

**Parkway Center
Community Development District**

July 23, 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
Revised Regular Meeting Agenda
Wednesday, July 23, 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. Public Comments on Agenda**
- 4. Attorney's Report**
- 5. Landscape Report**
- 6. Aquatic Report**
- 7. Engineer's Report**
- 8. District Manager's Report**
 - A. Discussion of Parkway Center CDD Employee Benefits
 - B. Discussion of 2025 Resident Rental Agreement-Breakdown Time & Penalties & Hurricane Clause
 - C. LMP Storm Readiness Plan
- 9. District On-Site Manager's Report**
 - A. Field Inspection – July 2025
 - B. Neptune Multi Services – Estimate 153 For Pool Paver Repairs
 - C. Texacraft Proposal for Pool Umbrella and Chair Replacement
- 10. Consideration of the Minutes of the June 25, 2025 Meeting**
- 11. Consideration of the Financials, Check Register, and Operation & Maintenance Report June 30, 2025**
- 12. Old Business**
- 13. Supervisors' Requests or Comments**
- 14. Public Comments (*Comments limited to (3) minutes Per Speaker*)**
- 15. Adjournment**

The next CDD Meeting is scheduled for Wednesday, August 27, 2025, at 6:30 p.m.

*Note, the August 27, 2025 Meeting will include the Public Hearing on the Adoption of the FY2026 Budget

8A

Vacation Time Policy

Policy Overview:

The company will grant vacation time annually to eligible employees. Vacation is provided to allow time for rest and personal activities, promoting employee wellness and work-life balance.

Key Details:

- Employees will receive **80 hours (2 weeks)** of vacation time per calendar year.
- After **four (4) full years** of employment, the vacation allotment will increase to **120 hours (3 weeks)** per calendar year.
- Vacation time is granted in full at the beginning of each calendar year.
- Vacation time is **not carried over** into the next year and will **not be paid out** if unused by December 31.
- Time off requests should be submitted with adequate notice and approved by management based on business needs.

Sick Time Policy

Policy Overview:

The company provides sick time annually to employees to accommodate personal illness, injury, or medical appointments.

Key Details:

- Employees will receive **40 hours (1 week)** of sick time per calendar year.
- Sick time is provided in full at the beginning of each calendar year.
- Sick time **does not roll over** from year to year and will **not be paid out** if unused.
- Employees are expected to notify their supervisor as soon as possible when taking sick time.
- Medical documentation may be requested for absences exceeding three consecutive days.

These policies are subject to change based on business needs or leadership discretion.

8B

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CLUBHOUSE USAGE AGREEMENT RELEASE OF LIABILITY AND INDEMNIFICATION

1. **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the “District”) is the owner of the clubhouse and related facilities (hereinafter, the “Facilities”), located within the Parkway Center Community in Hillsborough County, Florida.
2. The district, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of a **Rental Fee** of \$200.00 for a two (2) hour minimum or \$100 per hour of the event, which will include set up and clean up and a **Refundable Security Deposit** in the amount of \$150.00 for RESIDENT MEMBERS.
3. **Security Deposit Refunds** are subject to an inspection of the facility after the event, as well as complete adherence to the “Clubhouse Rules” (see and initial) attached. **The District accepts CREDIT and DEBIT cards, Google Pay, Apple Pay & Cash App for payment of deposits and rental fees** which may be made online or in person at the Clubhouse Office at 7461 S. Falkenburg Rd., Riverview, FL 33578.
4. The undersigned, _____ (the APPLICANT), has applied to the District to use the Clubhouse as follows:

Applicant’s Address: _____

Purpose/Type of Event: _____

Date of Event: _____ Cell Phone: _____

E-mail Address: _____

Time of Event: (Must end no later than 10:00 pm): START: _____ END: _____

Number of Attendees (NOT TO EXCEED 40): _____

5. The District has consented to the above use by the Applicant, its Agents, Employees and Invitees.
6. In Consideration of the District’s permission to the Applicant, its Agents, Employees and Invitees to use the Facilities, the Applicant, for itself, its Agents, Employees and Invitees, and any person or entity claiming by or through them, releases, discharges, and acquits the District, its Agents, or Employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatsoever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its Agents, or Employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its Agents or Employees.

7. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
8. **CANCELLATIONS:** Cancellations made at least 14 days prior to the scheduled event will incur a \$20.00 processing fee. Cancellations made less than 14 days prior to the scheduled event will incur a \$50.00 cancellation fee.
9. Should any provision of this Agreement be declared or be determined by any court of competent jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected hereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

As: _____

Date: _____

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (**which DOES NOT include the pool or poolside areas**) will be available for rental by **member residents** for a maximum of 4 hours unless otherwise approved by the District Manager. Rentals are on a first come, first served basis. **A security deposit and Rental Agreement must be in place to reserve the date and time.** Rentals may begin as early as 9:00 am and must terminate (exit the property) by 11:00 pm.

Rental Fees and Security Deposit for CDD residents are as follows:

- **Security Deposit** of \$150.00; **Rental Fee** \$100 per hour with a 2-hour minimum. *Please note that Time Stamped pictures are required to receive a full refund of Security Deposit.*
- Only **Credit or Debit Cards, Google Pay, Apple Pay, and Cash-App** are accepted for payment.

Neighborhood events may not be subject to rental fees, a security deposit is still required. The event's resident sponsor will be responsible for any damages to the facility or injury to guests. Neighborhood events must meet the following criteria:

- The event must provide a benefit to the community at large.
- The event encourages socialization amongst the neighbors.
- The event must be approved by the District Manager; and
- The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events.

PLEASE REVIEW AND INITIAL ON THE BLANK LINE

1. **All persons using the Recreation Center do so at their OWN RISK.** _____
2. **Children under the age of twelve (12) must ALWAYS be accompanied by an adult** while at the Recreation Center. _____
3. **Use of kitchen facilities is restricted to persons eighteen years of age** or older. _____
4. **Alcohol is permitted in the Recreation Center Only.** _____
5. **Glass beverage containers are NOT permitted** at the Recreation Center. _____
6. **Furnishings of any kind MAY NOT BE REMOVED** from the Recreation Center at any time. _____
7. **All equipment, furnishings, floor, walls, windows, doors and property** of the District shall be found in the same condition after use of the Recreation Center. _____
8. **It is the responsibility of any resident using the Recreation Center to remove food or other items,** including any items in the refrigerator. _____
9. **Non-perishable items left in the Recreation Center** will be kept for a period of 5 days provided storage space is available. Items not claimed by the end of the period will be discarded. _____

10. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall (**CAPACITY NOT TO EXCEED 40**). _____
11. Glitter and Confetti are NOT allowed in the Recreation Center. A cleaning fee will be charged if any is found after the event. _____
12. Use of the Recreation Center is STRICTLY limited to the confines of the Activity Room and adjacent parking area. **USE OF THE POOL, POOL DECK, PATIO, SPA and other amenities outside of the ACTIVITY ROOM is PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____
13. Playground equipment is NOT included with any rental. _____
14. Private Parties or decorations are NOT ALLOWED on the pool deck, patio, cabanas or pool area. _____
15. Please respect all walls and surface areas of the Recreation Center as you would your own home: PLEASE DO NOT PLACE TAPE OR GLUE ON WALLS, PUT PUSH PINS INTO WALLS, ETC. _____
16. All surfaces are to be thoroughly cleaned upon completion of the rental event before leaving the Recreation Center. **Failure to thoroughly clean will result in a Cleaning Fee or FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be available at the Recreation Center Office within 10 days. (*Wipe all surfaces, tables, chairs, counters; sweep and mop entire floor area including private bathroom; remove all trash from clubhouse to dumpster and replace trash bags*). **NOTE:** CDD will do its best, but is not obligated to provide brooms, trash bags, etc. Renters must provide their own cleaning supplies and remove them at the conclusion of the event. _____
17. **ALL CLEANING MUST BE COMPLETED, and the Recreation Center locked up securely** (all windows and doors) by the end of your allotted time and no later than 9:00 pm (or 11:00 pm with special authorization) of the rental day; **persons on the premises AFTER 9:00 PM will be considered as TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office).

18. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity or boisterous action. _____
19. **NO PETS** shall be allowed at any time in the Recreation Center with the exception of certified service animals as defined by Florida Statutes. _____
20. All exterior doors and windows MUST BE CLOSED when music is being played and/or the air conditioning or heat is on. _____
21. **NO SMOKING OR VAPING** is allowed. Smoking or Vaping in the Recreation Center **will result in the FORFEITURE OF THE SECURITY DEPOSIT**. _____
22. Call 911 in the event of an EMERGENCY. _____
23. Violations will be subject to suspension of facility access as deemed appropriate by the Board of Supervisors. _____

Applicant Signature

Applicant Printed Name

Date

8C



Dear Property Owners & Representatives,

At LMP, A Juniper Company, we take pride in our ability to respond swiftly and effectively to storms. We understand the complexities that arise after such events, which is why we have developed a comprehensive Storm Readiness Plan to help you prepare as well.

Our plan is a pre-executed agreement that commits both personnel and equipment, allowing us to dispatch resources quickly before and after the storm. Below, you will find a list of our updated rates for the year, along with a summary of the scope of work.

We recommend setting an adequate "not-to-exceed" budget based on historical data to ensure that work can proceed smoothly without delays. After the storm, our team will assist in adjusting the budget after a post-storm damage assessment and will provide weekly expense tracking in collaboration with your authorized representative.

We are committed to ensuring seamless and efficient storm recovery for your property.

Storm Response Rates:

- **\$72.50/hour (All non-arborist functions)**
- **\$350.00/truck for debris hauling***
- **\$110.00/hour for all LMP owned equipment**Includes operator.**
- **\$75.00/tree staking kit (Standard)**
- **\$100.00/tree staking kit (Large)*****
- **\$2,900.00/day for arbor crew (5-person crew)**

Debris hauling based on a LMP service truck. With larger cleanup efforts we can deploy larger debris hauling trucks to reduce expenses. **This rate is for standard loader, skid steer, chipper or bucket truck. If larger equipment is needed, such as a heavy loader or crane, it will be quoted at damage assessment. *In unique circumstances, additional staking may be required due to grade, tree species or size. This will be itemized and billed accordingly. Palms, in most circumstances, can be staked with the standard kit.*

Pre-Storm Procedures:

1. Stage equipment on site (if applicable)
2. Appoint LMP first responders (TAMPA EAST BRANCH)
 1. Garth Rinard – 813-478-9678
 2. Bill Driskell – 813-294-1466
 3. Bobby Law – 813-426-5132
 4. Lou Sheehan – 813-772-2342
 5. Scott Carlson – 813-784-7990

Post-Storm Procedures:

1. Clearing roadways, exits and any obstructions preventing residents from leaving
2. Clearing debris off homes or property
3. Saving, re-standing and staking downed trees starting with the highest value specimens
4. Clearing debris off common spaces
5. Loss assessment, restoration planning and budgeting

Executing this plan in advance ensures your property receives dedicated resources immediately after the storm, once it is safe to do so. Failure to execute the plan may impact response times.

Property Name:			
Not to Exceed Amount:	\$		
Minimum Equipment Allocation:			
Minimum Labor Allocation:			
Management Company Name:			
Billing Address:			
Phone Number:			
Authorized Representative Name:		Date:	
Authorized Signature:			
LMP Representative Name:		Date:	
LMP Signature:			

[illegible]

9A



PARKWAY CENTER CDD

Field Inspection - July 2025

Friday, July 11, 2025

Prepared For Parkway Center Board Of Supervisors

27 Items Identified



ITEM 1

Assigned To: LMP

The large fallen Oak tree by the clubhouse has been removed per the approved proposal.



ITEM 2

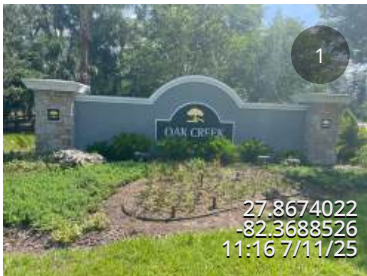
Assigned To: Inframark

Please provide a proposal to repair the fence where the fallen tree was removed next to the clubhouse.

ITEM 3

Assigned To: LMP

The annuals have died off at most of the monuments. Please provide a proposal for a new rotation and keep the weeds maintained.

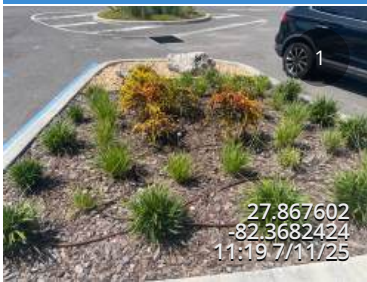




ITEM 4

Assigned To: LMP

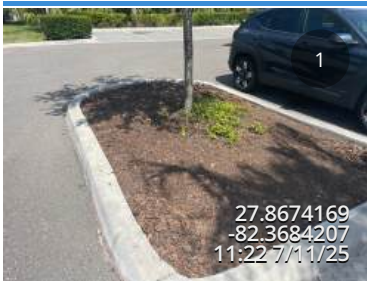
Pesticide applied on 7/11.



ITEM 5

Assigned To: LMP

The Bird of Paradise has been removed as requested.



ITEM 7

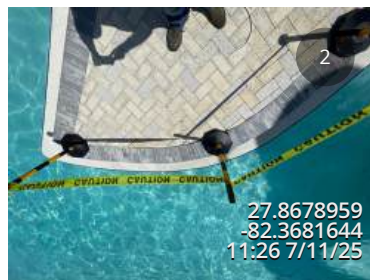
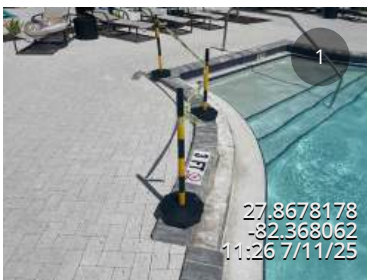
Assigned To: LMP

The dead Jasmine has been removed and the mulch has been raked to the edges to allow for new growth around the clubhouse.

