536130	03/03/2025	13,803	13,596	207 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	207 kWh @ \$0.08641/kWh	\$17.89
Fuel Charge	207 kWh @ \$0.03083/kWh	\$6.38
Storm Protection Charge	207 kWh @ \$0.00577/kWh	\$1.19
Clean Energy Transition Mechanism	207 kWh @ \$0.00418/kWh	\$0.87
Storm Surcharge	207 kWh @ \$0.02121/kWh	\$4.39
Florida Gross Receipt Tax		\$1.29
Electric Service Cost		\$51.54

Current Month's Electric Charges

\$51.54

Billing information continues on next page →



Sub-Account #: 211014451127
Statement Date: 04/01/2025

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

Meter Read

Service Period: 02/01/2025 - 03/03/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000323057	03/03/2025	33,708	33,290	418 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	418 kWh @ \$0.08641/kWh	\$36.12
Fuel Charge	418 kWh @ \$0.03083/kWh	\$12.89
Storm Protection Charge	418 kWh @ \$0.00577/kWh	\$2.41
Clean Energy Transition Mechanism	418 kWh @ \$0.00418/kWh	\$1.75
Storm Surcharge	418 kWh @ \$0.02121/kWh	\$8.87
Florida Gross Receipt Tax		\$2.09
Electric Service Cost		\$83.66

Avg kWh Used Per Day



Current Month's Electric Charges

\$83.66

Billing information continues on next page →



Sub-Account #: 211014451317
Statement Date: 04/01/2025

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

Service Period: 02/21/2025 - 03/21/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	144 kWh @ \$0.03412/kWh	\$4.91
Fixture & Maintenance Charge	9 Fixtures	\$84.42
Lighting Pole / Wire	9 Poles	\$152.73
Lighting Fuel Charge	144 kWh @ \$0.03059/kWh	\$4.40
Storm Protection Charge	144 kWh @ \$0.00559/kWh	\$0.80
Clean Energy Transition Mechanism	144 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	144 kWh @ \$0.01230/kWh	\$1.77
Florida Gross Receipt Tax		\$0.31

Lighting Charges

\$249.40

Current Month's Electric Charges

\$249.40

Billing information continues on next page →



Sub-Account #: 211014451523
Statement Date: 04/01/2025

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

Service Period: 02/21/2025 - 03/21/2025

Rate Schedule: Lighting Service

Charge Details



00000026-0000261-Page 21 of 22

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	240 kWh @ \$0.03412/kWh	\$8.19
Fixture & Maintenance Charge	15 Fixtures	\$140.70
Lighting Pole / Wire	19 Poles	\$322.43
Lighting Fuel Charge	240 kWh @ \$0.03059/kWh	\$7.34
Storm Protection Charge	240 kWh @ \$0.00559/kWh	\$1.34
Clean Energy Transition Mechanism	240 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	240 kWh @ \$0.01230/kWh	\$2.95
Florida Gross Receipt Tax		\$0.51
Lighting Charges		\$483.56

Current Month's Electric Charges **\$483.56**

Billing information continues on next page →



Sub-Account #: 211014451713
Statement Date: 04/01/2025

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

Service Period: 02/21/2025 - 03/21/2025 Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	224 kWh @ \$0.03412/kWh	\$7.64
Fixture & Maintenance Charge	14 Fixtures	\$131.32
Lighting Pole / Wire	14 Poles	\$237.58
Lighting Fuel Charge	224 kWh @ \$0.03059/kWh	\$6.85
Storm Protection Charge	224 kWh @ \$0.00559/kWh	\$1.25
Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	224 kWh @ \$0.01230/kWh	\$2.76
Florida Gross Receipt Tax		\$0.48
Lighting Charges		\$387.98

Current Month's Electric Charges **\$387.98**

Total Current Month's Charges **\$9,732.37**

00000025-0000281-Page 22 of 22



PARKWAY CENTER CDD
7461 S FALKENBURG RD. AND S 78TH ST.
RIVERVIEW, FL 33578

Statement Date: April 07, 2025
Agenda Page 192

Amount Due: \$310.39

Due Date: April 28, 2025
Account #: 221007991963

DO NOT PAY. Your account will be drafted on April 28, 2025

Account Summary

Current Service Period: March 04, 2025 - April 01, 2025

Previous Amount Due \$310.39

Payment(s) Received Since Last Statement -\$310.39

Current Month's Charges \$310.39

Amount Due by April 28, 2025 \$310.39

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



Scan here to view
your account online.

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



By _____

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007991963

Due Date: April 28, 2025

Amount Due: \$310.39

Payment Amount: \$ _____

650149768665

Your account will be
drafted on April 28, 2025

PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
7461 S FALKENBURG RD. AND S 78TH ST.
RIVERVIEW, FL 33578

Agenda Page 193

Account #: 221007991963
Statement Date: April 07, 2025
Charges Due: April 28, 2025

Service Period: Mar 04, 2025 - Apr 01, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	162 kWh @ \$0.03412/kWh	\$5.53
Fixture & Maintenance Charge	6 Fixtures	\$126.66
Lighting Pole / Wire	6 Poles	\$169.92
Lighting Fuel Charge	162 kWh @ \$0.03059/kWh	\$4.96
Storm Protection Charge	162 kWh @ \$0.00559/kWh	\$0.91
Clean Energy Transition Mechanism	162 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	162 kWh @ \$0.01230/kWh	\$1.99
Florida Gross Receipt Tax		\$0.35

Lighting Charges **\$310.39**

Total Current Month's Charges

\$310.39

00000061-0000630-Page 4 of 18

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: April 07, 2025

Agenda Page 194

Amount Due: \$615.45

Due Date: April 28, 2025

Account #: 211001800609

DO NOT PAY. Your account will be drafted on April 28, 2025

Account Summary

Current Service Period: March 04, 2025 - April 01, 2025

Previous Amount Due \$615.45

Payment(s) Received Since Last Statement -\$615.45

Current Month's Charges \$615.45

Amount Due by April 28, 2025 \$615.45

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



Scan here to view
your account online.

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at **TECOaccount.com** today!

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211001800609

Due Date: April 28, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$615.45

Payment Amount: \$ _____

611878280574

Your account will be
drafted on April 28, 2025

PARKWAY CENTER CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Agenda Page 195

Account #: 211001800609
Statement Date: April 07, 2025
Charges Due: April 28, 2025

Service Period: Mar 04, 2025 - Apr 01, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	260 kWh @ \$0.03412/kWh	\$8.87
Fixture & Maintenance Charge	13 Fixtures	\$166.01
Lighting Pole / Wire	13 Poles	\$427.31
Lighting Fuel Charge	260 kWh @ \$0.03059/kWh	\$7.95
Storm Protection Charge	260 kWh @ \$0.00559/kWh	\$1.45
Clean Energy Transition Mechanism	260 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	260 kWh @ \$0.01230/kWh	\$3.20
Florida Gross Receipt Tax		\$0.55

Lighting Charges **\$615.45**

Total Current Month's Charges

\$615.45

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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



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

Statement Date: April 07, 2025
Agenda Page 196

Amount Due: \$654.18

Due Date: April 28, 2025
Account #: 211001800369

DO NOT PAY. Your account will be drafted on April 28, 2025

Account Summary

Current Service Period: March 04, 2025 - April 01, 2025

Previous Amount Due	\$654.18
Payment(s) Received Since Last Statement	-\$654.18

Current Month's Charges	\$654.18
-------------------------	----------

Amount Due by April 28, 2025	\$654.18
-------------------------------------	-----------------

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



Scan here to view
your account online.

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at **TECOaccount.com** today!

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211001800369

Due Date: April 28, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$654.18

Payment Amount: \$ _____

611878280573

Your account will be
drafted on April 28, 2025

PARKWAY CENTER CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Agenda Page 197

Account #: 211001800369
Statement Date: April 07, 2025
Charges Due: April 28, 2025

Service Period: Mar 04, 2025 - Apr 01, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	240 kWh @ \$0.03412/kWh	\$8.19
Fixture & Maintenance Charge	15 Fixtures	\$140.70
Lighting Pole / Wire	15 Poles	\$493.05
Lighting Fuel Charge	240 kWh @ \$0.03059/kWh	\$7.34
Storm Protection Charge	240 kWh @ \$0.00559/kWh	\$1.34
Clean Energy Transition Mechanism	240 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	240 kWh @ \$0.01230/kWh	\$2.95
Florida Gross Receipt Tax		\$0.51

Lighting Charges **\$654.18**

Total Current Month's Charges

\$654.18

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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



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

Statement Date: April 07, 2025
Agenda Page 198

Amount Due: \$828.64

Due Date: April 28, 2025

Account #: 211001800146

DO NOT PAY. Your account will be drafted on April 28, 2025

Account Summary

Current Service Period: March 04, 2025 - April 01, 2025

Previous Amount Due \$828.64

Payment(s) Received Since Last Statement -\$828.64

Current Month's Charges \$828.64

Amount Due by April 28, 2025 \$828.64

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



Scan here to view
your account online.