ITEM 9

Assigned To: District Manager

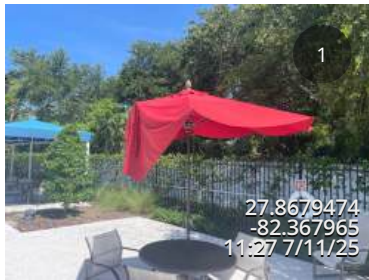
Repairs are underway for the pavers around the pool deck.



ITEM 10

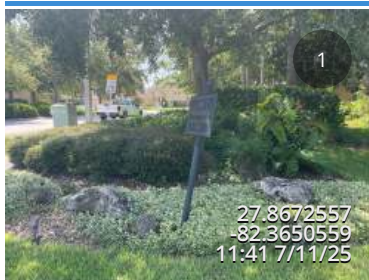
Assigned To: Inframark

Please provide a quote to replace the two broken umbrellas at the pool.

**ITEM 11**

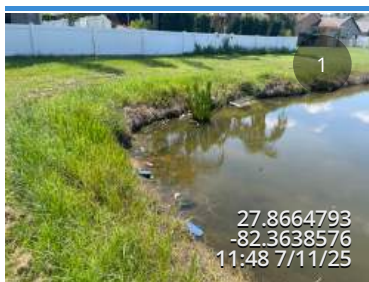
Assigned To: LMP

The trees have been removed at the playground per the approved quote.

**ITEM 12**

Assigned To: Inframark

Please include straightening the sign at Deer Chase Dr and S Falkenburg Rd in the requested proposals.

**ITEM 13**

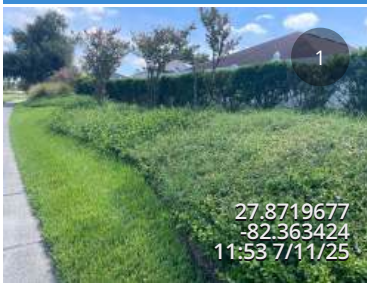
Assigned To: Aquatic Weed Control

Trash in pond 9 needs to be removed. Aerators are not running here.

**ITEM 14**

Assigned To: LMP

Please string trim around the aerator control box and drainage structure at pond 9.



ITEM 15

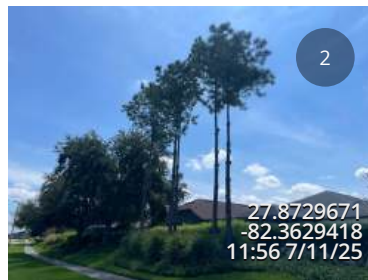
Assigned To: LMP

Weeds need to be treated/pulled in the Jasmine along S Falkenburg Dr.

ITEM 16

Assigned To: N/A

Pine trees on CDD property that were heavily trimmed and may be damaged along S Falkenburg Rd without CDD approval. Condition will be monitored.



ITEM 17

Assigned To: LMP

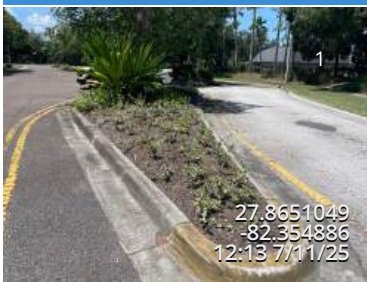
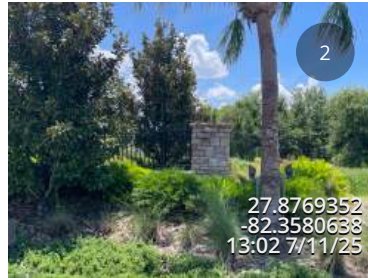
Weeds need to be maintained at the Harvest Glenn entrance, especially in the newly planted Jasmine. The newly installed St. Augustine turf is doing well.



ITEM 18

Assigned To: District Manager

Proposals are being collected to replace the foam trim at the Amberly and Oak Creek (Castle Creek Dr and S Falkenburg Dr) monuments.



ITEM 19

Assigned To: LMP

New Jasmine has been installed at the Riverview Dr entrance per the approved quote.



ITEM 20

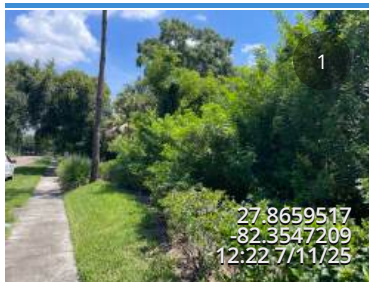
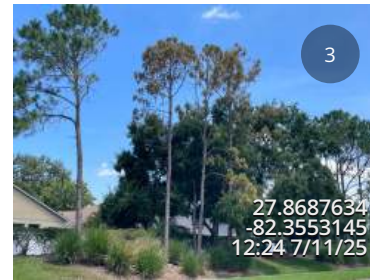
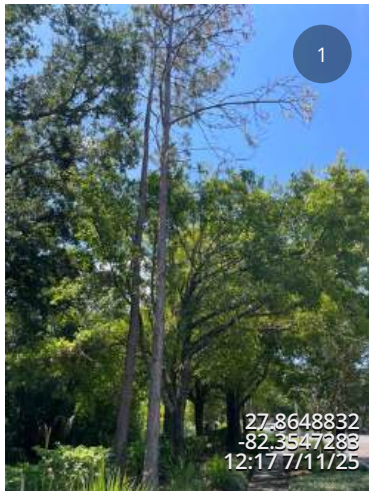
Assigned To: LMP

Dead pines and palms have been removed per the approved quote.

ITEM 21

Assigned To: LMP

Additional pines and palms are dying off and are being quoted for removal.



ITEM 22

Assigned To: LMP

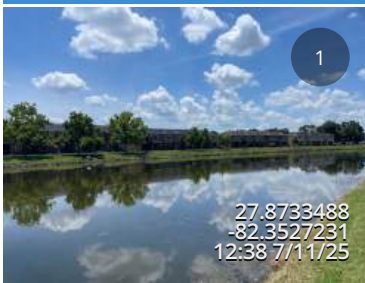
The encroaching conservation area needs to be cut back from the landscaping on Still Creek Dr.

ITEM 23

Assigned To: Inframark

A proposal has been requested to extend the fence at the pond around the Sanctuary about 50 feet to connect with the other chain-link fence.



**ITEM 24**

Assigned To: N/A

Aerators in pond 3 aren't working. Repairs are being investigated.

**ITEM 25**

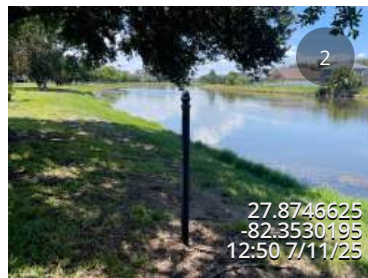
Assigned To: LMP

The newly planted Jasmine at the Sanctuary monument that died off still need to be warranted.

ITEM 26

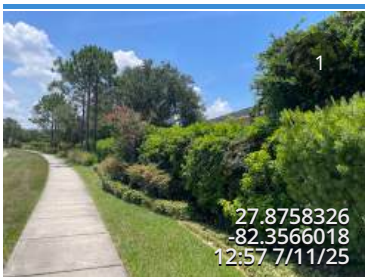
Assigned To: Mikes Signs

6 new signs are needed behind Baywood/Summerwood.

**ITEM 27**

Assigned To: Mikes Signs

"Propert of Parkway Center CDD" sign needed at the Baywood well.

**ITEM 28**

Assigned To: LMP

The landscaping on Castle Creek Dr is overgrown and needs to be trimmed.



ITEM 29

Assigned To: LMP

The newly planted palm tree at the Blue Beech Dr roundabout needs to be untied.

9B



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Estimate

Estimate No: 153
Date: 07/11/2025

For: Park way CDD
alba.sanchez@inframark.com,
inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Pool pavers	1	\$950.00	\$950.00
Subtotal			\$950.00
TAX 0%			\$0.00
Total			\$950.00
Total			\$950.00



9C

LeAnn Hammitt
Florida Sales Representative

TEXACRAFT®

QUOTE

3524845307
3523252790
lhammitt@texacraft.com

Date	Quote #
07/15/25	TEXQ25691

Sold To: Parkway Center CDD

DALE WETZEL

7461 S FALKENBURG ROAD
Riverview, FL 33578

<alba.sanchez@inframark.com>

Phone: 813 458-9572

Ship To: Parkway Center CDD

DALE WETZEL

7461 S FALKENBURG ROAD
Riverview, FL 33578

<alba.sanchez@inframark.com>

Phone: 813 458-9572

Lead Time	Terms	Rep	P.O. Number	Ship Via
4-6 weeks	TBD	lhammitt	TBD	Best Way

QTY	MODEL	DESCRIPTION	COLOR SELECTION /NOTES	UNIT PRICE	EXT. PRICE
23	M835	Key West Sling Chaise Replacement	Blue Blush	\$85.00	\$1,955.00
2	M9109MC A	Market Umbrella 9', Champagne Pole, Grade A	Jockey Red	\$563.25	\$1,126.50



4	TCSBA15-V	Texawood Adirondack Lounge Chair Vibrant Colors	Aruba	\$576.94	\$2,307.76
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We are required by law to collect and remit sales/use tax on this purchase.
If you are exempt from such taxes, please provide us with the applicable exemption certificate.
Items above are shipped Freight Line. ****DRIVER DOES NOT UNLOAD****.
UNLOADING, UNPACKING and PLACEMENT of furniture is the responsibility
of Customer and is NOT INCLUDED in freight charge.

Other services such as INSIDE DELIVERY, LIFTGATE and WHITE GLOVE are
available at an extra charge and must be ordered when order is placed.

"Please verify we have the correct bill and ship to information to include the contact name, address, phone
and email when approving the Quote"

SubTotal	\$5,389.26
Est. Sales Tax	\$404.19
Freight	\$700.00
Total	\$6,493.45

Order will be placed when signed approval is faxed or emailed.

Approved: _____

Date: _____

Printed Name _____

Thank you for considering Texacraft.
If you have any questions please let me know.
Thank you,

LeAnn Hammitt

3524845307

3523252790

lhammitt@texacraft.com

Email Privacy: By supplying your email address on this order form, you have opted-in to our email database. This information is for internal use only and will never be offered to anyone outside of the company. If you no longer want to receive email from Texacraft and Tropic Craft, you can follow the removal instructions located at the bottom of the next e-mail you receive from Texacraft.

MINUTES

**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, June 25, 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
Clay Wright (remote)	Field Supervisor
David Manfrin	LMP

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

Resident, Anne Marie, commented on her concerns about the ponds on Baywood (no fishing signs need to be replaced).

FOURTH ORDER OF BUSINESS

Attorney Report

A. For signature only, Approved Revocable License Agreement between Parkway Center CDD and the Baywood at Oak Creek Townhomes HOA

On MOTION by Mr. Miller seconded by Ms. O'Conner, with all in favor holding the License Agreement until further notice was approved. 4-0

FIFTH ORDER OF BUSINESS

Landscape Report

Mr. David Manfrin of LMP gave a high-level overview of tree work approved.

SIXTH ORDER OF BUSINESS

No report.

Aquatic Report

SEVENTH ORDER OF BUSINESS

No report.

Engineer's Report

EIGHTH ORDER OF BUSINESS

District Manager's Report

A. Acceptance of the Financial Audit for Year Ended September 30, 2024

It was reported in accordance with Chapter 10.550 Rules of the Auditor General for the State of Florida GAAS standards (Governmental Audit Standards) the District has no discrepancies reported.

On MOTION by Ms. O'Connor seconded by Mr. Miller, with all in favor, the Financial Audit for year ended September 30, 2024 was accepted. 4-0

The aerator audit is underway; will have the completed audit by the next meeting.

NINTH ORDER OF BUSINESS

District On-Site Manager's Report

A. Field Inspection – June 2025

Attending todays meeting remotely, Mr. Clay Wright conducted a high-level overview of the inspection report.

TENTH ORDER OF BUSINESS

Consideration of the Minutes of the May 28, 2025 Meeting

On MOTION by Ms. Ward seconded by Mr. Miller, with all in favor, the minutes of the May 28, 2025 meeting were approved 4-0

ELEVENTH ORDER OF BUSINESS

Consideration of the Financials, Check Register & O&M Report

On MOTION by Ms. Ward seconded by Ms. Bryant, with all in favor, the May 2025 Financial Report, O&M Report and Check Register were accepted. 4-0

TWELFTH ORDER OF BUSINESS

Old Business

Management to follow up on the TECO Lighting request from 2024.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests or Comments

JUNE 25, 2025

PARKWAY CENTER CDD

The Chairman requested obtaining a proposal for item 17 of the June 2025 Field Inspection Report; provide proposal to extend the fence at the pond around the Sanctuary about 50 feet to connect with other chain-link fence, and a no trespassing sign.

Ms. Ward asked to have Inframark contact Munyon on the monument repainting project.

Ms. Bryant reported the Brazilian Peppers in the Sanctuary are very massive and requested that the landscape team trim 5 to 6 feet from the hedge.

Ms. Ward noted that a copy of Dale's job description is needed.

Also, a proposal from Decision HR is needed on what it would cost to monitor Holiday Pay, Vacation and Sick time.

For the record, the Chairman stated that no overtime is authorized for pool employees other than the time spent on attending CDD meetings once per month. The current hours are 8:30 a.m. to 4:30 p.m. Overtime must be pre-approved.