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211001800146

Due Date: April 28, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$828.64

Payment Amount: \$ _____

611878280572

Your account will be
drafted on April 28, 2025

PARKWAY CENTER CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Agenda Page 199

Account #: 211001800146
Statement Date: April 07, 2025
Charges Due: April 28, 2025

Service Period: Mar 04, 2025 - Apr 01, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	304 kWh @ \$0.03412/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$624.53
Lighting Fuel Charge	304 kWh @ \$0.03059/kWh	\$9.30
Storm Protection Charge	304 kWh @ \$0.00559/kWh	\$1.70
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.65

Lighting Charges **\$828.64**

Total Current Month's Charges

\$828.64

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

DO NOT PAY. Your account will be drafted on April 28, 2025

Account Summary

Current Service Period: March 04, 2025 - April 01, 2025	
Previous Amount Due	\$906.84
Payment(s) Received Since Last Statement	-\$906.84
Current Month's Charges	\$572.93
Amount Due by April 28, 2025	\$572.93

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

Your Energy Insight

- Your average daily kWh used was **65.01% lower** than the same period last year.
- Your peak billing demand was **48.15% lower** than the same period last year.



Scan here to view your account online.

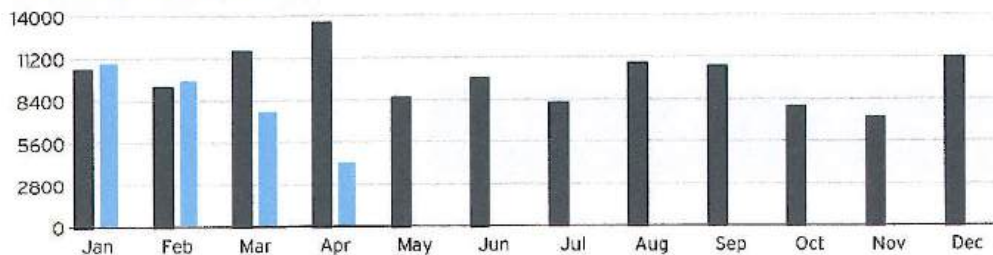
A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

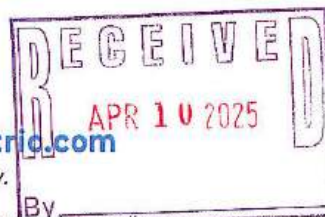
Account #: 221008055560
Due Date: April 28, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$572.93

Payment Amount: \$ _____

650149768666

Your account will be drafted on April 28, 2025

00002273 FTECO104072523263710 00000 04 00060000 18631 003

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

Make check payable to: **TECO**
Please write your account number on the memo line of your check.



Service For:
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Account # **Agenda Page 2010**
Statement Date: April 07, 2025
Charges Due: April 28, 2025

Meter Read

Meter Location: CLUBHOUSE

Service Period: Mar 04, 2025 - Apr 01, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	04/01/2025	10,468	6,184		4,284 kWh	1	29 Days
1000813546	04/01/2025	13.97	0		13.97 kW	1	29 Days

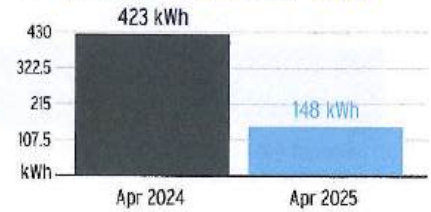
Charge Details



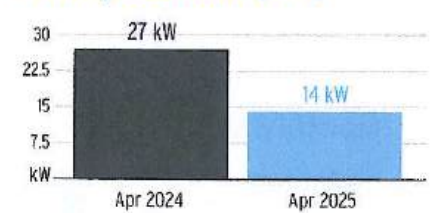
Electric Charges

Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	14 kW @ \$18.07000/kW	\$252.98
Energy Charge	4,284 kWh @ \$0.00773/kWh	\$33.12
Fuel Charge	4,284 kWh @ \$0.03083/kWh	\$132.08
Capacity Charge	14 kW @ \$0.30000/kW	\$4.20
Storm Protection Charge	14 kW @ \$2.08000/kW	\$29.12
Energy Conservation Charge	14 kW @ \$0.93000/kW	\$13.02
Environmental Cost Recovery	4,284 kWh @ \$0.00068/kWh	\$2.91
Clean Energy Transition Mechanism	14 kW @ \$1.15000/kW	\$16.10
Storm Surcharge	4,284 kWh @ \$0.01035/kWh	\$44.34
Florida Gross Receipt Tax		\$14.32
Electric Service Cost		\$572.93

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$572.93

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box III
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	\$105,000.00
Credit Available	\$104,085.00
Statement Closing Date	February 28, 2025
Days in Billing Cycle	28
Previous Balance	\$99.39
- Payments & Credits	\$99.39
+ Purchases & Other Charges	\$914.93
+ Fees	\$0.00
= New Balance	\$914.93

PAYMENT INFORMATION

New Balance	\$914.93
Minimum Payment Due	\$914.93
Payment Due Date	March 25, 2025

Questions? Call Customer Service at 1-888-999-2225 or your Account Manager

Or write: 445 Broadhollow Road, Suite 200, Melville, NY 11747

Or email: CommercialCard@BankUnited.com

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX8747 \$99.39-	
02/25	02/25	F5681001R00CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	99.39-
		DALE H. WENTZEL JR	TOTAL XXXXXXXXXXXX8662 \$914.93	
01/31	02/02	24692160Z32ETJFQR	GOOGLE *Google One g.co/helppay# CA	0.75
			MCC: 5818 MERCHANT ZIP: 94043	
02/04	02/04	24692161335BA5D0G	AMAZON MKTPL*EO76H4V53 Amzn.com/bill WA	203.20
			MCC: 5942 MERCHANT ZIP: 98109	
02/05	02/05	24204291400615LHH	Microsoft-G076432541 800-6427676 WA	8.25
			MCC: 5045 MERCHANT ZIP: 98052	
02/23	02/24	24692161N31G7X1YF	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.84
			MCC: 4814 MERCHANT ZIP: 33178	
02/27	02/28	24431061V4K62RREK	LAMPS PLUS - 53 818-886-5267 CA	654.89
			MCC: 5719 MERCHANT ZIP: 91311	

BankUnited, N. A.
PO Box 2360
Omaha NE 68103-2360

**PAYMENT INFORMATION**

Account number ending in	8747
Payment Due Date	March 25, 2025
New Balance	\$914.93
Minimum Payment Due	\$914.93
Past Due Amount	\$0.00
Amount Enclosed:	\$ <input type="text"/>

PARKWAY CENTER
PARKWAY CENTER COMMUNITY
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

IMPORTANT ACCOUNT INFORMATION

Your account will be auto-debited, for the full amount due, as noted on your statement.

\$914.93 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS
YOUR AUTOMATIC PAYMENT ON 03/25/25.

LATE FEE CALCULATION

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$99.39	\$0.00

(v) = variable (f) = fixed

IMPORTANT MESSAGES

Learn what BankUnited products and services can do for your business. For more information visit us online at <https://www.bankunited.com/business/treasury-management-solutions>.



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Order Has Shipped! Order# SX0225251043033709003

1 message

Lamps Plus Pros <pros@lampsplus.com>
Reply-To: Lamps Plus Pros <pros@lampsplus.com>
To: parkwaycenterclubhouse@gmail.com

Thu, Feb 27, 2025 at 7:18 PM

LAMPS PLUS PROS

Your Order Has Shipped

Order ID:SX0225251043033709003 | **Order Date:**2/26/2025

With the order number listed above you can track the status
of a shipped order at Order Status.