FOURTEENTH ORDER OF BUSINESS

Public Comments

None.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Ward seconded by Ms. O'Connor, with all in favor, the meeting was adjourned at 8:10 p.m. 4-0.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson

FINANCIALS

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018-2							
	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	TOTAL
ASSETS								
Cash In Bank	\$ 450,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,906
Cash In Bank	225,786	-	-	-	-	-	-	225,786
Due From Other Funds	-	-	34,311	7,028	-	-	-	41,339
Investments:								
Reserve Fund	-	17,293	190,859	144,716	-	-	-	352,868
Revenue Fund	-	194,030	244,012	174,246	-	-	-	612,288
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	-	-	-	-	-	-	7,021,600	7,021,600
TOTAL ASSETS	\$ 685,010	\$ 211,323	\$ 469,182	\$ 325,990	\$ -	\$ 7,810,423	\$ 7,830,000	\$ 17,331,928
LIABILITIES								
Accounts Payable	\$ 11,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,970
Bonds Payable	-	-	-	-	-	-	7,830,000	7,830,000
Due To Other Funds	18,486	22,853	-	-	-	-	-	41,339
TOTAL LIABILITIES	30,456	22,853	-	-	-	-	7,830,000	7,883,309

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	SERIES 2018-1 DEBT SERVICE FUND	SERIES 2018-2 DEBT SERVICE FUND	SERIES 2018-2			GENERAL LONG-TERM DEBT FUND	TOTAL
					CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND			
<u>FUND BALANCES</u>									
Restricted for:									
Debt Service	-	188,470	469,182	325,990	-	-	-	983,642	
Unassigned:	654,554	-	-	-	-	7,810,423	-	8,464,977	
TOTAL FUND BALANCES	654,554	188,470	469,182	325,990	-	7,810,423	-	9,448,619	
TOTAL LIABILITIES & FUND BALANCES	\$ 685,010	\$ 211,323	\$ 469,182	\$ 325,990	\$ -	\$ 7,810,423	\$ 7,830,000	\$ 17,331,928	

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
REVENUES				
Interest - Investments	\$ -	\$ 7,249	\$ 7,249	0.00%
Interest - Tax Collector	-	2,607	2,607	0.00%
Special Assmnts- Tax Collector	970,110	982,727	12,617	101.30%
Other Miscellaneous Revenues	10,000	8,298	(1,702)	82.98%
TOTAL REVENUES	980,110	1,000,881	20,771	102.12%

EXPENDITURES**Administration**

Supervisor Fees	12,000	7,900	4,100	65.83%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	2,981	219	93.16%
ProfServ-Recording Secretary	2,772	-	2,772	0.00%
ProfServ-Trustee Fees	12,500	11,990	510	95.92%
Disclosure Report	6,000	5,000	1,000	83.33%
District Counsel	7,500	14,382	(6,882)	191.76%
District Engineer	7,500	3,833	3,667	51.11%
District Manager	28,840	24,033	4,807	83.33%
Accounting Services	28,667	23,900	4,767	83.37%
Auditing Services	9,500	2,000	7,500	21.05%
Website Compliance	1,500	1,700	(200)	113.33%
Postage, Phone, Faxes, Copies	750	107	643	14.27%
Public Officials Insurance	4,325	-	4,325	0.00%
Legal Advertising	1,000	304	696	30.40%
Misc-Non Ad Valorem Taxes	7,000	1,794	5,206	25.63%
Bank Fees	350	911	(561)	260.29%
Miscellaneous Expenses	500	-	500	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	500	466	34	93.20%
Total Administration	135,604	101,301	34,303	74.70%

Electric Utility Services

Electricity - Streetlights	154,000	123,296	30,704	80.06%
Total Electric Utility Services	154,000	123,296	30,704	80.06%

Garbage/Solid Waste Services

Garbage - Recreational Facility	2,900	2,989	(89)	103.07%
Total Garbage/Solid Waste Services	2,900	2,989	(89)	103.07%

Water-Sewer Comb Services

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
Utility - Water	24,000	16,840	7,160	70.17%
Total Water-Sewer Comb Services	24,000	16,840	7,160	70.17%
<u>Other Physical Environment</u>				
Waterway Management	22,300	17,904	4,396	80.29%
Field Services	27,707	23,239	4,468	83.87%
Waterway Management - Other	2,500	-	2,500	0.00%
Contracts - Landscape	274,413	151,342	123,071	55.15%
Clubhouse Security Systems	14,000	12,915	1,085	92.25%
Onsite Staff	60,000	52,967	7,033	88.28%
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	88,408	(78,408)	884.08%
R&M-Pools	39,600	38,617	983	97.52%
Entry/Gate/Walls Maintenance	4,000	1,810	2,190	45.25%
Plant Replacement Program	20,000	9,831	10,169	49.16%
Irrigation Maintenance	12,000	30,215	(18,215)	251.79%
Mitigation Area Monitoring & Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	533,427	461,006	72,421	86.42%
<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%
<u>Parks and Recreation</u>				
Security Patrol Services	10,000	3,952	6,048	39.52%
R&M-Pools	2,500	4,853	(2,353)	194.12%
Playground Equipment and Maintenance	12,000	24,965	(12,965)	208.04%
Special Events	2,000	-	2,000	0.00%
Misc-Contingency	13,129	22,192	(9,063)	169.03%
Total Parks and Recreation	39,629	55,962	(16,333)	141.21%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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>Reserves</u>				
Capital Reserve	38,000	-	38,000	0.00%
Total Reserves	38,000	-	38,000	0.00%
TOTAL EXPENDITURES & RESERVES	980,110	770,419	209,691	78.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	230,462	230,462	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		424,092		
FUND BALANCE, ENDING		\$ 654,554		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
REVENUES				
Interest - Investments	\$ -	\$ 7,890	\$ 7,890	0.00%
Special Assmnts- Tax Collector	172,874	172,971	97	100.06%
Other Miscellaneous Revenues	-	2,043	2,043	0.00%
TOTAL REVENUES	172,874	182,904	10,030	105.80%
EXPENDITURES				
<u>Debt Service</u>				
Principal Debt Retirement	125,000	125,000	-	100.00%
Interest Expense	45,684	48,709	(3,025)	106.62%
Total Debt Service	170,684	173,709	(3,025)	101.77%
TOTAL EXPENDITURES	170,684	173,709	(3,025)	101.77%
Excess (deficiency) of revenues Over (under) expenditures	2,190	9,195	7,005	419.86%
OTHER FINANCING SOURCES (USES)				
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	<u>\$ 2,190</u>	<u>\$ 9,195</u>	<u>\$ 2,625</u>	<u>419.86%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		179,275		
FUND BALANCE, ENDING		<u>\$ 188,470</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 17,323	\$ 17,323	0.00%
Special Assmnts- Tax Collector	381,720	383,092	1,372	100.36%
TOTAL REVENUES	381,720	400,415	18,695	104.90%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	255,000	255,000	-	100.00%
Interest Expense	126,431	130,894	(4,463)	103.53%
Total Debt Service	381,431	385,894	(4,463)	101.17%
TOTAL EXPENDITURES	381,431	385,894	(4,463)	101.17%
Excess (deficiency) of revenues Over (under) expenditures	289	14,521	14,232	5024.57%
<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	\$ 14,521	\$ 13,654	5024.57%
FUND BALANCE, BEGINNING (OCT 1, 2024)		454,661		
FUND BALANCE, ENDING		\$ 469,182		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 11,662	\$ 11,662	0.00%
Special Assmnts- Tax Collector	289,432	290,037	605	100.21%
TOTAL REVENUES	289,432	301,699	12,267	104.24%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	95,000	95,000	-	100.00%
Interest Expense	190,895	192,558	(1,663)	100.87%
Total Debt Service	285,895	287,558	(1,663)	100.58%
TOTAL EXPENDITURES	285,895	287,558	(1,663)	100.58%
Excess (deficiency) of revenues Over (under) expenditures	3,537	14,141	10,604	399.80%
<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	\$ 14,141	\$ 3,530	399.80%
FUND BALANCE, BEGINNING (OCT 1, 2024)		311,849		
FUND BALANCE, ENDING		\$ 325,990		

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082
Statement No. 06_25

Statement Date 06/30/2025

G/L Account No. 101002 Balance	450,906.04	Statement Balance	470,617.51
		Outstanding Deposits	340.52
Positive Adjustments	0.00		
Subtotal	450,906.04	Subtotal	470,958.03
Negative Adjustments	0.00	Outstanding Checks	-20,051.99
Ending G/L Balance	450,906.04	Ending Balance	450,906.04

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/01/2024		JE000601		Doorking ACH	63.90	63.90	0.00
04/01/2024		JE000602		Navitas ACH	1,211.56	1,211.56	0.00
04/01/2024		JE000603		Navitas ACH	319.46	319.46	0.00
06/01/2024		JE000685		Reverse Doorking INC	30.95	30.95	0.00
06/01/2024		JE000687		Reverse BankUnited, N.A.	293.28	293.28	0.00
08/31/2024		JE000732		Square inc.	169.00	169.00	0.00
08/31/2024		JE000732		Square inc.	48.22	48.22	0.00
09/01/2024		JE000741		Reversal Doorking INC	30.95	30.95	0.00
12/06/2024		JE000799	Special Assmnts-Tax Collector	Debt Service Tax Revenue	1,266,200.50	1,266,200.50	0.00
01/01/2025		JE000837	Entry/Gate/Walls Maintenance	Reverse Doorking ADJ JE	30.95	30.95	0.00
02/01/2025		JE000890	Onsite Staff	ACH ADJ JE Decision HR	5,299.42	5,299.42	0.00
02/01/2025		JE000891	Entry/Gate/Walls Maintenance	ACH ADJ JE Doorking	30.95	30.95	0.00
06/02/2025		JE001042		Wells Fargo Check	7,672.66	7,672.66	0.00
06/09/2025		JE001044	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	6,322.33	6,322.33	0.00
05/31/2025		JE001075	Onsite Staff	Adj Onsite Staff	2,466.91	2,466.91	0.00
06/18/2025		JE001086	Special Assmnts-Tax Collector	Tax Revenue Debt Service	11,449.78	11,449.78	0.00
06/30/2025		JE001100	Other				
06/30/2025		JE001100	Miscellaneous Revenues	Square Inc adj JE	1,306.23	1,306.23	0.00
06/30/2025		JE001106	Entry/Gate/Walls Maintenance	Doorking Adj JE	2.00	2.00	0.00
Total Deposits					1,302,949.05	1,302,949.05	0.00
Checks							
							0.00
09/01/2024		JE000741		Reversal Doorking INC	-30.95	-30.95	0.00
12/06/2024		JE000799	Special Assmnts-Tax Collector	Debt Service Tax Revenue	-1,266,200.50	-1,266,200.50	0.00
01/10/2025	Payment	002334	DECISIONHR	PAYROLL 1/10/25	-2,533.91	-2,533.91	0.00
01/24/2025	Payment	002335	DECISIONHR	PAYROLL 01/24/25	-2,765.51	-2,765.51	0.00

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082

Statement No. 06_25

Statement Date

06/30/2025

05/20/2025	Payment	100110	FIRST CHOICE AQUATIC WEED	Inv: 109652	-2,276.00	-2,276.00	0.00
05/28/2025	Payment	100113	HOWLE'S PLUMBING INC	Inv: 59502554	-881.00	-881.00	0.00
05/30/2025	Payment	1159	CLAUDIA BRYANT	Check for Vendor V00275	-200.00	-200.00	0.00
05/30/2025	Payment	1160	JO ANN WARD	Check for Vendor V00236	-200.00	-200.00	0.00
05/30/2025	Payment	1161	KOKO L. MILLER	Check for Vendor V00171	-200.00	-200.00	0.00
05/30/2025	Payment	1162	TANYA O'CONNOR	Check for Vendor V00183	-200.00	-200.00	0.00
06/02/2025	Payment	100114	INFRAMARK LLC CHARTER	Inv: 150115	-3.45	-3.45	0.00
05/27/2025	Payment	300089	COMMUNICATION S ACH	Inv: 2463929051425 ACH	-371.64	-371.64	0.00
06/03/2025	Payment	100115	LANDSCAPE MAINTENANCE	Inv: 334936, Inv: 334935	-7,549.70	-7,549.70	0.00
06/04/2025	Payment	100116	LANDSCAPE MAINTENANCE	Inv: 335406, Inv: 335399, Inv: 335398, Inv: 335400, In	-29,769.06	-29,769.06	0.00
06/04/2025	Payment	100117	BURR & FORMAN LLP	Inv: 1564134	-1,202.50	-1,202.50	0.00
06/04/2025	Payment	100118	GRAU & ASSOCIATES	Inv: 27727	-2,000.00	-2,000.00	0.00
06/04/2025	Payment	100119	ENVERA SYSTEMS	Inv: 756567	-1,194.14	-1,194.14	0.00
06/04/2025	Payment	100120	BUSINESS OBSERVER INC	Inv: 25-01430H	-50.31	-50.31	0.00
06/04/2025	Payment	100121	INFRAMARK LLC BOCC	Inv: 150740	-7,868.67	-7,868.67	0.00
06/09/2025	Payment	300093	HILLSBOROUGH COUNTY ACH	Inv: 052025-2368 ACH	-1,106.00	-1,106.00	0.00
06/12/2025	Payment	100123	DON HARRISON ENTERPRISES LLC	Inv: 3156, Inv: 3157	-2,732.00	-2,732.00	0.00
06/12/2025	Payment	100124	ECO PEST SOLUTIONS	Inv: 10109	-150.00	-150.00	0.00
06/12/2025	Payment	100125	BLUE LIFE POOL SERVICE LLC	Inv: 18410	-1,600.00	-1,600.00	0.00
06/12/2025	Payment	1163	PARKWAY CENTER CDD	Check for Vendor V00115	-2,925.01	-2,925.01	0.00
05/31/2025		JE001075	Onsite Staff	Adj Onsite Staff	-2,466.91	-2,466.91	0.00
06/18/2025	Payment	300096	TECO ACH	Inv: 060525-0319 ACH	-9,588.64	-9,588.64	0.00
06/24/2025	Payment	100127	LANDSCAPE MAINTENANCE	Inv: 339886, Inv: 339887	-6,900.00	-6,900.00	0.00
06/25/2025	Payment	100130	LANDSCAPE MAINTENANCE	Inv: 340542	-375.00	-375.00	0.00
06/26/2025	Payment	300097	TECO ACH	Inv: 060625-0369 ACH	-654.93	-654.93	0.00
06/26/2025	Payment	300098	TECO ACH	Inv: 060625-1963 ACH	-310.89	-310.89	0.00
06/26/2025	Payment	300099	TECO ACH	Inv: 060625-0609 ACH	-616.26	-616.26	0.00
06/26/2025	Payment	300100	TECO ACH	Inv: 060625-0146 ACH	-829.58	-829.58	0.00
06/26/2025	Payment	300101	TECO ACH	Inv: 060625-5560 ACH	-1,533.45	-1,533.45	0.00
06/25/2025	Payment	300103	NAVITAS CREDIT CORP -ACH	Inv: 060425-9292 ACH	-766.03	-766.03	0.00
06/25/2025	Payment	300104	NAVITAS CREDIT CORP -ACH	Inv: 060425-2792 ACH	-319.46	-319.46	0.00
06/16/2025	Payment	300105	DOORKING INC. ACH	Inv: 2523829 ACH	-34.95	-34.95	0.00
06/27/2025	Payment	300106	DECISIONHR	Inv: 250090190014 ACH	-1,998.86	-1,998.86	0.00
06/16/2025	Payment	002500	DECISIONHR	PAYROLL 06/2025	-2,306.16	-2,306.16	0.00
06/30/2025		JE001107	Entry/Gate/Walls Maintenance	Doorcking Adj JE	-30.95	-30.95	0.00

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082
Statement No. 06_25

Statement Date 06/30/2025

06/30/2025	JE001108	Entry/Gate/Walls Maintenance	Doorking Adj JE	-30.95	-30.95	0.00
06/30/2025	JE001109	Entry/Gate/Walls Maintenance	Doorking Adj JE	-30.95	-30.95	0.00
06/30/2025	JE001110	Entry/Gate/Walls Maintenance	Doorking Adj JE	-63.90	-63.90	0.00
06/30/2025	JE001111	Other Miscellaneous Revenues	Other Miscellaneous Revenues Adj JE	-48.22	-48.22	0.00
06/30/2025	JE001112	Other Miscellaneous Revenues	Other Miscellaneous Revenues Adj JE	-169.00	-169.00	0.00
06/30/2025	JE001113	Playground Equipment and Maintenance	Navitas Adj JE	-319.46	-319.46	0.00
06/30/2025	JE001114	Playground Equipment and Maintenance	Navitas Adj JE	-1,211.56	-1,211.56	0.00
06/30/2025	JE001115	Misc-Contingency	Bank united cc payment	-293.28	-293.28	0.00
06/30/2025	JE001116	Garbage - Recreational Facility	Republic services Adj JE	-362.61	-362.61	0.00
06/30/2025	JE001118	Misc-Contingency	Bank united cc payment	-756.27	-756.27	0.00
Total Checks				-1,366,028.62	-1,366,028.62	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/05/2024	Payment	1058	DOORKING INC. ACH	Check for Vendor V00189	-63.90
08/15/2024	Payment	1092	PARKWAY CENTER CDD	Check for Vendor V00115	-360.82
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
03/20/2025	Payment	300058	BANKUNTIED CC PMT	Inv: 022825-8747 ACH	-914.93
03/10/2025	Payment	300063	REPUBLIC SERVICES #696 ACH	Inv: 0696-001247728	-288.38
04/18/2025	Payment	300079	BOCC HILLSBOROUGH COUNTY ACH	Inv: 041825-2368 ACH	-1,293.08
06/12/2025	Payment	100122	R MARSHALL RAINEY PA	Inv: 2025-406	-1,470.00
06/18/2025	Payment	100126	HOWLE'S PLUMBING INC	Inv: 59962070	-1,460.00
06/24/2025	Payment	100128	BLUE LIFE POOL SERVICE LLC	Inv: 18694	-858.00
06/24/2025	Payment	100129	INFRAMARK LLC	Inv: 151859	-0.69

Bank Account Statement

Parkway Center CDD

Bank Account No.

5082

Statement No.

06_25

Statement Date

06/30/2025

06/25/2025	Payment	100131	BURR & FORMAN LLP	Inv: 1570353	-1,335.00
06/25/2025	Payment	100132	S2W SECURITY LLC	Inv: INV-4660, Inv: INV-	-3,952.00
06/27/2025	Payment	1164	CLAUDIA BRYANT	Check for Vendor V00275	-200.00
06/27/2025	Payment	1165	JO ANN WARD	Check for Vendor V00236	-200.00
06/27/2025	Payment	1166	KOKO L. MILLER	Check for Vendor V00171	-200.00
06/27/2025	Payment	1167	TANYA O'CONNOR	Check for Vendor V00183	-200.00
06/27/2025	Payment	002464	DECISIONHR	PAYROLL 06/27/2025	-1,998.86
06/30/2025	Payment	300107	REPUBLIC SERVICES #696 ACH	Inv: 0696-001278980 ACH	-360.58
Total Outstanding Checks					-20,051.99
Outstanding Deposits					
04/01/2024		JE000600		Spectrum ACH	340.52
Total Outstanding Deposits					340.52

PARKWAY CENTER CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ECO PEST SOLUTIONS	6/6/2025	10109	\$150.00	\$150.00	PEST CONTROL
GRAU & ASSOCIATES	6/2/2025	27727	\$2,000.00	\$2,000.00	FYE AUDIT
INFRAMARK LLC	6/1/2025	150740	\$2,389.75		DISTRICT INVOICE
INFRAMARK LLC	6/1/2025	150740	\$500.00		DISTRICT INVOICE
INFRAMARK LLC	6/1/2025	150740	\$2,403.33		DISTRICT INVOICE
INFRAMARK LLC	6/1/2025	150740	\$2,308.92	\$7,602.00	DISTRICT INVOICE
INFRAMARK LLC	6/17/2025	151859	\$0.69	\$0.69	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	5/29/2025	335406	\$1,277.55	\$1,277.55	IRRIGATION
LANDSCAPE MAINTENANCE	5/29/2025	335401	\$201.13	\$201.13	IRRIGATION
LANDSCAPE MAINTENANCE	6/1/2025	337408	\$18,917.75	\$18,917.75	LANDSCAPE MAINT JUNE
Monthly Contract Subtotal			\$30,149.12	\$30,149.12	
Variable Contract					
DECISIONHR	5/30/2025	250090190012 ACH	\$2,318.60	\$2,318.60	PAYROLL 05/30/25
Variable Contract Subtotal			\$2,318.60	\$2,318.60	
Utilities					
BOCC HILLSBOROUGH COUNTY ACH	6/18/2025	061825-2368 ACH	\$958.02	\$958.02	WATER
TECO ACH	6/6/2025	060625-0369 ACH	\$654.93	\$654.93	ELECTRIC
TECO ACH	6/6/2025	060625-0609 ACH	\$616.26	\$616.26	ELECTRIC
TECO ACH	6/6/2025	060625-5560 ACH	\$1,533.45	\$1,533.45	ELECTRIC
TECO ACH	6/6/2025	060625-1963 ACH	\$310.89	\$310.89	ELECTRIC
TECO ACH	6/6/2025	060625-0146 ACH	\$829.58	\$829.58	ELECTRIC
Utilities Subtotal			\$4,903.13	\$4,903.13	
Regular Services					
BANKUNTIED CC PMT	4/30/2025	043025-8747 ACH	\$380.39	\$380.39	credit card expenes
BLUE LIFE POOL SERVICE LLC	6/1/2025	18410	\$1,600.00	\$1,600.00	POOL SERVICE

PARKWAY CENTER CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
BLUE LIFE POOL SERVICE LLC	6/11/2025	18694	\$858.00	\$858.00	POOL SERVICE
BURR & FORMAN LLP	5/29/2025	1564134	\$1,202.50	\$1,202.50	LEGAL COUNSEL
BURR & FORMAN LLP	6/23/2025	1570353	\$1,335.00	\$1,335.00	LEGAL COUNSEL
BUSINESS OBSERVER INC	5/16/2025	25-01430H	\$50.31	\$50.31	legal advertisement
CHARTER COMMUNICATIONS ACH	6/14/2025	2463929061425 ACH	\$371.92	\$371.92	INTERNET
CLAUDIA BRYANT	6/25/2025	CB-062525	\$200.00	\$200.00	BOARD 6/25/25
DON HARRISON ENTERPRISES LLC	6/4/2025	3157	\$657.00	\$657.00	MAINTENANCE
DON HARRISON ENTERPRISES LLC	6/3/2025	3156	\$2,075.00	\$2,075.00	MAINTENANCE
DOORKING INC. ACH	5/14/2025	2502510 ACH	\$34.95	\$34.95	DOORKING SVCS
ENVERA SYSTEMS	6/2/2025	756567	\$1,194.14	\$1,194.14	SECURITY SERVICE
HOWLE'S PLUMBING INC	6/10/2025	59962070	\$1,460.00	\$1,460.00	toilet plumbing repair
INFRAMARK LLC	6/1/2025	150740	\$266.67	\$266.67	DISTRICT INVOICE
JO ANN WARD	6/25/2025	JW-062525	\$200.00	\$200.00	BOARD 6/25/25
KOKO L. MILLER	6/25/2025	KM-062525	\$200.00	\$200.00	BOARD 6/25/25
LANDSCAPE MAINTENANCE	5/29/2025	335405	\$187.43	\$187.43	IRRIGATION
LANDSCAPE MAINTENANCE	6/2/2025	336234	\$249.60	\$249.60	IRRIGATION
LANDSCAPE MAINTENANCE	6/2/2025	336233	\$3,800.00	\$3,800.00	IRRIGATION
LANDSCAPE MAINTENANCE	5/29/2025	335399	\$607.36	\$607.36	IRRIGATION
LANDSCAPE MAINTENANCE	5/29/2025	335398	\$92.00	\$92.00	IRRIGATION
LANDSCAPE MAINTENANCE	5/29/2025	335400	\$3,427.61	\$3,427.61	IRRIGATION
LANDSCAPE MAINTENANCE	5/29/2025	335404	\$214.18	\$214.18	IRRIGATION
LANDSCAPE MAINTENANCE	5/29/2025	335403	\$126.91	\$126.91	IRRIGATION
LANDSCAPE MAINTENANCE	5/29/2025	335402	\$667.54	\$667.54	IRRIGATION
LANDSCAPE MAINTENANCE	6/17/2025	339887	\$1,200.00	\$1,200.00	IRRIGATION
LANDSCAPE MAINTENANCE	6/17/2025	339886	\$5,700.00	\$5,700.00	IRRIGATION
LANDSCAPE MAINTENANCE	6/23/2025	340542	\$375.00	\$375.00	IRRIGATION
R MARSHALL RAINEY PA	4/2/2025	2025-406	\$1,470.00	\$1,470.00	legal
S2W SECURITY LLC	6/1/2025	INV-4660	\$2,288.00	\$2,288.00	SECURITY weekly
S2W SECURITY LLC	6/16/2025	INV-4674	\$1,664.00	\$1,664.00	SERVICES

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TANYA O'CONNOR	6/25/2025	TO-062525	\$200.00	\$200.00	BOARD 6/25/25
TECO ACH	6/5/2025	060525-0319 ACH	\$9,588.64	\$9,588.64	ELECTRIC
Regular Services Subtotal			\$43,944.15	\$43,944.15	
Additional Services					
PARKWAY CENTER CDD	6/9/2025	06092025 - 726	\$1,323.12		SERIES 2018-1 FY 2025 TAX DIST ID 726
PARKWAY CENTER CDD	6/9/2025	06092025 - 726	\$599.22		SERIES 2008 FY25 TAX DIST ID 726
PARKWAY CENTER CDD	6/9/2025	06092025 - 726	\$1,002.67	\$2,925.01	SERIES 2018-2 FY25 TAX DIST ID 726
Additional Services Subtotal			\$2,925.01	\$2,925.01	
TOTAL			\$84,240.01	\$84,240.01	

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 # 10109
Invoice Date 06/06/2025

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 web dusted around the clubhouse, and knocked down a couple wasp nests.

Thank you for your business.