ITEMS IN THIS SHIPMENT

SHIPPING TO:

DALE WENTZEL

[38035 Woodside Ln, Zephyrhills, FL 33542](#)

813-458-9572

PRODUCT	QUANTITY	PRICE	TOTAL
4N759 - 60" Minka Aire Sunseeker All Weather Nickel Ceiling Fan	2	\$314.95	\$629.90

TRACK SHIPMENT:[411946042950](#)[411946042961](#)

22843 - WC105 Wall Control 4-Speed (Fan Only) 2-Wire	1	\$24.99	\$24.99
--	---	---------	---------

TRACK SHIPMENT:[411946042940](#)

Item Total: \$654.89

Shipping: **FREE****Order Total: \$654.89****SHIPPING CHARGES**

Please note that your shipping charges remain the same for your entire order. If you paid by credit card, your account is billed as items are shipped. Please contact us at anytime if you have questions.

BILLING INFORMATION:

Dale H Wentzel Jr

Parkway Center CDD, [210 N. University Dr, Suite 702, Coral Springs, FL 33071-7320](#)

813-458-9572

Paid by Visa Card ending with 8662

SATISFACTION GUARANTEED

We offer a 60 day return policy. Please inspect all products upon receipt.

Note that some conditions apply, and not all products are eligible for return.

Read our return policy.

PAYMENT INFORMATION

If you are paying by credit card or debit card, an authorization will be placed on your credit card to hold funds for the amount of your order.

Your credit card will only be charged upon shipment. Read more.

QUESTIONS ABOUT YOUR ORDERS:

Call 800-304-8120.

FOR ALL YOUR LIGHTING NEEDS, CONTACT:



MELODIE COY

Account Manager

Call or Text: 818-538-5089

Email: MCoy@LampsPlus.com

MORE YOU MAY LIKE



Possini Euro Design Deco Nickel
24 1/4" Wide Pendant Light



Possini Euro Deco 12 3/4" Wide
Brushed Nickel Ceiling Light

On Sale

LAMPS PLUS Pros members must **log in to their account** to view trade pricing or to receive their trade discount in the shopping cart. If you have any questions signing into your account, please contact your Pros Account Manager or call 800-304-8120.



*Other restrictions may apply. [See terms and conditions.](#)

© Lamps Plus, Inc. All rights reserved.

Attn: Lamps Plus Internet Dept.
[20250 Plummer Street, Chatsworth, CA 91311](#)
Phone: 800-304-8120
Email: Pros@LampsPlus.com

Don't miss any special announcements! Add LampsPlusPros@updates.lampsplus.com to your address book! Lamps Plus respects your privacy. If you prefer not to receive promotional messages from us, [click here](#) to unsubscribe. For more information, read the Lamps Plus [privacy policy](#); residents of Canada can read our CASL [policy here](#).



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Jan 31, 2025

1 message

Google Play <googleplay-noreply@google.com>
Reply-To: Google Play <googleplay-noreply@google.com>
To: parkwaycenterclubhouse@gmail.com

Fri, Jan 31, 2025 at 10:36 AM



Thank you

You've made a subscription purchase from Google LLC on Google Play. You will be **automatically charged \$0.75/month for 2 months, then \$2.99/month** starting Mar 28, 2025, unless canceled. You can cancel anytime. [Manage your subscriptions](#)

Order number: SOP.3305-4293-6544-76223

Order date: Jan 31, 2025 10:36:48 AM EST

Your account: parkwaycenterclubhouse@gmail.com

Item	Price
200 GB (Google One) (by Google LLC)	\$0.75/month
Auto-renewing subscription	
	Tax: \$0.00
	Total: \$0.75/month
Payment method:	Visa-8662

By subscribing, you authorize us to charge you the subscription cost (as described above) automatically, charged to the payment method provided until canceled. [Learn how to cancel](#). Keep this for your records.

Questions? Visit [Google LLC](#).



Google Play

All your entertainment in one place, available anywhere. [Learn more](#) ›

See your [Google Play Order History](#).

View the Google Play [Refund Policy](#) and the [Terms of Service](#).

© 2025 Google | All Rights Reserved.

Google LLC, [1600 Amphitheatre Pkwy, Mountain View, CA, 94043, United States](#)

Please don't reply to this email, as we are unable to respond from this email address. If you need support, visit the [Google Play Help Center](#).

Microsoft Corporation
One Microsoft Way
Redmond WA 98052
United States
FEIN: 91-1144442

Sold To
Parkway Center CDD
7461 S. FALKENBURG RD
RIVERVIEW
FL
33578
US

Bill To
Parkway Center CDD
17856 Cunningham Ct
Land O Lakes
FL
34638-7973
US

Invoice Summary

Billing Profile	Parkway Center CDD
Invoice Number	G076432541
Invoice Date In UTC	02/05/2025

Total Amount	USD 8.25
Due on 02/05/2025	

Questions on your bill? Visit <https://aka.ms/invoice-billing>

This invoice is for the billing period 01/01/2025 - 01/31/2025

This bill contains the charges for your purchases and services consumed from Microsoft. Find more details about your bill at <https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G076432541>

Billing Summary

Charges	8.25
Credits	0.00
Subtotal	8.25
Sales Tax (0.00%)	0.00
Total	USD 8.25

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.

Payment should only be made by Electronic Funds Transfer.
Do not send any physical payment to any address on this invoice.

Section Summary

Section Name	Charges (USD)	Total (USD)
Parkway Center CDD	8.25	8.25

Details By Section

Parkway Center CDD

Microsoft 365 Apps for business - One-Year commitment for monthly/yearly billing

Purchases Charge Start Date - Charge End Date	Unit Price (USD)	Qty	Charges/ Credits (USD)	Total (USD)
01/09/2025-02/08/2025	8.25	1	8.25	8.25

Payment Instructions:

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Hooray! Your Auto-Refill payment was processed

1 message

Straight Talk Wireless <straighttalk@email2.straighttalk.com>

Sat, Feb 22, 2025 at 8:23 AM

To: DALE WENTZEL <parkwaycenterclubhouse@gmail.com>

Your receipt is enclosed.

Having trouble viewing this email? [Click here](#)



Success

Your Auto-Refill[∞] payment is complete!

Looks like you're cruisin' down easy street from here on out. You won't be charged again until 02/22/2025.

Straight Talk Phone Number:

xxx-xxx-9572

Plan Amount:

\$45

Taxes:

\$0

Discounts:

\$1

Total:

\$44

Payment Method:

Ending in VISA ***8662**



Enjoy the ride & keep being awesome!

Love, Straight Talk



∞Credit card and Account required for enrollment.

When you purchase, activate, or use a Straight Talk product or Straight Talk Wireless services, you agree to comply with the latest Terms and Conditions of Service, which are subject to change from time to time without notice. Straight Talk® is a registered trademark of TracFone Wireless, Inc., a Verizon company. ©2021 TracFone Wireless, Inc. [9700 NW 112th Avenue, Miami, FL 33178](#). All rights reserved. [Unsubscribe](#) | [Privacy Policy](#)

ST-18775-B01

PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	\$105,000.00
Credit Available	\$104,772.00
Statement Closing Date	March 31, 2025
Days in Billing Cycle	31
Previous Balance	\$914.93
- Payments & Credits	\$914.93
+ Purchases & Other Charges	\$227.98
+ Fees	\$0.00
= New Balance	\$227.98

PAYMENT INFORMATION

New Balance	\$227.98
Minimum Payment Due	\$227.98
Payment Due Date	April 25, 2025

Questions? Call Customer Service at 1-888-999-2225 or your Account Manager

Or write: 445 Broadhollow Road, Suite 200, Melville, NY 11747

Or email: CommercialCard@BankUnited.com

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX8747 \$914.93-	
03/25	03/25	F5681002L00CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	914.93-
		DALE H. WENTZEL JR	TOTAL XXXXXXXXXXXX8662 \$227.98	
02/28	03/02	24692161V35X8E2B1	GOOGLE *Google One g.co/HelpPay# CA	0.75
			MCC: 5734 MERCHANT ZIP: 94043	
03/05	03/05	2443099207LS0554A	MICROSOFT#G080486208 MSBILL.INFO WA	8.25
			MCC: 5045 MERCHANT ZIP: 98052	
03/10	03/10	242042925011DM427	Microsoft-G082618243 800-6427676 WA	8.25
			MCC: 5045 MERCHANT ZIP: 98052	
03/20	03/21	24011342FEHR6BPYD	ZOOM.COM 888-799-9666 ZOOM.US CA	159.90
			MCC: 4814 MERCHANT ZIP: 95113	
03/25	03/26	24692162L34Z6TW1V	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.84
			MCC: 4814 MERCHANT ZIP: 33178	
03/28	03/30	24692162P2YQW89GZ	GOOGLE *Google One 855-836-3987 CA	2.99
			MCC: 5817 MERCHANT ZIP: 94043	

1183 0001 GHJ 002 7 31 250331 0

PAGE 1 of 3

1 0 5681 0100 2.50

30

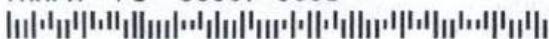
 BankUnited, N. A.
PO Box 2360
Omaha NE 68103-2360

PAYMENT INFORMATION

Account number ending in	8747
Payment Due Date	April 25, 2025
New Balance	\$227.98
Minimum Payment Due	\$227.98
Past Due Amount	\$0.00
Amount Enclosed:	\$ <input type="text"/>

PARKWAY CENTER
PARKWAY CENTER COMMUNITY
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

30
N202



428890010253874700022798000227985

IMPORTANT ACCOUNT INFORMATION

\$227.98 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS
YOUR AUTOMATIC PAYMENT ON 04/25/25.