Service Date: 06/27/2025

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

ecopestsolutions1@gmail.com
ECO-PESTSOLUTIONS.COM

Grau and Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Parkway Center Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. 27727
Date 06/02/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

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

Payment due upon receipt.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150740

DATE

6/1/2025

BILL TO

Parkway Center CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2303

NET TERMS

Net 30

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	2,389.75		2,389.75
Dissemination Services	2	Ea	250.00		500.00
District Management	1	Ea	2,403.33		2,403.33
Field Management	1	Ea	2,308.92		2,308.92
Technology Services	1	Ea	266.67		266.67
Subtotal					7,868.67

Subtotal	\$7,868.67
Tax	\$0.00
Total Due	\$7,868.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

151859

CUSTOMER ID

C2303

PO#**DATE**

6/17/2025

NET TERMS

Net 30

DUE DATE

7/17/2025

BILL TO

Parkway Center CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.69		0.69
Subtotal					0.69

Subtotal	\$0.69
-----------------	--------

Tax	\$0.00
------------	--------

Total Due	\$0.69
------------------	--------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Please Remit Payment to:

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



Invoice 335406

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

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#342557 - The Sanctuary - pump repairs				\$1,277.55
<i>Control Components - 05/21/2025</i>				
5 HO Grundfos Standard Control Box 230v 1PH	1.00EA	\$887.55	\$887.55	
Installation Fee	1.00EA	\$195.00	\$195.00	
Misc Fittings	1.00EA	\$195.00	\$195.00	
Grand Total				\$1,277.55

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,151.41	\$0.00	\$0.00	\$0.00	\$3,448.30

**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.

Please Remit Payment to:

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



Invoice 335401

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

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#341674 - Wet Check Repairs 5-13-25				\$201.13

Lateral Components - 05/13/2025

Hunter PRO Nozzle 10 ft. Radius Full Circle	25.00EA	\$2.25	\$56.25	
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$28.18	\$28.18	
Irrigation Technician Labor	1.75HR	\$65.00	\$113.75	
Rain Bird XF Coupling 17 mm	1.00EA	\$0.79	\$0.79	
Rusco Poly Nipple 1/2 in. x Close MIPT	1.00EA	\$0.76	\$0.76	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	1.00EA	\$1.40	\$1.40	

Grand Total **\$201.13**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,151.41	\$0.00	\$0.00	\$0.00	\$3,448.30

**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.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 337408

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

Date	Due Date
06/01/25	7/1/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#302316 - Parkway Center CDD- Landscape Maintenance Agreement -2024 June 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)
\$37,318.76	\$0.00	\$0.00	\$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

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
250090190012	5/30/2025	ACH	5/30/2025

DESCRIPTION	AMOUNT
Gross Wages	1,954.37
Social Security Tax	121.17
Medicare Tax	28.33
Risk Management	103.02
Administration Fees	111.71
GROSS PAYROLL AMOUNT	\$2,318.60
TOTAL INVOICE	\$2,318.60

PAYROLL ID 250090190012	PERIOD START 5/11/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 5/24/2025	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	06/18/2025	07/09/2025

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	05/15/2025	56291	06/16/2025	56484	19300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$58.29
Water Base Charge	\$214.09
Water Usage Charge	\$19.88
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$519.16
Sewer Usage Charge	\$125.84

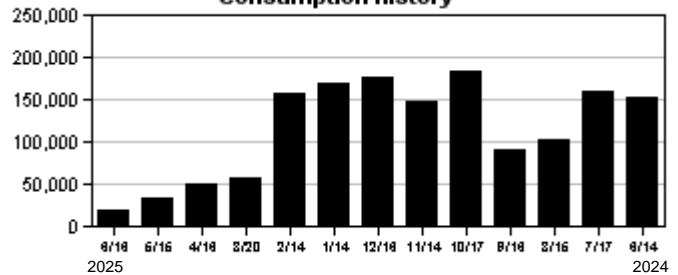
Summary of Account Charges

Previous Balance	\$1,106.00
Net Payments - Thank You	\$-1,106.00
Total Account Charges	\$958.02
AMOUNT DUE	\$958.02

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

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

785 0

DUE DATE

07/09/2025

**Auto Pay Scheduled
DO NOT PAY**



0055896523689 00000958025



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

Statement Date: June 06, 2025

Agenda Page 59

Amount Due: \$654.93

Due Date: June 27, 2025

Account #: 211001800369

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due \$654.18

Payment(s) Received Since Last Statement -\$654.18

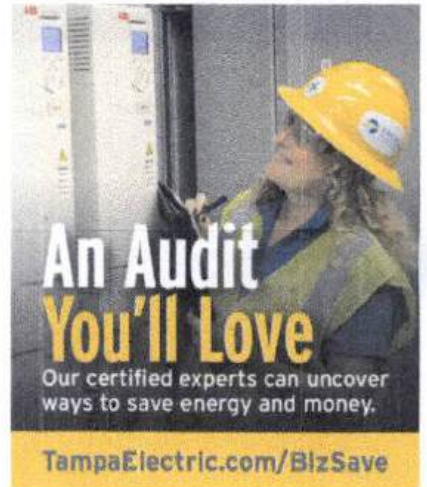
Current Month's Charges \$654.93

Amount Due by June 27, 2025 \$654.93

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



Scan here to view
your account online.



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: June 27, 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: \$654.93

Payment Amount: \$ _____

618051128147

Your account will be
drafted on June 27, 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

Account #: 211001800369
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$8.07
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		\$0.53
Lighting Charges		\$654.93

Total Current Month's Charges

\$654.93

00000043-0000450-Page 16 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: June 06, 2025
Agenda Page 61

Amount Due: \$616.26

Due Date: June 27, 2025
Account #: 211001800609

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

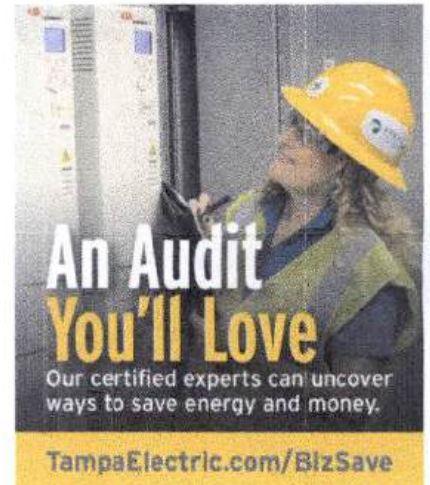
Previous Amount Due	\$615.45
Payment(s) Received Since Last Statement	-\$615.45
Current Month's Charges	\$616.26

Amount Due by June 27, 2025 \$616.26

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



Scan here to view
your account online.



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: June 27, 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: \$616.26

Payment Amount: \$ _____

618051128148

Your account will be
drafted on June 27, 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

Account #: 211001800609
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$8.74
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		\$0.57

Lighting Charges

\$616.26

Total Current Month's Charges

\$616.26

00000043-0000446-Page 8 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

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PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Statement Date: June 06, 2025
Agenda Page 63

Amount Due: \$1,533.45

Due Date: June 27, 2025

Account #: 221008055560

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due \$908.62

Payment(s) Received Since Last Statement -\$908.62

Current Month's Charges \$1,533.45

Amount Due by June 27, 2025 \$1,533.45

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

Your Energy Insight

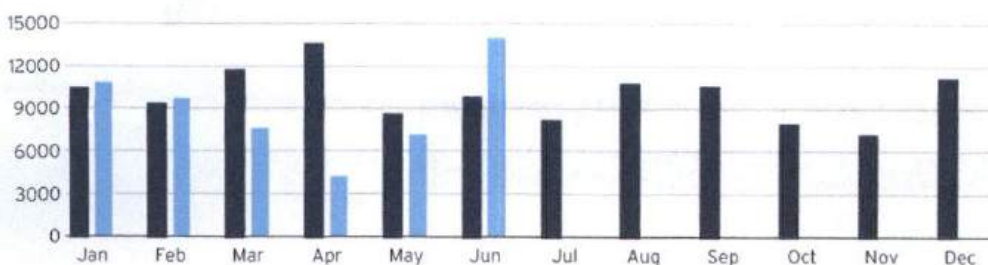
Your average daily kWh used was **34.25% higher** than the same period last year.

Your peak billing demand was **18.52% higher** than the same period last year.

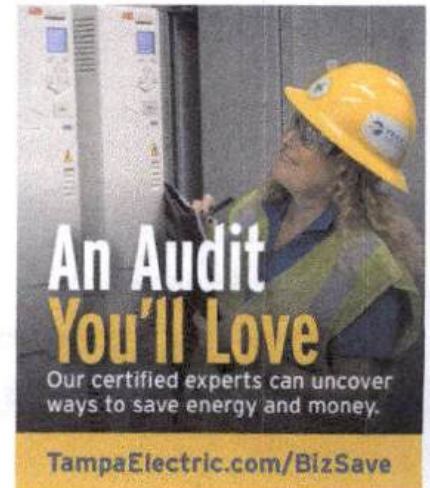


Scan here to view your account online.

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: June 27, 2025

Amount Due: \$1,533.45

Payment Amount: \$ _____

648915224642

Your account will be drafted on June 27, 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.

00003801 FTECO105072504092410 00000 03 00000000 18382 002

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 #: 221008055560
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Meter Read

Meter Location: CLUBHOUSE

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000813546	06/02/2025	31,750	17,696	14,054 kWh	1	32 Days
1000813546	06/02/2025	31.58	0	31.58 kW	1	32 Days

Charge Details



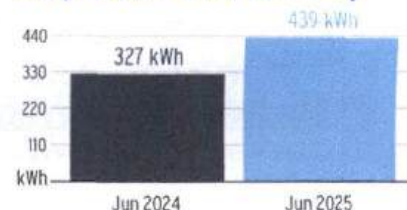
Electric Charges

Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	32 kW @ \$18.07000/kW	\$578.24
Energy Charge	14,054 kWh @ \$0.00773/kWh	\$108.64
Fuel Charge	14,054 kWh @ \$0.03391/kWh	\$476.57
Capacity Charge	32 kW @ \$0.30000/kW	\$9.60
Storm Protection Charge	32 kW @ \$2.08000/kW	\$66.56
Energy Conservation Charge	32 kW @ \$0.93000/kW	\$29.76
Environmental Cost Recovery	14,054 kWh @ \$0.00068/kWh	\$9.56
Clean Energy Transition Mechanism	32 kW @ \$1.15000/kW	\$36.80
Storm Surcharge	14,054 kWh @ \$0.01035/kWh	\$145.46
Florida Gross Receipt Tax		\$38.34

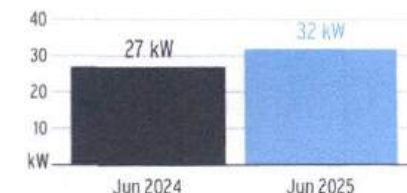
Electric Service Cost

\$1,533.45

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$1,533.45

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

Contact Us

Online:

[TampaElectric.com](https://www.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

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PARKWAY CENTER CDD
7461 S FALKENBURG RD. AND S 78TH ST.
RIVERVIEW, FL 33578

Statement Date: June 06, 2025
Agenda Page 65

Amount Due: \$310.89

Due Date: June 27, 2025

Account #: 221007991963

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due \$310.39

Payment(s) Received Since Last Statement -\$310.39

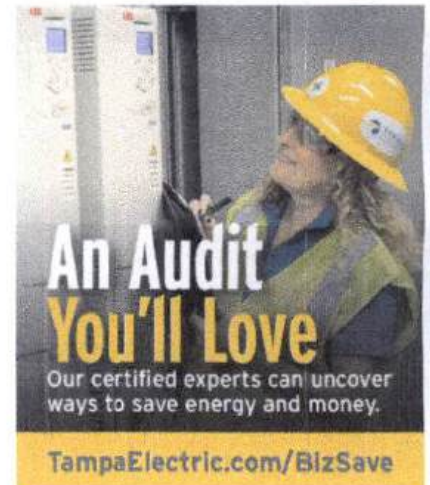
Current Month's Charges \$310.89

Amount Due by June 27, 2025 \$310.89

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



Scan here to view
your account online.



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 #: 221007991963

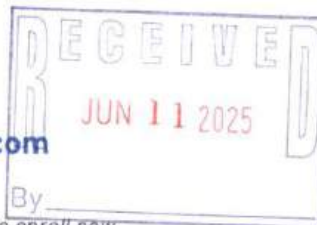
Due Date: June 27, 2025



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: \$310.89

Payment Amount: \$ _____

648915224641

Your account will be
drafted on June 27, 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

Account #: 221007991963
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$5.45
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		\$0.36
Lighting Charges		\$310.89

Total Current Month's Charges

\$310.89

00000043-0000444- 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

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

Statement Date: June 06, 2025
Agenda Page 67

Amount Due: \$829.58

Due Date: June 27, 2025

Account #: 211001800146

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due \$828.64

Payment(s) Received Since Last Statement -\$828.64

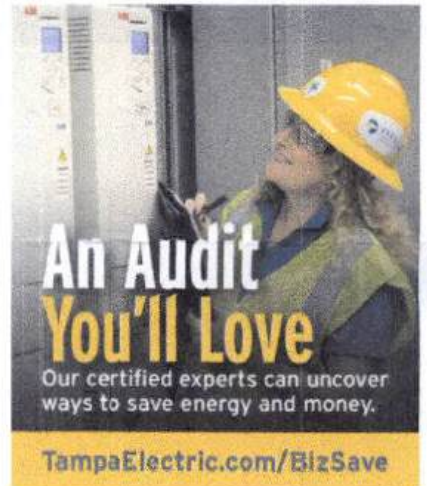
Current Month's Charges \$829.58

Amount Due by June 27, 2025 \$829.58

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



Scan here to view
your account online.



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: June 27, 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: \$829.58

Payment Amount: \$ _____

618051128146

Your account will be
drafted on June 27, 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

Account #: 211001800146
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$10.22
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		\$0.67
Lighting Charges		\$829.58

Total Current Month's Charges

\$829.58

00000043-0000448-Page 12 of 18

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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



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Correspondences:
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P.O. Box 111
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TampaElectric.com

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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7-1-1

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PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	\$105,000.00
Credit Available	\$104,619.00
Statement Closing Date	April 30, 2025
Days in Billing Cycle	30
Previous Balance	\$227.98
- Payments & Credits	\$227.98
+ Purchases & Other Charges	\$379.37
+ Fees	\$1.02
= New Balance	\$380.39

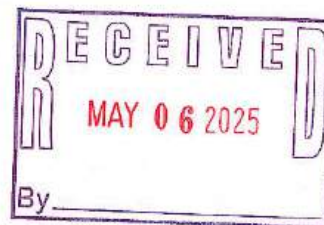
Questions? Call Customer Service at 1-888-999-2225 or your Account Manager

Or write: 445 Broadhollow Road, Suite 200, Melville, NY 11747

Or email: CommercialCard@BankUnited.com

PAYMENT INFORMATION

New Balance	\$380.39
Minimum Payment Due	\$380.39
Payment Due Date	May 25, 2025

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX8747 \$227.98-	
04/25	04/25	F5681003K00CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	227.98-
		DALE H. WENTZEL JR	TOTAL XXXXXXXXXXXX8662 \$380.39	
04/10	04/10	2401134342X54FMJB	MICROSOFT#G087189433 MICROSOFT.COM WA	8.25
			MCC: 5045 MERCHANT ZIP: 98052	
04/18	04/20	74609053Q2X4VWB4M	ILOVEPDF.COM BARCELONA ES	60.00
			MCC: 5734 MERCHANT ZIP:	
04/18	04/20	74609053Q2X4VWB4M	FOREIGN CURRENCY FEE	1.02
04/24	04/25	24692163J31V21LW3	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.84
			MCC: 4814 MERCHANT ZIP: 33178	
04/28	04/29	24492163P2X49BM9Z	SP AUTHORIZID AUTHORIZ-ID.C CO	260.29
			MCC: 5999 MERCHANT ZIP: 80538	
04/28	04/29	24692163N35J734R5	GOOGLE *Google One g.co/helppay# CA	2.99
			MCC: 5817 MERCHANT ZIP: 94043	

1183 0001 GHJ

002 7 31 250430 0

PAGE 1 of 3

10 5681 0100 2.50

34



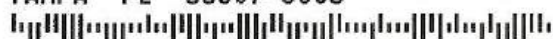
BankUnited, N. A.
PO Box 2360
Omaha NE 68103-2360

PAYMENT INFORMATION

Account number ending in	8747
Payment Due Date	May 25, 2025
New Balance	\$380.39
Minimum Payment Due	\$380.39
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

34
N202



428890010253874700038039000380397

IMPORTANT ACCOUNT INFORMATION

\$380.39 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS
YOUR AUTOMATIC PAYMENT ON 05/25/25.

LATE FEE CALCULATION

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$227.98	\$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>.

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
18410	06/01/2025	\$1,600.00	07/01/2025	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

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
18694	06/11/2025	\$858.00	07/11/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	1.5 HP MOTOR	NEW COMMERCIAL 1.5 HP MOTOR	1	458.00	458.00
	PUMP SEAL	SEAL MOTOR 1.5 PH	1	53.00	53.00
	IMPELLER	IMPELLER 1.5 PH	1	97.00	97.00
	LABOR REPAIR	FULL INSTALLATION FOR THE MOTOR	1	250.00	250.00

SUBTOTAL	858.00
TAX	0.00
TOTAL	858.00
BALANCE DUE	\$858.00

Pay invoice



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

29 May 2025
 Invoice # 1564134
 Bill Atty: S. Steady
 As of 04/30/25

1202882 PARKWAY CENTER CDD
 0002817 Parkway General File

BILL SUMMARY THROUGH APRIL 30, 2025

Professional Services	<u>\$1,202.50</u>
TOTAL DUE THIS BILL	\$1,202.50

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

29 May 2025
Invoice # 1564134
Page 2

INFRAMARK PAYABLES
PARKWAY CENTER CDD
c/o INFRAMARK (inframarkcms@payableslockbox.com)
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

29 May 2025
Invoice # 1564134
Bill Atty: S. Steady
As of 04/30/25

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
04/08/25	Call with Alba to discuss HOA's request regarding fence; call with Mark to coordinate.	SIS	0.30	325.00	\$97.50
04/09/25	Review material regarding fence agreement; email to HOA team.	SIS	0.20	325.00	\$65.00
04/14/25	Call with Marsh to discuss memo to the Board; draft agreement for fence with HOA.	SIS	1.00	325.00	\$325.00
04/15/25	Finalize draft License Agreement with HOA to install the fence; email to parties; review statute for shade meeting requirements; email Marsh's update to Board; email Alba regarding agenda.	SIS	1.50	325.00	\$487.50
04/21/25	Email Board need for a shade meeting and update.	SIS	0.40	325.00	\$130.00
04/28/25	Email Board update on shade meeting; review notice of meeting.	SIS	0.30	325.00	\$97.50
Total Services					\$1,202.50

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

29 May 2025
Invoice # 1564134
Page 3

Total Services and Disbursements	<u>\$1,202.50</u>
TOTAL NOW DUE	<u><u>\$1,202.50</u></u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$325.00	3.70	<u>\$1,202.50</u>
TOTALS		3.70	\$1,202.50



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

23 Jun 2025
 Invoice # 1570353
 Bill Atty: S. Steady
 As of 05/31/25

1202882 PARKWAY CENTER CDD
 0002817 Parkway General File

BILL SUMMARY THROUGH MAY 31, 2025

Professional Services	\$1,335.00
TOTAL DUE THIS BILL	\$1,335.00

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

23 Jun 2025
Invoice # 1570353
Page 2

INFRAMARK PAYABLES
PARKWAY CENTER CDD
c/o INFRAMARK (inframarkcms@payableslockbox.com)
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607-2529

23 Jun 2025
Invoice # 1570353
Bill Atty: S. Steady
As of 05/31/25

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
05/08/25	Review Fence Agreement with HOA and forward to Alba.	SIS	0.30	325.00	\$97.50
05/09/25	Review notice for shade meeting and forward to Murphy.	SIS	0.30	325.00	\$97.50
05/13/25	Draft and transmit resolution for emergency expenses.	SIS	0.50	325.00	\$162.50
05/23/25	Draft Audit Letter	CEH G	0.20	175.00	\$35.00
05/27/25	Call with Alex Craver and second HOA Board member regarding finance agreement.	SIS	0.40	325.00	\$130.00
05/28/25	Call with Tonja; call to Marsh; outline proposal to Board; attend Board meeting.	SIS	2.50	325.00	\$812.50
Total Services					\$1,335.00
Total Services and Disbursements					<u>\$1,335.00</u>
TOTAL NOW DUE					<u><u>\$1,335.00</u></u>

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

23 Jun 2025
Invoice # 1570353
Page 3

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	\$325.00	4.00	\$1,300.00
Chrissie E. Goldman	\$175.00	0.20	\$35.00
TOTALS		4.20	\$1,335.00

Business Observer

Agenda Page 79

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01430H



Date 05/16/2025

Attn:
Parkway Center CDD Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01430H

\$50.31

Notice of Attorney-Client Meeting

RE: Parkway Center CDD Board of Supervisors Meeting on 5/28/25 @ 6:30

Published: 5/16/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid
Total

()

\$50.31

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE**Legal Advertising**

**Notice of Attorney-Client Meeting
of the Parkway Center Community Development District**

The Board of Supervisors (the "**Board**") of the Parkway Center Community Development District (the "**District**") shall be conducting a privileged and confidential meeting on Wednesday, May 28, 2025, at 6:30 at the Parkway Center CDD Clubhouse, 7461 S. Falkenburg Road, Riverview, Florida 33578.

The attorney-client meeting will be closed to the public, pursuant to the provisions of Section 286.011(8), Florida Statutes the meeting is confidential.

The subject matter of the attorney-client session will be confined to discussing litigation strategy.

The following persons are expected to be in attendance at the attorney-client session: Board members Koko Miller, JoAnn Ward, Tanya O'Connor, Claudia Bryant, Attorneys Marsh Rainey, Scott Steady, District Manager, Alba Sanchez, and District Engineer, Tonja Stewart.

The attorney-client session is expected to last approximately 1 hour.

Alba Sanchez, District Manager
May 16, 2025

25-01430H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

June 14, 2025
Invoice Number: 2463929061425
Account Number: 8337 12 028 2463929
Security Code: 5433
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

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.

Summary Service from 06/14/25 through 07/13/25 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	15.93
Current Charges	\$371.92
YOUR AUTO PAY WILL BE PROCESSED 07/01/25	
Total Due by Auto Pay	\$371.92



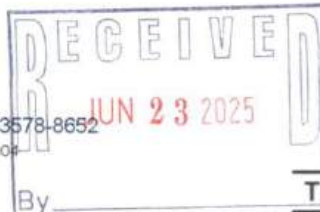
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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 2360 NO RP 14 06152025 NNNNNNNN 01 001000 0000

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



June 14, 2025

PARKWAY CENTER CBD

Invoice Number: 2463929061425
Account Number: 8337 12 028 2463929
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Total Due by Auto Pay \$371.92



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028246392900371922

Invoice Number: 2463929061425
 Account Number: 8337 12 028 2463929
 Security Code: 5433

Contact Us

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

8833 2390 NO RP 14 06152025 NNNNNNNN 01 001000 0004

Charge Details

Previous Balance		371.64
EFT Payment	05/31	-371.64
Remaining Balance		\$0.00

Payments received after 06/14/25 will appear on your next bill.

Service from 06/14/25 through 07/13/25

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	2.10
Communications Services Tax	13.83
Taxes, Fees and Charges Total	\$15.93

Current Charges **\$371.92**

Total Due by Auto Pay **\$371.92**

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.



_____PARKWAY CENTER CDD_____

MEETING DATE: 6/25/25

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 ~	Present	Salary Accepted	\$200.00
VACANT		Salary Accepted	\$200.00

Don Harrison Enterprises LLC

DATE 06 | 04 | 25

Routine Maintenance for the month of June 2025. Replaced (1) fixture at Retr Riverview Dr Entrances

ASK ABOUT OUR SERVICE CONTRACTS

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 as determined by the rate and/or a trip charge, 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.

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

DATE COMPLETED 06-05-25

TERMS: Net Due Upon Completion

CUSTOMER SIGNATURE _____

DATE 06 | 03 | 25

2510 Priscilla Ct. Lutz, FL 33559-5679
(813) 363-6286

#00434 #13010124

NAME Parkway Center C.D.D.			
STREET 2005 Ponder Circle Ste 300		PHONE (813) 873-7300	
CITY Tampa	STATE FL	ZIP 33607	
JOB NAME/LOCATION		JOB PHONE	

ADDRESS Riverview (DALL CREEK)

WORK TAKEN BY <i>Ben</i>	ORDERED BY <i>Dale</i>
DESCRIPTION OF WORK	

Troubleshoot problem with (both) Recirculating pool pumps; found (both) motor controllers had been damaged possibly from elect surge, ordered replacement - returned and installed both - pumps back normal operation again. Also installed a surge protector for elect panel feeding these pool pumps.

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.

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 full 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.

CUSTOMER SIGNATURE

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

DATE COMPLETED 05-30-25

TERMS: Net Due Upon Completion

CUSTOMER SIGNATURE

[illegible]

[Back](#)

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

STATEMENT

STATEMENT #
2502510
STATEMENT DATE
May 14, 2025

SUBSCRIBER	User ID: ParkwayCenter
Monica Alvarez Parkway Center CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607	

Previous Balance:	\$34.95	<i>Note: All \$ amounts are in US Dollars.</i>
Payment Received:	(\$34.95)	
New Charges:	\$34.95	
Total Amount Due:	\$34.95 USD	

Payments

Date	Details	Amount
4/14/2025	Credit: Autopay	(\$32.95)
4/14/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
4/14/2025	5/13/2025		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

Invoice

Invoice Number 756567	Date 06/02/2025
Customer Number 400493	Due Date 07/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		06/02/2025	07/01/2025

Quantity	Description	Months	Rate	Amount
<i>2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL</i>				
1.00	Active Video Monitoring 07/01/2025 - 07/31/2025	1.00	\$800.00	\$800.00
1.00	Passive Standard Camera 07/01/2025 - 07/31/2025	1.00	\$30.00	\$30.00
1.00	Service & Maintenance 07/01/2025 - 07/31/2025	1.00	\$364.14	\$364.14
			Subtotal:	\$1194.14
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$1194.14

Date	Invoice #	Description	Amount	Balance Due
6/2/2025	756567	Monitoring Services	\$1194.14	\$1194.14

Envera

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

Invoice

Invoice Number 756567	Date 06/02/2025
Customer Number 400493	Due Date 07/01/2025

Net Due: \$1,194.14**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



Howie's Plumbing, Inc.
PO Box 5005, Sun City Center, Florida 33571
United States
(813) 633-8923
CFC1429356

Invoice 59962070
Invoice Date 6/10/2025
Completed Date 6/10/2025
Technician Dewey Martin
Customer PO
Payment Term Due Upon Receipt
Due Date 6/10/2025
Job Address
Parkway CDD Amenity Center
7461 S Falkenburg Rd
Riverview, FL 33578 USA

Billing Address

Inframark
2654 Cypress Ridge Boulevard #STE 101
Zephyrhills, FL 33544 USA

Description of Work

Please see description for full scope of work.
Work completed. Pictures attached

Task #	Description	Quantity	Your Price	Your Total
TUR-170	Rebuild four (4) toilet & one (1) urinal flushometer which controls the flow of water into the toilet during a flush. Price includes materials & labor. Does not include any unforeseen circumstances.	5.00	\$347.00	\$1,735.00
DISCT	Discount given to Inframark if all five rebuilds are scheduled on the same trip.	1.00	-\$275.00	-\$275.00
				Sub-Total \$1,460.00
				Tax \$0.00
				Total Due \$1,460.00
				Balance Due \$1,460.00

Thank you for choosing Howie's Plumbing, Inc.

****REVIEWS ARE VERY IMPORTANT FOR LOACALLY OWNED BUSINESSES. IF YOU WERE SATISFIED WITH THE SERVICE PROVIDED, PLEASE SCAN THE QR CODE BELOW AND LEAVE A GOOGLE REVIEW.****

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts. Payments by credit card will have an additional \$4.95 processing fee.