LATE FEE CALCULATION

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$914.93	\$0.00

(v) = variable (f) = fixed

IMPORTANT MESSAGES

Learn what BankUnited products and services can do for your business. For more information visit us online at
<https://www.bankunited.com/business/treasury-management-solutions>.



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Payment Processed for 5061740608

1 message

Zoom Communications, Inc. <billing@zoom.us>

Thu, Mar 20, 2025 at 2:02 PM

Reply-To: billing@zoom.us

To: parkwaycenterclubhouse@gmail.com

The Zoom logo is displayed in white lowercase letters on a blue rectangular background.

Payment processed

Thank you for your payment.

Please review your payment amount below. We have attached a PDF detail your order and terms of your subscription.

Account Number: 5061740608**Payment Method:** Credit Card**Payment Date:** 03/20/2025**Amount:** 159.90 US Dollar

To help keep your subscription active, add a backup payment method.

[Add backup](#)

Support and training



Live demos

[Request a 1-1 live demo](#) with a Zoom product specialist to ask questions, learn how Zoom can meet your requirements and review ways Zoom can help your organization.



Live training webinars

Our Zoom trainers host free and interactive live training webinars weekly. [Register for an upcoming webinar](#) and get up to speed in less than an hour.



Contact support

Questions? Doubts? [Visit our Help Center](#) anytime or take a free course on our [Learning Center](#). If you need more help, [submit a ticket](#), we'll be happy to help you.

Need additional help,
resources or training?

Visit the Zoom Help Center

Visit zoom.us

1-888-799-9666

[55 Almaden Blvd., San Jose, CA 95113](#)

© 2025 Zoom Communications, Inc. - All Rights Reserved

You're receiving this email because you signed up for a Zoom account.



INV297421853_A19383425_03172025.pdf
636K



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Hooray! Your Auto-Refill payment was processed

1 message

Straight Talk Wireless <straighttalk@email2.straighttalk.com>

Mon, Mar 24, 2025 at 7:22 AM

To: DALE WENTZEL <parkwaycenterclubhouse@gmail.com>

Your receipt is enclosed.

Having trouble viewing this email? [Click here](#)



Success

Your Auto-Refill[∞] payment is complete!

Looks like you're cruisin' down easy street from here on out. You won't be charged again until 03/23/2025.

Straight Talk Phone Number:

xxx-xxx-9572

Plan Amount:

\$45

Taxes:

\$0

Discounts:

\$1

Total:

\$44

Payment Method:

Ending in VISA ***8662**



Enjoy the ride & keep being awesome!

Love, Straight Talk



∞Credit card and Account required for enrollment.

When you purchase, activate, or use a Straight Talk product or Straight Talk Wireless services, you agree to comply with the latest Terms and Conditions of Service, which are subject to change from time to time without notice. Straight Talk® is a registered trademark of TracFone Wireless, Inc., a Verizon company. ©2021 TracFone Wireless, Inc. [9700 NW 112th Avenue, Miami, FL 33178](#). All rights reserved. [Unsubscribe](#) | [Privacy Policy](#)

ST-18775-B01



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Mar 28, 2025

Google Play <googleplay-noreply@google.com>
Reply-To: Google Play <googleplay-noreply@google.com>
To: parkwaycenterclubhouse@gmail.com

Fri, Mar 28, 2025 at 11:36 AM



Thank you

Your subscription from Google LLC on Google Play continues and you've been charged. [Manage your subscriptions](#)

Order number: SOP.3305-4293-6544-76223..1
Order date: Mar 28, 2025 11:36:09 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

Item	Price
200 GB (Google One) (by Google LLC) Auto-renewing subscription	\$2.99/month
	Tax: \$0.00
	Total: \$2.99/month
Payment method:	Visa-8662

By subscribing, you authorize us to charge you the subscription cost (as described above) automatically, charged to the payment method provided until canceled. [Learn how to cancel](#). Keep this for your records.

Questions? Visit [Google LLC](#).

**Google Play**All your entertainment in one place, available anywhere. [Learn more](#) >

See your [Google Play Order History](#).

View the Google Play [Refund Policy](#) and the [Terms of Service](#).

© 2025 Google | All Rights Reserved.

Google LLC, [1600 Amphitheatre Pkwy, Mountain View, CA, 94043, United States](#)

Please don't reply to this email, as we are unable to respond from this email address. If you need support, visit the [Google Play Help Center](#).

Microsoft Corporation
One Microsoft Way
Redmond WA 98052
United States
FEIN: 91-1144442

Sold To
Parkway Center CDD
7461 S. FALKENBURG RD
RIVERVIEW
FL
33578
US

Bill To
Parkway Center CDD
17856 Cunningham Ct
Land O Lakes
FL
34638-7973
US

Invoice Summary

Billing Profile	Parkway Center CDD
Invoice Number	G082618243
Invoice Date In UTC	03/10/2025

Total Amount	USD 8.25
Due on 03/10/2025	

Questions on your bill? Visit <https://aka.ms/invoice-billing>

Invoice for activity on 03/09/2025

This invoice is for any subscription purchases, renewals, and recurring charges on the date indicated. The service period you are paying for is listed with each subscription below. Find more details about your bill at

<https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G082618243>

Billing Summary

Charges	8.25
Credits	0.00
Subtotal	8.25
Sales Tax (0.00%)	0.00

Total	USD 8.25
--------------	-----------------

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.

Payment should only be made by Electronic Funds Transfer.
Do not send any physical payment to any address on this invoice.

Section Summary

Section Name	Charges (USD)	Total (USD)
Parkway Center CDD	8.25	8.25

Details By Section

Parkway Center CDD

Microsoft 365 Apps for business - One-Year commitment for monthly/yearly billing

Purchases Charge Start Date - Charge End Date	Unit Price (USD)	Qty	Charges/ Credits (USD)	Total (USD)
03/09/2025-04/08/2025	8.25	1	8.25	8.25

Payment Instructions:

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Feb 28, 2025

Google Play <googleplay-noreply@google.com>
Reply-To: Google Play <googleplay-noreply@google.com>
To: parkwaycenterclubhouse@gmail.com

Fri, Feb 28, 2025 at 10:36 AM



Thank you

Your subscription from Google LLC on Google Play continues and you've been charged. [Manage your subscriptions](#)

Order number: SOP.3305-4293-6544-76223..0

Order date: Feb 28, 2025 10:36:10 AM EST

Your account: parkwaycenterclubhouse@gmail.com

Item	Price
200 GB (Google One) (by Google LLC)	\$0.75/month
Auto-renewing subscription	
	Tax: \$0.00
	Total: \$0.75/month
Payment method:	Visa-8662

By subscribing, you authorize us to charge you the subscription cost (as described above) automatically, charged to the payment method provided until canceled. [Learn how to cancel](#). Keep this for your records.

Questions? Visit [Google LLC](#).

**Google Play**

All your entertainment in one place, available anywhere. [Learn more](#) >

See your [Google Play Order History](#).

View the Google Play [Refund Policy](#) and the [Terms of Service](#).

Microsoft Corporation
One Microsoft Way
Redmond WA 98052
United States
FEIN: 91-1144442

Sold To
Parkway Center CDD
7461 S. FALKENBURG RD
RIVERVIEW
FL
33578
US

Bill To
Parkway Center CDD
17856 Cunningham Ct
Land O Lakes
FL
34638-7973
US

Invoice Summary

Billing Profile	Parkway Center CDD
Invoice Number	G080486208
Invoice Date In UTC	03/05/2025

Total Amount Due on 03/05/2025	USD 8.25
---	-----------------

Questions on your bill? Visit <https://aka.ms/invoice-billing>

This invoice is for the billing period 02/01/2025 - 02/28/2025

This bill contains the charges for your purchases and services consumed from Microsoft. Find more details about your bill at <https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G080486208>

Billing Summary

Charges	8.25
Credits	0.00
Subtotal	8.25
Sales Tax (0.00%)	0.00

Total	USD 8.25
--------------	-----------------

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.