6/10/2025

I find and agree that all work performed by Howie's Plumbing, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

****REVIEWS ARE VERY IMPORTANT FOR LOACALLY OWNED BUSINESSES. IF YOU WERE SATISFIED WITH THE SERVICE PROVIDED, PLEASE SCAN THE QR CODE BELOW AND LEAVE A GOOGLE REVIEW.****



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150740

DATE

6/1/2025

BILL TO

Parkway Center CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2303

NET TERMS

Net 30

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	2,389.75		2,389.75
Dissemination Services	2	Ea	250.00		500.00
District Management	1	Ea	2,403.33		2,403.33
Field Management	1	Ea	2,308.92		2,308.92
Technology Services	1	Ea	266.67		266.67
Subtotal					7,868.67

Subtotal	\$7,868.67
Tax	\$0.00
Total Due	\$7,868.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

_____PARKWAY CENTER CDD_____

MEETING DATE: 6/25/25

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 ~	Present	Salary Accepted	\$200.00
VACANT		Salary Accepted	\$200.00

_____PARKWAY CENTER CDD_____

MEETING DATE: 6/25/25

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 ~	Present	Salary Accepted	\$200.00
VACANT		Salary Accepted	\$200.00

Please Remit Payment to:

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



Invoice 335405

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

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#342092 - Wet Check Repairs controller H 5-15-25				\$187.43

Lateral Components - 05/15/2025

Hunter PRO Nozzle 8 ft. Radius Half Circle	7.00EA	\$2.25	\$15.75
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	2.00EA	\$28.18	\$56.36
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.28	\$16.28
Irrigation Technician Labor	1.50HR	\$65.00	\$97.50
Maxijet Winged 1 Piece Jet Nozzle Red 180 Degree Half Circle Flat Spray	1.00EA	\$0.75	\$0.75
Rain Bird XF Coupling 17 mm	1.00EA	\$0.79	\$0.79

Grand Total **\$187.43**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,151.41	\$0.00	\$0.00	\$0.00	\$3,448.30

**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.

Clock Type/ #	<u>Hunter ACC2 / Controller H</u>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<u>(Y)</u>	Time/Date Adjust	<u>Y</u>	<u>(N)</u>	Pgm A	1				<u>12:00pm</u>
Rain Sensor	<u>(OK)</u>	bad		Battery Replaced	<u>Y</u>	<u>(N)</u>		2				

Notes:

Pgm B	1		<u>6:00am</u>		<u>6:00am</u>				<u>6:00am</u>
Pgm C	1	<u>8:30am</u>	<u>8:30am</u>		<u>8:30am</u>				<u>8:30am</u>
Pgm D	1				<u>7:00pm</u>				<u>7:00pm</u>

Programs					2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 336234

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

Date	Due Date
06/02/25	7/2/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#323378 - Remove Leaning Pine on Hamlet Entrance	\$249.60

**Cut down leaning Cedar Pine at the Hamlet monument sign**

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

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(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

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(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 - 05/30/2025

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)
\$18,401.01	\$0.00	\$0.00	\$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.

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(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 336233

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

Date	Due Date
06/02/25	7/2/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
	\$3,800.00

#322652 - Remove Trees leaning to the Playground

Remove Oak Tree leaning to the swing , high risk to fall at the Playground. Remove two Oak trees inside the playground.

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

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thelmpadvantage.com
(877) 567-7761

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**

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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 from the work or tools employed.

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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.

Thank you for allowing us to serve you.

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(877) 567-7761

Tree Removal - 05/30/2025

Grand Total **\$3,800.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,401.01	\$0.00	\$0.00	\$0.00	\$0.00

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Please Remit Payment to:

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



Invoice 335399

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

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#341038 - Irrigation controller replacement				\$607.36

Control Components - 05/13/2025

Irrigation Tech Labor	2.00HR	\$65.00	\$130.00	
Rain Bird ESP-Me Smart Controller LNK WiFi 4 Station Modular	1.00EA	\$283.95	\$283.95	
Rain Bird Expansion Module ESPSM6 6 Station	1.00EA	\$193.41	\$193.41	

Grand Total \$607.36

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,151.41	\$0.00	\$0.00	\$0.00	\$3,448.30

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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 335398

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

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#341037 - New annuals				\$92.00

Lateral Components - 05/09/2025

H10H Hunter PRO Nozzle Half Circle 10 ft.	12.00EA	\$2.25	\$27.00	
180 Degree				
Irrigation Tech Labor	1.00HR	\$65.00	\$65.00	

Grand Total **\$92.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,151.41	\$0.00	\$0.00	\$0.00	\$3,448.30

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

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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 335400

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

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#341638 - Harvest Glen controller				\$3,427.61

Control Components - 05/16/2025

75-ST Decoder Plastic Wall Mount Controller	1.00EA	\$3,022.09	\$3,022.09	
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	

Grand Total **\$3,427.61**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,151.41	\$0.00	\$0.00	\$0.00	\$3,448.30

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

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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 335404

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

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#342082 - Wet Check Repairs Controller D 5-15-25				\$214.18

Lateral Components - 05/15/2025

Hunter PRO Nozzle 8 ft. Radius Half Circle	5.00EA	\$2.25	\$11.25
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$28.18	\$28.18
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.28	\$16.28
Irrigation Technician Labor	2.00HR	\$65.00	\$130.00
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	4.00EA	\$2.21	\$8.84
Rain Bird XF Coupling 17 mm	8.00EA	\$0.79	\$6.32
Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	3.00EA	\$0.82	\$2.46
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	3.00EA	\$1.40	\$4.20
Sch 40 PVC Coupling 1/2 in. Socket	3.00EA	\$0.75	\$2.25
XFDE912 Rainbird drip line .9 gph 12-inch spacing	4.00FT	\$1.10	\$4.40

Grand Total **\$214.18**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,151.41	\$0.00	\$0.00	\$0.00	\$3,448.30

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

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JuniperLandscaping.com
 8137576500

Property: Parkway Center CDD

Date	<u>5/15/25</u>
Technician	<u>Tom</u> Agenda Page 104
Arrive/ Depart	<u>8:30 - 11:30</u> /

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

Clock Type/ #	<u>Rainbird ESP-Me / Controller D</u>					Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<u>Ⓟ</u>	Time/Date Adjust	Y	<u>(N)</u>	Pgm A	1		<u>6:00pm</u>			<u>6:00pm</u>
Rain Sensor	<u>OK</u>	bad		Battery Replaced	Y	<u>(N)</u>	2						

Notes:

	Pgm B	1											
	2												
	Pgm C	1	<u>7:00am</u>	<u>7:00am</u>					<u>7:00am</u>	<u>7:00am</u>			<u>7:00am</u>
	2												
	<u>NOTE</u> Pgm D	1							<u>7:30pm</u>				<u>7:30pm</u>
	2												

Programs					Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D				Labor	Hrs	Rate	Amount
1	R	:00				straighten & lower 1 rotor			Supervisor:	2	65.00	130.00
2	S	:30				1 - 5" sprayhead & elbow (added flex)			Technician:			
3	R/D	:00				moved 1 rotor, 6 dripline breaks, 1/2" elbow & flex			Total Labor Charges \$			
4	S	:30				ok			Materials	QTY	Unit	Extended
5	S	:30				ok, flushed 1 nozzle			PRO50651	1	16.28	16.28
6	S	:30				change 1 - 5" sprayhead to 12" in turf			PRO51251	1	28.18	28.18
7	S	:30				ok			407005	3	1.40	4.20
8	S ^{mt}	:35				2 nozzles (8H)			5075CLPN	3	0.82	2.46
9	S ^{mt}	:30				ok, flushed			429005	3	0.75	2.25
10	S	:30				ok, flushed 2 nozzles			XFFCOWP	8	0.79	6.32
11	S	:25				ok			H8H	5	2.25	11.25
12	S	:30				ok, flushed 1 nozzle			KE050	4	2.21	8.84
13	B			:10		ok			XFD0912	4	1.10	4.40
14	S		:25			ok						
15	S	:30				ok						
16	S	:30				ok						
17	S	:30				1 nozzle						
18	S	:30				ok						
19	B	:30				ok * Reduce to 2 min						
<u>NOTE</u> 20	R/S					160 Raise 1 rotor, straighten & lower 2 rotors						
21												
22												
23									Total Materials	\$	84.18	
24									Total Labor	\$	130.00	
Season Adjust %	<u>100%</u>	<u>100%</u>	<u>100%</u>						Grand Total	\$	214.18	
Run Time	<u>6:00</u>	<u>3:25</u>	<u>:25</u>						Bill To:			

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

Please Remit Payment to:

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



Invoice 335403

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

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#341928 - Wet Check Repairs 5-14-25				\$126.91
<i>Lateral Components - 05/14/2025</i>				
3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V	2.00EA	\$7.73	\$15.46	
HUNTER 24V SOLENOID ASSY 606800	1.00EA	\$30.76	\$30.76	
Hunter PLD Tee 17 mm Barb	1.00EA	\$1.12	\$1.12	
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 360 Degree	1.00EA	\$2.25	\$2.25	
Irrigation Technician Labor	1.00HR	\$65.00	\$65.00	
PT-WC2-BLBL King blue wire connector	2.00EA	\$2.37	\$4.74	
PVC Pipe 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	2.00FT	\$1.90	\$3.80	
Rain Bird XF Coupling 17 mm	2.00EA	\$0.79	\$1.58	
Spears Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x 1/2 in. Socket	2.00EA	\$1.10	\$2.20	
Grand Total				\$126.91

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,151.41	\$0.00	\$0.00	\$0.00	\$3,448.30

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Thank you for allowing us to serve you.

Clock Type/ #	<u>Hunter ALC / Controller L (Baywood)</u>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<input checked="" type="checkbox"/>	Time/Date Adjust	Y	<input checked="" type="checkbox"/>			6:00pm			6:00pm
Rain Sensor	ok	bad		Battery Replaced	Y	<input checked="" type="checkbox"/>						

Notes:

		Programs						Prg E 2	10:00am	10:00am	10:00am	10:00am
Zone #	Type	A	B	C	E	Zone Information			Technician Use Only (Use Standard Invoice forms for additional charges)			
1		1:20				X DNAX re-wired decoder, replaced solenoid			Labor	Hrs	Rate	Amount
2	DM				1:20	3 dripline breaks, moved PVC feeder inside			Supervisor:	1.0	65.00	
3	S	1:20				ok			Technician:			
4									Total Labor Charges \$			
5									Materials	QTY	Unit	Extended
6									406-005	2	1.10	2.20
7									XFFCOWD	2	0.79	1.58
8									XFFTEE	1	1.12	1.12
9	S	1:20				ok			SOPVBE	2	1.90	3.80
10									H10H	1	2.25	2.25
11	S	1:20				1 nozzle			606808	1	30.76	30.76
12									DBR/Y	2	7.73	15.46
13									King Blue	2	2.37	4.74
14												
15												
16												
17												
18												
19												
20												
21												
22												
23									Total Materials	\$	61.91	
24									Total Labor	\$	65.00	
Season Adjust %		100%							Grand Total	\$	126.91	
Run Time		1:20							Bill To:			

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

341 928

Please Remit Payment to:

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



Invoice 335402

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

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#341926 - Irrigation Modifications for Harvest Glen Entrance				\$667.54

Lateral Components - 05/14/2025

Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	13.00EA	\$2.25	\$29.25	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	3.00EA	\$16.28	\$48.84	
Irrigation Tech Labor	7.50HR	\$65.00	\$487.50	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	8.00EA	\$2.21	\$17.68	
PVC Pipe 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	10.00FT	\$1.90	\$19.00	
Rusco Poly Nipple 1/2 in. x Close MIPT	5.00EA	\$0.76	\$3.80	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	5.00EA	\$1.40	\$7.00	
Sch 40 PVC 90 Degree Elbow 3/4 in. Socket	2.00EA	\$1.27	\$2.54	
Sch 40 PVC Cap 1 in. Socket	4.00EA	\$1.86	\$7.44	
Sch 40 PVC Cap 1/2 in. Socket	20.00EA	\$1.04	\$20.80	
Sch 40 PVC Coupling 1/2 in. Socket	4.00EA	\$0.75	\$3.00	
Sch 40 PVC Coupling 3/4 in. Socket	3.00EA	\$1.04	\$3.12	
Sch 40 PVC Reducer Bushing Flush Style 1 in. x 3/4 in. Spigot x Socket	4.00EA	\$2.14	\$8.56	
Sch 40 PVC Reducer Bushing Flush Style 3/4 in. x 1/2 in. Spigot x Socket	1.00EA	\$1.17	\$1.17	
Sch 40 PVC Tee 1/2 in. Socket	1.00EA	\$1.40	\$1.40	
Sch 40 PVC Tee 3/4 in. Socket	4.00EA	\$1.61	\$6.44	

Grand Total **\$667.54**

Thank you for allowing us to serve you.

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,151.41	\$0.00	\$0.00	\$0.00	\$3,448.30

**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.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 339887

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

Date	Due Date
06/17/25	7/17/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#343823 - Remove 3 dead Palms	\$1,200.00



Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761



Proposal provides for remove 3 dead palms one on Castle Creek round about second one at Hamlet monument sign on Still Creek and the last one at the end of 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.

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

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 - 06/12/2025

Grand Total \$1,200.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,900.00	\$0.00	\$0.00	\$0.00	\$0.00

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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 339886

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

Date	Due Date
06/17/25	7/17/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
	\$5,700.00

#343801 - Remove Dead Pine Tree along Still Creek , Still River and Castle Creek.



Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761



Proposal provides for remove 18 dead pine trees along Still Creek, Still River and Castle Creek dr. Remove dead Cypress tree by the pond 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 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,

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

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**

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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

Thank you for allowing us to serve you.

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 - 06/11/2025

Grand Total **\$5,700.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,900.00	\$0.00	\$0.00	\$0.00	\$0.00

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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 340542

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

Date	Due Date
06/23/25	7/23/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#323376 - Cut Down Dead Pine Tree	\$375.00

**Cut down dead pine tree on Still Creek round about.**

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.