Payment should only be made by Electronic Funds Transfer.
Do not send any physical payment to any address on this invoice.

Section Summary

Section Name	Charges (USD)	Total (USD)
Parkway Center CDD	8.25	8.25

Details By Section

Parkway Center CDD

Microsoft 365 Apps for business - One-Year commitment for monthly/yearly billing

Purchases Charge Start Date - Charge End Date	Unit Price (USD)	Qty	Charges/ Credits (USD)	Total (USD)
02/09/2025-03/08/2025	8.25	1	8.25	8.25

Payment Instructions:

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

INFRAMARK PAYABLES
PARKWAY CENTER CDD
c/o INFRAMARK (inframarkcms@payableslockbox.com)
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

31 Mar 2025
Invoice # 1550185
Bill Atty: S. Steady
As of 02/28/25

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH FEBRUARY 28, 2025

Professional Services	<u>\$262.50</u>
TOTAL DUE THIS BILL	\$262.50

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

Account Name:	Burr & Forman LLP 420 North 20 th Street, Suite 3400 Birmingham, Alabama 35203
Financial Institution:	Synovus Bank 1137 1 st Avenue Columbus, GA 31901
Domestic Wire and ACH ABA No.:	061100606
Account Number:	1005853518
International Wires SWIFT BIC:	FICOUS44
Burr & Forman Tax ID:	63-0322727

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFRreceivables@burr.com

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

31 Mar 2025
Invoice # 1550185
Page 2

INFRAMARK PAYABLES
PARKWAY CENTER CDD
c/o INFRAMARK (inframarkcms@payableslockbox.com)
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

31 Mar 2025
Invoice # 1550185
Bill Atty: S. Steady
As of 02/28/25

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
02/18/25	Check on status of foreclosure action joining CDD.	SIS	0.20	325.00	\$65.00
02/18/25	Easy Street - Emails between Cora Lane and Scott Steady regarding status update; review court docket regarding same; email to Scott Steady regarding scheduled mediation in matter and nothing to us since filing notice of appearance	CL	0.50	200.00	\$100.00
02/25/25	Email status memo to Board regarding litigation.	SIS	0.30	325.00	\$97.50
Total Services					\$262.50

Total Services and Disbursements	<u>\$262.50</u>
TOTAL NOW DUE	<u>\$262.50</u>

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

31 Mar 2025
Invoice # 1550185
Page 3

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Cora Lane	\$200.00	0.50	\$100.00
Scott I. Steady	\$325.00	0.50	\$162.50
TOTALS		1.00	\$262.50

_____PARKWAY CENTER CDD_____

MEETING DATE: 4/23/25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
KOKO MILLER	PRESENT	Salary Accepted	\$200.00
JOANN WARD	PRESENT	Salary Accepted	\$200.00
TANYA O'CONNOR	Present	Salary Accepted	\$200.00
Claudia Bryant ~ seat 4	Present	Salary Accepted	\$200.00
VACANT		Salary Accepted	\$200.00

DATE 04/17/25

2510 Priscilla Ct. Lutz, FL 33558-5679
(813) 363-6286
#00434 #13010124

NAME Parkway Center C.D.D.

STREET 7005 Pan Am Circle, STE 300
CITY STATE

PHONE

STATE IL

33607 ZIP

[illegible]

JOB PHONE

ADDRESS

SCHEDULED DATE/TIME	
12/1/2017	12/1/2017

WORK TAKEN BY

ORDERED BY

DESCRIPTION OF WORK

Routine Maintenance for the month of April 2025: made Repairs as needed throughout Community.

(Compact)

COST	QTY.	ITEM	UNIT PRICE	PRICE
	1	photo cell (Belmont)		79. ⁰⁰
	1	photo cell (Ambody)		79. ⁰⁰
	1	G.F.C.T. Recessed (Rear Entrance)		97. ⁰⁰
	1	G.F.C.T. w/p In-Vse Cover		28. ⁰⁰
	1	G.F.C.T. w/p In-Vse Cover Graywood		28. ⁰⁰
	1	Small Landscape LED fixture for Handet.		127. ⁰⁰
	1	Small Landscape LED fixture for Oakmeek Entrance.		127. ⁰⁰
	1	Large LED fixture for Oak Creek Entrance Mth.		256. ⁰⁰

[illegible]

ASK ABOUT OUR SERVICE CONTRACTS

LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted. It is guaranteed for a period of 30 days.

UPON INSPECTION, OUR TRAINED
PERSONNEL RECOMMEND THE FOLLOWING:

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge. He represents, subjects the terms and conditions hereof to, and he understands and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 15% per month on all past due balances.

CUSTOMER SIGNATURE

I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition

DATE COMPLETED 04-17-25

TERMS: Net Due Upon Completion

CUSTOMER SIGNATURE _____

[Back](#)

DoorKing Inc.
 IM Server Payments
 120 S. Glasgow Avenue
 Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

STATEMENT

STATEMENT #

2480840

STATEMENT DATE

April 14, 2025

SUBSCRIBER

Monica Alvarez
 Parkway Center CDD
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

User ID: **ParkwayCenter**

Period Starts: March 14, 2025

Period Ends: April 13, 2025

Previous Balance: \$34.95 **Note: All \$ amounts are in US Dollars.**
 Payment Received: (\$34.95)
 New Charges: \$34.95
Total Amount Due: \$34.95 USD

Payments

Date	Details	Amount
3/14/2025	Credit: Autopay	(\$32.95)
3/14/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
3/14/2025	4/13/2025		813 230 5734	9999	0	0	\$34.95

Summary

Total Amount Due

This amount will be charged to your credit card or echeck.

\$34.95 USD



Final Details for Order #112-9093025-9192230

Order Placed: January 29, 2025

Amazon.com order number: 112-9093025-9192230

Order Total: \$203.20

Shipped on January 30, 2025	
Items Ordered	Price
1 of: <i>Unger Professional 36" Nifty Nabber - Reacher Grabber Tool & Trash Picker, Built-In Magnet & Ergonomic Grip, Grabber Reacher, Grabber Tool, Reacher's & Grabbers for Seniors, Claw Grabber Pickup Tool</i> Sold by: Amazon.com Condition: New	\$19.97
1 of: <i>Swiffer PowerMop Multi-Surface Mop Kit for Floor Cleaning, Includes PowerMop, 2 Mopping Pad Refills, 1 Cleaning Solution with Fresh Scent and 2 Batteries</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$26.66
Shipping Address: Dale Wentzel 38035 WOODSIDE LN ZEPHYRHILLS, FL 33542-5969 United States	Item(s) Subtotal: \$46.63 Shipping & Handling: \$0.81 Free Shipping: -\$0.81 ----- Total before tax: \$46.63 Sales Tax: \$0.00 ----- Total for This Shipment: \$46.63 -----
Shipping Speed: FREE Shipping	

Shipped on February 1, 2025	
Items Ordered	Price
1 of: <i>GASPRO 20 lbs Black Fire Glass for Fire Pit, 1/2-Inch Reflective Glass Rocks for Propane or Gas Fireplace, Add Ambience to Gatherings and Parties for Outdoors and Indoors</i> Sold by: Kinyu (seller profile) Business Price Condition: New	\$46.98
1 of: <i>40 Count Disposable Mopping Pad Refills for Power Mop Refills, Unscented Spray Cleaning Replacement Pads</i> Sold by: Bisenkud (seller profile) Business Price Condition: New	\$35.99
Shipping Address: Dale Wentzel 38035 WOODSIDE LN ZEPHYRHILLS, FL 33542-5969 United States	Item(s) Subtotal: \$82.97 Shipping & Handling: \$3.40 Free Shipping: -\$3.40 ----- Total before tax: \$82.97 Sales Tax: \$0.00
Shipping Speed:	

FREE Shipping

Total for This Shipment: \$82.97

Shipped on February 3, 2025

Items Ordered**Price**

1 of: *MSA3 True HEPA Filter Replacement Compatible with Membrane Solutions MSA3 and MSA3S Air Purifier,4 in 1 H13 True HEPA with Activated Carbon Filter,4 Pack*
 Sold by: PLD LLC ([seller profile](#))
 Business Price
 Condition: New

\$47.00

Shipping Address:

Dale Wentzel
 38035 WOODSIDE LN
 ZEPHYRHILLS, FL 33542-5969
 United States

Item(s) Subtotal: \$47.00

Shipping & Handling: \$0.91

Free Shipping: -\$0.91

Total before tax: \$47.00

Sales Tax: \$0.00

Total for This Shipment: \$47.00

Shipping Speed:

FREE Shipping

Shipped on February 3, 2025

Items Ordered**Price**

1 of: *Krud Kutter KK012 Original Concentrated Cleaner/Degreaser Stain Remover, Gallon*
 Sold by: Vera Tools ([seller profile](#))
 Condition: New

\$16.66

1 of: *Swiffer PowerMop Floor Cleaning Solution with Unstopables Fresh Scent, PowerMop Refills, Floor Cleaner for Mopping, 25.3 fl oz, 2 Pack*
 Sold by: Amazon.com
 Condition: New

\$9.94

Shipping Address:

Dale Wentzel
 38035 WOODSIDE LN
 ZEPHYRHILLS, FL 33542-5969
 United States

Item(s) Subtotal: \$26.60

Shipping & Handling: \$1.87

Free Shipping: -\$1.87

Total before tax: \$26.60

Sales Tax: \$0.00

Total for This Shipment: \$26.60

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

Visa | Last digits: 8662

Item(s) Subtotal: \$203.20

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

Billing address

Dale Wentzel Jr / Parkway Center CDD
 210 N UNIVERSITY DR STE 702
 CORAL SPRINGS, FL 33071-7320
 United States

 Total before tax: \$203.20

Estimated Tax: \$0.00

Grand Total: \$203.20

Credit Card transactions

Visa ending in 8662: February 3, 2025: \$203.20

To view the status of your order, return to [Order Summary](#) .

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

[Back](#)

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

STATEMENT

STATEMENT #
2458952
STATEMENT DATE
March 14, 2025

SUBSCRIBER	User ID: ParkwayCenter
Monica Alvarez Parkway Center CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607	

Previous Balance:	\$32.95	<i>Note: All \$ amounts are in US Dollars.</i>
Payment Received:	(\$32.95)	
New Charges:	\$34.95	
Total Amount Due:	\$34.95 USD	

Payments

Date	Details	Amount
2/14/2025	Credit: Autopay	(\$30.95)
2/14/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
2/14/2025	3/13/2025		813 230 5734	9999	0	0	\$34.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$34.95 USD

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Agenda Page 240

Invoice	
Invoice Number 752942	Date 03/15/2025
Customer Number 400493	Due Date 04/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		03/15/2025	04/01/2025

Quantity	Description	Months	Rate	Amount
2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL				
1.00	Active Video Monitoring 04/01/2025 - 04/30/2025	1.00	\$715.00	\$715.00
1.00	Service & Maintenance 04/01/2025 - 04/30/2025	1.00	\$343.75	\$343.75
			Subtotal:	\$1058.75
			Tax	\$0.00
			Payments/Credits Applied	\$823.73
			Invoice Balance Due:	\$235.02

Date	Invoice #	Description	Amount	Balance Due
3/15/2025	752942	Monitoring Services	\$1058.75	\$235.02

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice

Invoice Number 752942	Date 03/15/2025
Customer Number 400493	Due Date 04/01/2025

Net Due: \$235.02
Amount Enclosed: _____

Parkway Center CDD
C/O Inframark
2005 Pan Am Cir., Ste 300
Tampa, FL 33607

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
4/4/2025	3531

Bill To

Inframark
Parkway CDD
Attn: Clay Wright
2005 Pan Am Circle #300
Tampa, FL 33607

P.O. No.

Terms

50% Deposit

Item	Description	Qty	Rate	Amount
Install (Signage)	"Still Creek Drive" - Dig up (2) existing "No Trespassing" signs / posts and move them over to (2) nearby corners of the ponds in the higher berm areas.	2	75.00	150.00

Subtotal \$150.00

Sales Tax (7.0%) \$0.00

Total \$150.00

Payments/Credits \$0.00

Balance Due \$150.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

PARKWAY CENTER CDD

MEETING DATE: 4/23/25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
KOKO MILLER	PRESENT	Salary Accepted	\$200.00
JOANN WARD	PRESENT	Salary Accepted	\$200.00
TANYA O'CONNOR	Present	Salary Accepted	\$200.00
Claudia Bryant ~ seat 4	Present	Salary Accepted	\$200.00
VACANT		Salary Accepted	\$200.00

PARKWAY CENTER CDD

MEETING DATE: 4/23/25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
KOKO MILLER	PRESENT	Salary Accepted	\$200.00
JOANN WARD	PRESENT	Salary Accepted	\$200.00
TANYA O'CONNOR	Present	Salary Accepted	\$200.00
Claudia Bryant - seat 4	Present	Salary Accepted	\$200.00
VACANT		Salary Accepted	\$200.00

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 323537

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
03/29/25	4/28/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
#332740 - Replace 1 station battery operated controller at corner of Still Creek Dr. and Spruce Creek Cir.				\$312.58
<i>Lateral Components - 03/28/2025</i>				
9V battery	2.00EA	\$5.75	\$11.50	
Hunter NODE Outdoor Controller 1 Station with DC Latching Solenoid Battery Powered	1.00EA	\$263.84	\$263.84	
Irrigation Tech Labor	0.50HR	\$65.00	\$32.50	
PT-WC2-BLBL Pro-Trade Irrigation/Lighting Wire Connector Blue/Blue	2.00EA	\$2.37	\$4.74	

Subtotal	\$312.58
Less Payments/Credits	(\$0.00)
Balance Due	\$312.58

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 323109

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
03/27/25	4/26/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323792 - Remove Leaning Palms on Still Creek & Riverview Dr.	\$750.00



Remove two leaning palms on Still Creek and Riverview Dr high risk to fell in home owner yard.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 03/26/2025

Grand Total **\$750.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,043.88	\$19,717.75	\$2,648.30	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 326704

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/04/25	5/4/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323322 - Remove tree branches at Belmont Pond	\$249.60



Remove tree branches that are blocking the mowing are at the Belmont pond.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 03/28/2025

Grand Total \$249.60

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,079.93	\$0.00	\$22,366.05	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 326940

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/07/25	5/7/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#331434 - Grinding Down stump at Quarter Horse	\$665.60



Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Proposal Provides for Grinding down big stump at Quarter Horse.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Stump Grinding - 04/07/2025

Grand Total **\$665.60**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$19,832.95	\$0.00	\$22,366.05	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 327387

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/14/25	5/14/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$457.14

#334744 - Clubhouse Annual Island

Removal of Blue Daze that died during colder temperatures & fill in with Perennial Peanut

*Site Prep - 04/11/2025*

Bed Prep - Plant Removal	1.00HR	\$60.00	\$60.00
Perennial Peanut, 01 gallon - 01G	39.0001g	\$10.18	\$397.14

Grand Total **\$457.14**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$5,129.34	\$0.00	\$22,366.05	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 327385

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/14/25	5/14/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323785 - Cut Down Dead Pine Tree on Still Creek	\$450.00

**Cut down dead pine tree on Still Creek & Amberly entrance.**

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 04/14/2025

Grand Total \$450.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$5,129.34	\$0.00	\$22,366.05	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 327382

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/14/25	5/14/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323364 - Cut Down 7 dead Pine Trees	\$2,100.00



Remove 7 dead pine trees on Falkenburg rd between Still River & Belmont.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 04/14/2025

Grand Total \$2,100.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$5,129.34	\$0.00	\$22,366.05	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 327386

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/14/25	5/14/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323821 - Cut Down Dead Pine Tree	\$375.00

**Remove dead pine tree on Still Creek & Riverview dr.**

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 04/14/2025

Grand Total \$375.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$5,129.34	\$0.00	\$22,366.05	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 327383

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/14/25	5/14/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323382 - Cut Down Two Dead Palms	\$998.40

**Cut down two dead palms at Sanctuary Entrance.**

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 04/14/2025

Grand Total \$998.40

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$5,129.34	\$0.00	\$22,366.05	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 327384

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/14/25	5/14/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323761 - Remove Dead Palms On Still Creek & Moccasin Trail	\$748.80



Cut down two dead palms on Still Creek & Moccasin Trail.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 04/14/2025

Grand Total **\$748.80**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$5,129.34	\$0.00	\$22,366.05	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 328314

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/18/25	5/18/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
#337162 - Service Call Zone 1 down 4-17-25				\$353.37
<i>Control Components - 04/18/2025</i>				
70A-Hunter ICD -100 Decoder single station	1.00EA	\$285.37	\$285.37	
HUNTER 24V SOLENOID ASSY 606800	1.00EA	\$30.76	\$30.76	
Irrigation Tech Labor	0.50HR	\$65.00	\$32.50	
PT-WC2-BLBL King blue wire connector	2.00EA	\$2.37	\$4.74	

Subtotal	\$353.37
Less Payments/Credits	(\$0.00)
Balance Due	\$353.37

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 328315

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/18/25	5/18/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
#337176 - Controller I Blue Beech Dr and Falkenburg 4-17-25				\$212.85
<i>Control Components - 04/17/2025</i>				
3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V	6.00EA	\$7.73	\$46.38	
Hunter AC Solenoid Assembly 24 VAC	2.00EA	\$30.76	\$61.52	
Irrigation Tech Labor	1.25HR	\$65.00	\$81.25	
PT-WC2-BLBL King Blue wire connector	10.00EA	\$2.37	\$23.70	

Subtotal	\$212.85
Less Payments/Credits	(\$0.00)
Balance Due	\$212.85

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 328495

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/22/25	5/22/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$450.00

#334749 - Dog Waste Station-Belmont Entrance

Replace Doggie Station on entrance side of Belmont community- Sign missing, basket is broken & hinges on bag dispenser are broken

*Site Material - 04/17/2025*

Doggie Station	1.00EA	\$450.00	\$450.00
----------------	--------	----------	----------

Grand Total	\$450.00
--------------------	-----------------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,016.22	\$0.00	\$19,717.75	\$2,648.30	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 328700

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/24/25	5/24/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
#337665 - Wet Check Repairs on 4-21-25				\$1,131.91
<i>Lateral Components - 04/21/2025</i>				
Hunter MP Rotator MP1000 Nozzle 8 - 15 ft. Radius 90 Degree - 210 Degree	9.00EA	\$15.24	\$137.16	
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	2.00EA	\$28.18	\$56.36	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	14.00EA	\$16.28	\$227.92	
Irrigation Technician Labor	7.00HR	\$65.00	\$455.00	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	2.00EA	\$2.21	\$4.42	
PT-WC2-BLBL King Blue wire connector	2.00EA	\$2.37	\$4.74	
PVC Pipe 3/4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	2.00FT	\$2.02	\$4.04	
Rain Bird G4 Solenoid Assembly for PGA PEB and GB Valves	1.00EA	\$99.89	\$99.89	
Rain Bird Nozzle 8 ft. Radius Half Circle	44.00EA	\$2.55	\$112.20	
Rusco Poly Nipple 1/2 in. x Close MIPT	3.00EA	\$0.76	\$2.28	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	3.00EA	\$1.40	\$4.20	
Sch 40 PVC Cap 1 in. Socket	4.00EA	\$1.86	\$7.44	
Sch 40 PVC Cap 1/2 in. Socket	2.00EA	\$1.04	\$2.08	
Sch 40 PVC Coupling 1/2 in. Socket	2.00EA	\$0.75	\$1.50	
Sch 40 PVC Female Adapter 3/4 in. Socket x FIPT	1.00EA	\$1.60	\$1.60	
Sch 40 PVC Male Adapter 3/4 in. MIPT x Socket	1.00EA	\$1.12	\$1.12	
Sch 40 PVC Reducer Bushing Flush Style 1 in. x 3/4 in. Spigot x Socket	4.00EA	\$2.14	\$8.56	

Thank you for allowing us to serve you.

Sch 40 PVC Tee 1/2 in. Socket

1.00EA

\$1.40

\$1.40

Subtotal	\$1,131.91
Less Payments/Credits	(\$0.00)
Balance Due	\$1,131.91

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 328505

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/22/25	5/22/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
#337343 - Wet Check Repairs for controller I on 4-18-25				\$265.60
<i>Lateral Components - 04/18/2025</i>				
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	1.00EA	\$2.25	\$2.25	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.28	\$16.28	
Irrigation Technician Labor	3.00HR	\$65.00	\$195.00	
NDS Pro-Span PVC Expansion Repair Coupling 1 in. Socket x Spigot SLIP FIX	1.00EA	\$13.31	\$13.31	
PT-RTSS-6 6-inch sod staple	20.00EA	\$0.22	\$4.40	
Rain Bird XF Coupling 17 mm	20.00EA	\$0.79	\$15.80	
Sch 40 PVC Coupling 1 in. Socket	1.00EA	\$1.78	\$1.78	
Sch 40 PVC Coupling 1/2 in. Socket	2.00EA	\$0.75	\$1.50	
Sch 40 PVC Reducer Bushing Flush Style 1 in. x 3/4 in. Spigot x Socket	2.00EA	\$2.14	\$4.28	
XFDE912 Rainbird drip line .9 gph 12 inch spacing	10.00FT	\$1.10	\$11.00	

Subtotal	\$265.60
Less Payments/Credits	(\$0.00)
Balance Due	\$265.60

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 329288

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/29/25	5/29/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
#337688 - Controller Replacement				\$3,294.25
<i>Control Components - 04/25/2025</i>				
Hunter DUAL Decoder Output Module 48 Station for I-Core Controllers	1.00EA	\$1,180.32	\$1,180.32	
Hunter I-Core DUAL 1 Station Decoder for I-Core Controllers Includes 2 DBRY-6 Connectors	1.00EA	\$322.55	\$322.55	
iIC600PL-NLA Hunter Icore controller plastic wall mount	1.00EA	\$1,385.86	\$1,385.86	
Intermatic Surge Protective Box 120/24V Single Phase Type 1-2 Spd In Box	1.00EA	\$275.52	\$275.52	
Irrigation Tech Labor	2.00HR	\$65.00	\$130.00	

Subtotal	\$3,294.25
Less Payments/Credits	(\$0.00)
Balance Due	\$3,294.25

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Clock Type/ #	Controller	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	Pgm A	1			12:00am			12:00am
Rain Sensor	Time/Date Adjust Y (N)	Pgm B	1			6:00pm			6:00pm
	Battery Replaced Y (N)	Pgm C	1						
		Pgm D	1	12:00am			12:00am		

Notes: * Many zones not working (1-6, 8, 10, 16, 17, 20, 23)
wire connections & solenoid issues
- possible controller issue as well. Dual Not Recognized Alarm
- pump cycling while zones running. Possible Tank/cycle stop issue

Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)
1	R	:60				* Alarm (connection @ zone 16) <u>1 3/4" line break</u>	Labor
2	S	:30				* Alarm " <u>OK</u>	Supervisor:
3	S	:30				* Alarm " <u>OK</u>	Technician:
4	S	:30				* Alarm " <u>OK</u>	Total Labor Charges \$
5	S	:30				* Alarm (solenoid) <u>see service order</u> <u>OK</u>	Materials
6	S	:30				* Alarm " <u>OK</u>	QTY
7	S	:40				<u>1-6" sprayhead</u>	Unit
8	S	:30				* Alarm (solenoid connection) <u>OK</u>	Extended
9	S	:30				<u>OK</u>	
10	B/D				:35	* Alarm (connection) <u>1/2" flex pipe break</u>	
11	B				:35	<u>1 drip line break</u>	
12	D				:35	<u>OK</u>	
13	D				:35	<u>OK</u>	
14	R	:60				* Alarm <u>OK</u>	
15	D				:35	<u>OK</u>	
16	D				:60	* Alarm (connection)	
17	R	:30				* Alarm " <u>OK</u> (proposal - add 2 rotors)	
18	R	:60				<u>OK</u>	
19	B				:05	<u>OK</u>	
20	S	:30				* Alarm (solenoid) <u>see service order</u> <u>OK</u>	
21	S	:30				<u>OK</u>	
22	D				:35	<u>OK</u>	
23	S	:30				<u>OK</u>	
24	D				:35	<u>2 dripline breaks</u>	
Season Adjust %	100%	100%					Total Materials \$ 70.60
Run Time	6:10	6:00			7:00	A B C D	Total Labor \$ 195.00
							Grand Total \$ 265.60

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

25 D - - - - - :35 8 dripline breaks 29 B - - - - - :05 1/2" flex pipe break 46 B :60 OK OPP-337343
 26 S - - - - - :30 OK 30 - - - - - N/A 47 B :30 OK WT-1063007
 27 S - - - - - :30 OK 31 D - - - - - :25 ~~* Alarm~~ (connections) 2 drip breaks
 28 D - - - - - :35 1 dripline break 32 - - - - - :30 - valve not closing OK



201 EXECUTIVE CENTER DR., SUITE 100
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 04/04/2025

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Remittance Section

Agenda Page 280

Contract Number:

41082792

Due Date:

4/25/2025

Amount Due:

\$319.46

This statement is for information purposes only. We will be debiting the bank account you provided to us for the amount due on the due date as specified above.

000410827922025040400000319462

Keep lower portion for your records - Please return upper portion with your payment.



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
4/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

INTRODUCING... <http://my.navitascredit.com>

Managing your account at Navitas has never been easier. Your secure sign-on lets you access your account when it's convenient for you. 24X7 service at my.navitascredit.com is now a simple click away.

- ➔ Update Account Information
- ➔ Manage Payments
- ➔ Download Invoices
- ➔ Access Additional Credit

Register Today at: <http://my.navitascredit.com>
Click the Link Above



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41082792-1	Contract Payment	04/25/2025	\$298.61			\$20.85		\$319.46
SUBTOTALS:			\$298.61			\$20.85		\$319.46

Have you moved or changed your phone number or email address?

Please log onto my.navitascredit.com or email customerservice@navitascredit.com

Agenda Page 281

Your Opinion Matters

Navitas values your opinion; the more we listen to our customers, the better we can satisfy their equipment financing needs. Please take a few minutes to let us know how we are doing. Click the link below to get started.

<https://engage.navitascredit.com/Satisfaction-Survey>

Thank you for your business!

IMPORTANT REMINDER: Enclose remittance slip with your check and remit to the address shown below for payments to ensure accurate and timely processing of your payment. For prompt review and handling, please send other correspondence and notices separately to the attention of: **NAVITAS CREDIT CORP. 201 EXECUTIVE CENTER DR. SUITE 100 COLUMBIA, SC 29210**



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
4/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

Online: <http://my.navitascredit.com>

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: customerservice@navitascredit.com
- For correspondence other than payments:

NAVITAS CREDIT CORP.
201 EXECUTIVE CENTER DR.
SUITE 100
COLUMBIA, SC 29210

For 24/7 online support, visit us @ <http://my.navitascredit.com>

Invoice Number	2384716
Invoice Date	April 17, 2025
Purchase Order	238202083
Customer Number	83368
Project Number	238202083

Bill To

Parkway Center Community
Development District
Accounts Payable
c/o Inframark
210 North University Drive, Suite
702
Coral Springs FL 33071
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

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

Project	Parkway Center Community Development District		
Project Manager	Stewart, Tonja L	Contract Upset	13,890.00
Current Invoice Total (USD)	190.00	Contract Billed to Date	1,904.25
		For Period Ending	April 11, 2025

Top Task	2025	2025 FY General Cons
-----------------	-------------	-----------------------------

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 10	Waag, R Tyson (Tyson)	1.00	190.00	190.00
Subtotal Professional Services		<u>1.00</u>		<u>190.00</u>

Top Task Subtotal	2025 FY General Cons	190.00
Total Fees & Disbursements		<u>190.00</u>
INVOICE TOTAL (USD)		190.00

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-04-04	238202083	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW FENCING DOCUMENTS AND PROVIDE A RESPONSE TO DM.	
Total Project Project					1.00		\$190.00		

PARKWAY CENTER CDD

MEETING DATE: 4/23/25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
KOKO MILLER	PRESENT	Salary Accepted	\$200.00
JOANN WARD	PRESENT	Salary Accepted	\$200.00
TANYA O'CONNOR	Present	Salary Accepted	\$200.00
Claudia Bryant - seat 4	Present	Salary Accepted	\$200.00
VACANT		Salary Accepted	\$200.00

_____PARKWAY CENTER CDD_____

MEETING DATE: 4/23/25

DMS: Alba Sanchez

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
KOKO MILLER	PRESENT	Salary Accepted	\$200.00
JOANN WARD	PRESENT	Salary Accepted	\$200.00
TANYA O'CONNOR	Present	Salary Accepted	\$200.00
Claudia Bryant ~ seat 4	Present	Salary Accepted	\$200.00
VACANT		Salary Accepted	\$200.00



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7625737



000002436 02 SP 106481234469433 P

Parkway Center CDD
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





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

Invoice Number: 7625737
Account Number: 270917000
Invoice Date: 01/24/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Parkway Center CDD
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

PARKWAY CENTER SERIES 2018-1 & 2018-2

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE **\$7,219.25**

All invoices are due upon receipt.

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

PARKWAY CENTER SERIES 2018-1 & 2018-2

Invoice Number: 7625737
Account Number: 270917000
Current Due: \$7,219.25

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 270917000
Invoice # 7625737
Attn: Fee Dept St. Paul

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





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

Invoice Number: 7625737
Invoice Date: 01/24/2025
Account Number: 270917000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Agenda Page 288

3/3

PARKWAY CENTER SERIES 2018-1 & 2018-2

Accounts Included	252636000	252636001	252636002	252636003	252636004	270917000
In This Relationship:	270917001	270917002	270917003	270917004		

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
04200 Trustee	1.00	2,750.00	100.00%	\$2,750.00
Subtotal Administration Fees - In Advance 01/01/2025 - 12/31/2025				\$6,700.00
Incidental Expenses 01/01/2025 to 12/31/2025	6,700.00	0.0775		\$519.25
Subtotal Incidental Expenses				\$519.25
TOTAL AMOUNT DUE				\$7,219.25



Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 323108

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
03/27/25	4/26/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323735 - Remove Leaning Trees	\$600.00



Cut down leaning trees high risk to fell in the sidewalk in the common area at 8819 Deep Maple dr.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 03/26/2025

Grand Total **\$600.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,043.88	\$19,717.75	\$2,648.30	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 323107

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
03/27/25	4/26/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323723 - Cut back Brazilian Pepper	\$350.00



Cut Brazilian pepper over growing in to the Cdd property and home owner back yard , blocking the mowing area on Deep Maple dr.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 323106

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
03/27/25	4/26/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323660 - Remove Tree that Fell from the conservation	\$350.00



Remove tree that fell from the conservation to the back yard of 8608 Deep Maple dr.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 03/26/2025

Grand Total \$350.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,043.88	\$19,717.75	\$2,648.30	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 323101

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
03/27/25	4/26/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323360 - Remove broke in half Pine Tree	\$450.00



Remove Pine tree broke in half high risk to fell in sidewalk at Falkenburg before Belmont entrance.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 03/26/2025

Grand Total \$450.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,043.88	\$19,717.75	\$2,648.30	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 323104

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
03/27/25	4/26/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323656 - Remove Leaning Pine on Sanctuary	\$300.00



Remove leaning pine tree high risk to fell in the sidewalk on Still Creek by the mail boxes inside Sanctuary.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 03/26/2025

Grand Total **\$300.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,043.88	\$19,717.75	\$2,648.30	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 323105

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
03/27/25	4/26/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323657 - Cut broken branches on Maple tree	\$200.00



Cut broken branches in Maple tree by the pond on Summerwood Entrance.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 03/26/2025

Grand Total \$200.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,043.88	\$19,717.75	\$2,648.30	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 323102

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
03/27/25	4/26/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323375 - Remove Dead Tree on Still River	\$300.00



Remove dead tree in the berm on Still River in the back of 8327 Moccasin Trail high risk to fell and broke the white fence.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 03/26/2025

Grand Total **\$300.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,043.88	\$19,717.75	\$2,648.30	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 323103

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
03/27/25	4/26/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#323655 - Dead Pine Tree Fell in Pond	\$300.00



Cut dead pine that fell in Sanctuary pond blocking the mowing area . Debris is going to stay in the wood.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 03/26/2025

Grand Total **\$300.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,043.88	\$19,717.75	\$2,648.30	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Tree Removal - 03/26/2025

Grand Total \$350.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,043.88	\$19,717.75	\$2,648.30	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 327823

Bill To
Parkway Center CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/15/25	5/15/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
#336178 - Well Down				\$195.00
<i>Control Components - 04/15/2025</i>				
Well diagnostic	1.00EA	\$195.00	\$195.00	

Subtotal	\$195.00
Less Payments/Credits	(\$0.00)
Balance Due	\$195.00

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.