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The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

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Safety Measures

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thelmpadvantage.com
(877) 567-7761

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Tree Removal - 06/13/2025

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)
\$7,275.00	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

R. Marshall Rainey P.A.

3507 Misty Oaks Place
 Brandon, FL 33511-8143
 8133002843
 drainey@marshraineylaw.com

**R. MARSHALL RAINEY P.A.****BILL TO**

Parkway Center CDD
 Burr & Forman LLP
 201 N. Franklin Street
 Tampa, FL

INVOICE # 2025-406**DATE** 04/02/2025

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
02/24/2025	Review of Case Management Order and correspond with counsel for landowners regarding organization of settlement meeting and date for filing response to complaint	0.50	350.00	175.00
03/03/2025	Prepare and file Notice of Appearance and correspond with owners' counsel	0.30	350.00	105.00
03/20/2025	Correspond with client and opposing counsel regarding proposed meeting of parties on April 2nd	0.40	350.00	140.00
04/01/2025	Extended call call with Alba Sanchez and Koko Miller in preparation for meeting with defendant / homeowners	1	350.00	350.00
04/02/2025	Travel to site and conduct inspection of easement area and encroaching fences; conduct online settlement conference with opposing counsel and homeowner/defendants	2	350.00	700.00

BALANCE DUE

\$1,470.00

S2W Security

admin@s2wsecurity.com
 2406 State Road 60 E Suite 1829
 Valrico Florida 33595

Invoice

Invoice# INV-4660

Balance Due**\$2,288.00**

Bill To

Inframark Management Services
 2654 Cypress Ridge Blvd. STE 101
 Wesley Chapel
 33578 FL

Invoice Date : 01 Jun 2025

Terms : Custom

Due Date : 14 Jun 2025

Subject :

Pool Security at Parkway Center CDD
 5-22-25_5-26-25
 5-29-25_6-1-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 5-22-25 1:00pm-9:00pm	8.00	26.00	208.00
2	Professional Services 5-23-25 1:00pm-9:00pm	8.00	26.00	208.00
3	Professional Services 5-24-25 1:00pm-9:00pm	8.00	26.00	208.00
4	Professional Services 5-25-25 Memorial day Weekend 2 Guards Present 10:00am-6:00pm	16.00	26.00	416.00
5	Professional Services 5-26-25 Memorial day Weekend 2 Guards Present 10:00am-6:00pm	16.00	26.00	416.00
6	Professional Services 5-29-25 1:00pm-9:00pm	8.00	26.00	208.00
7	Professional Services 5-30-25 1:00pm-9:00pm	8.00	26.00	208.00

#	Item & Description	Qty	Rate	Amount
8	Professional Services 5-31-25 1:00pm-9:00pm	8.00	26.00	208.00
9	Professional Services 6-1-25 1:00pm-9:00pm	8.00	26.00	208.00
Sub Total				2,288.00
No Tax (0%)				0.00
Total				\$2,288.00
Balance Due				\$2,288.00

Notes

Thanks for your business.

Payment Options



Terms & Conditions

Terms & Conditions

Confidentiality Statement: This proposal manuscript is proprietary to Secure2ware Inc. It contains confidential business and technical information. It is intended for the use of Secure2ware Inc. and their employees, and may not be, in whole or in part, copied, translated or reproduced and may not be provided to any third party without written consent of Secure2ware Inc. We appreciate this opportunity to provide our services to you. We are confident that we will be successful in supporting this project in the most cost effective and professional manner. Should you have any questions, please feel free to contact us at 813-425-5900. Legal Notice: No Oral Agreements. The parties agree that this agreement constitutes the entire agreement of the parties, that this agreement supersedes any prior understandings or agreements other than those expressly set forth herein. Company or any other subcontractor engaged by Company to perform work or furnish material who is not paid may have a claim against Subscriber or the owner of the premises if other than the Subscriber which may be enforced against the property in accordance with the applicable lien laws.

SECURITY INTEREST; You grant us a security interest in any goods you purchased ("Collateral") as well as all accessions to and proceeds of those goods. Our security interest secures your performance of all obligations under this Contract and any extensions, renewals or modifications of it. On our request, you will take any reasonable action to preserve the Collateral or our security interest in it.

Notes: 1. Secure2ware Inc. requests that customers police all installation areas, such as closets, entertainment centers, data closets, etc. prior to commencement of project. (If a Secure2ware Technician has to temporarily move any of the customer's property, we will not be held liable for any damages.) 2. For Surveillance System projects, some customers may need to purchase a Property Static IP Address from their Internet Service Provider (ISP) for Remote Access. 3. Please be advised that viewing surveillance systems on cell phones is data usage and may be billable by cell phone provider. 4. Microphones used as part of an audio surveillance system, by law require that the public be given a notice of "AUDIO MONITORING ON THE PREMISES". "Fla. Sta. ch. 934.03 " All invoices not paid within five (5) business days after completion of work will incur a late fee of \$100.00 in addition to a daily interest rate of 0.013% of the remaining balance or the highest amount allowed by law.

Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of \$39.00 in addition to the daily interest fee mentioned above. The parties agree that due to the nature of the services to be provided by Secur2ware, the payments to be made by the Customer for the term of this agreement form an integral part of Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix Secure2ware's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for

the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by Secure2ware in preparation of Legal Documents and Billable Action including Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgement of this clause will be enforceable. The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. Satisfaction Guarantee: All of our products come with at least a 1 year manufacturer's warranty. We guarantee all of our work for the first 30 days after installation. If you are not satisfied with your purchase please contact Secure2ware, Inc to process a partial refund. The following applicable charges will apply: 30% equipment restocking fee, labor charges for the original installation and a service call fee for the removal of the equipment from the property. All cancellations must be in writing within 3 days after installation.

Don't forget to ask about our Secure2ware Service Maintenance Contract.
Respectfully, Secure2ware Inc. 813-425-5900 admin@secure2ware.com

Keith Ware
Authorized Signature

Confidentiality Statement:

This invoice manuscript is proprietary to S2W Security / Secure2ware Inc. It contains confidential business information. It is intended for the use of S2W Security /Secure2ware Inc. and their employees, and may not be, in whole or in part, copied, translated or reproduced and may not be provided to any third party without written consent of S2W Security / Secure2ware Inc.

We appreciate this opportunity to provide our services to you. Should you have any questions, please feel free to contact us at 813-999-0412 or 813-425-5900.

Legal Notice:

No Oral Agreements. The parties agree that this agreement constitutes the entire agreement of the parties, that this agreement supersedes any prior understandings or agreements other than those expressly set forth herein. Company or any other subcontractor engaged by Company to perform work who is not paid may have a claim against Subscriber or the owner of the premises if other than the Subscriber which may be enforced against the property in accordance with the applicable lien laws. SECURITY INTEREST; Our security interest secures your performance of all obligations under this Contract and any extensions, renewals or modifications of it. On our request, you will take any reasonable action to preserve the Collateral or our security interest in it.

All invoices not paid within five (5) business days after completion of work will incur a late fee of \$100.00 in addition to a daily interest rate of 0.013% of the remaining balance or the highest amount allowed by law. Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of \$39.00 in addition to the daily interest fee mentioned above.

The parties agree that due to the nature of the services to be provided by S2W Security /Secure2ware, the payments to be made by the Customer for the term of this agreement form an integral part of S2W Security /Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix S2W Security / Secure2ware's actual damages. Therefore, in the event

Customer defaults in any payment or charges to be paid to S2W Security /Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and S2W Security / Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by S2W Security /Secure2ware in preparation of Legal Documents and Billable Action including S2W Security/ Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgment of this clause will be enforceable.

The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by S2W Security /Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST S2W Security / SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision, you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT,

EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com



S2W Security

admin@s2wsecurity.com
 2406 State Road 60 E Suite 1829
 Valrico Florida 33595

Invoice

Invoice# INV-4674

Balance Due
\$1,664.00

Bill To

Inframark Management Services
 2654 Cypress Ridge Blvd. STE 101
 Wesley Chapel
 33578 FL

Invoice Date : 16 Jun 2025

Terms : Custom

Due Date : 01 Jul 2025

Subject :

Pool Security at Parkway Center CDD
 6-5-25_6-8-25
 6-12-25_6-15-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 6-5-25 1:00pm-9:00pm	8.00	26.00	208.00
2	Professional Services 6-6-25 1:00pm-9:00pm	8.00	26.00	208.00
3	Professional Services 6-7-25 1:00pm-9:00pm	8.00	26.00	208.00
4	Professional Services 6-8-25 1:00pm-9:00pm	8.00	26.00	208.00
5	Professional Services 6-12-25 1:00pm-9:00pm	8.00	26.00	208.00
6	Professional Services 6-13-25 1:00pm-9:00pm	8.00	26.00	208.00
7	Professional Services 6-14-25 1:00pm-9:00pm	8.00	26.00	208.00
8	Professional Services 6-15-25 1:00pm-9:00pm	8.00	26.00	208.00
Sub Total				1,664.00

No Tax (0%) 0.00

Total \$1,664.00**Balance Due \$1,664.00**

Notes

Thanks for your business.

Payment Options



Terms & Conditions

Terms & Conditions

Confidentiality Statement: This proposal manuscript is proprietary to Secure2ware Inc. It contains confidential business and technical information. It is intended for the use of Secure2ware Inc. and their employees, and may not be, in whole or in part, copied, translated or reproduced and may not be provided to any third party without written consent of Secure2ware Inc. We appreciate this opportunity to provide our services to you. We are confident that we will be successful in supporting this project in the most cost effective and professional manner. Should you have any questions, please feel free to contact us at 813-425-5900. **Legal Notice:** No Oral Agreements. The parties agree that this agreement constitutes the entire agreement of the parties, that this agreement supersedes any prior understandings or agreements other than those expressly set forth herein. Company or any other subcontractor engaged by Company to perform work or furnish material who is not paid may have a claim against Subscriber or the owner of the premises if other than the Subscriber which may be enforced against the property in accordance with the applicable lien laws.

SECURITY INTEREST; You grant us a security interest in any goods you purchased ("Collateral") as well as all accessions to and proceeds of those goods. Our security interest secures your performance of all obligations under this Contract and any extensions, renewals or modifications of it. On our request, you will take any reasonable action to preserve the Collateral or our security interest in it.

Notes: 1. Secure2ware Inc. requests that customers police all installation areas, such as closets, entertainment centers, data closets, etc. prior to commencement of project. (If a Secure2ware Technician has to temporarily move any of the customer's property, we will not be held liable for any damages.) 2. For Surveillance System projects, some customers may need to purchase a Property Static IP Address from their Internet Service Provider (ISP) for Remote Access. 3. Please be advised that viewing surveillance systems on cell phones is data usage and may be billable by cell phone provider. 4. Microphones used as part of an audio surveillance system, by law require that the public be given a notice of "AUDIO MONITORING ON THE PREMISES". "Fla. Sta. ch. 934.03 " All invoices not paid within five (5) business days after completion of work will incur a late fee of \$100.00 in addition to a daily interest rate of 0.013% of the remaining balance or the highest amount allowed by law.

Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of \$39.00 in addition to the daily interest fee mentioned above. The parties agree that due to the nature of the services to be provided by Secure2ware, the payments to be made by the Customer for the term of this agreement form an integral part of Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix Secure2ware's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by Secure2ware in preparation of Legal Documents and Billable Action including Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgement of this clause will be enforceable. The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE

OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. Satisfaction Guarantee: All of our products come with at least a 1 year manufacturer's warranty. We guarantee all of our work for the first 30 days after installation. If you are not satisfied with your purchase please contact Secure2ware, Inc to process a partial refund. The following applicable charges will apply: 30% equipment restocking fee, labor charges for the original installation and a service call fee for the removal of the equipment from the property. All cancellations must be in writing within 3 days after installation.

Don't forget to ask about our Secure2ware Service Maintenance Contract.
Respectfully, Secure2ware Inc. 813-425-5900 admin@secure2ware.com

Keith Ware
Authorized Signature



Confidentiality Statement:

This invoice manuscript is proprietary to S2W Security / Secure2ware Inc. It contains confidential business information. It is intended for the use of S2W Security /Secure2ware Inc. and their employees, and may not be, in whole or in part, copied, translated or reproduced and may not be provided to any third party without written consent of S2W Security / Secure2ware Inc.

We appreciate this opportunity to provide our services to you. Should you have any questions, please feel free to contact us at 813-999-0412 or 813-425-5900.

Legal Notice:

No Oral Agreements. The parties agree that this agreement constitutes the entire agreement of the parties, that this agreement supersedes any prior understandings or agreements other than those expressly set forth herein. Company or any other subcontractor engaged by Company to perform work who is not paid may have a claim against Subscriber or the owner of the premises if other than the Subscriber which may be enforced against the property in accordance with the applicable lien laws. SECURITY INTEREST; Our security interest secures your performance of all obligations under this Contract and any extensions, renewals or modifications of it. On our request, you will take any reasonable action to preserve the Collateral or our security interest in it.

All invoices not paid within five (5) business days after completion of work will incur a late fee of \$100.00 in addition to a daily interest rate of 0.013% of the remaining balance or the highest amount allowed by law. Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of \$39.00 in addition to the daily interest fee mentioned above.

The parties agree that due to the nature of the services to be provided by S2W Security /Secure2ware, the payments to be made by the Customer for the term of this agreement form an integral part of S2W Security /Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix S2W Security / Secure2ware's actual damages. Therefore, in the event

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Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com



_____PARKWAY CENTER CDD_____

MEETING DATE: 6/25/25

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 ~	Present	Salary Accepted	\$200.00
VACANT		Salary Accepted	\$200.00



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

Statement Date: June 05, 2025

Agenda Page 134

Amount Due: \$9,588.64

Due Date: June 19, 2025

Account #: 311000070319

DO NOT PAY. Your account will be drafted on June 19, 2025

Your Locations With The Highest Usage



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

1,615
KWH



8380 STILL RIVER
DR, RIVERVIEW, FL
33569-0000

913
KWH



Scan here to interact
with your bill online.

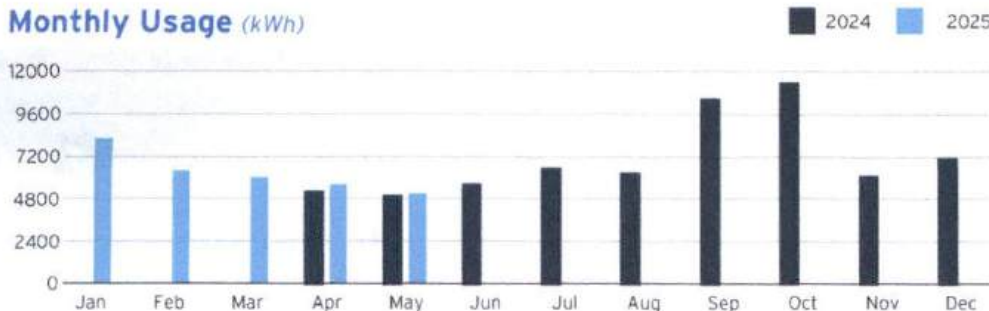


DOWNED IS DANGEROUS!

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



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

Account #: 311000070319

Due Date: June 19, 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: \$9,588.64

Payment Amount: \$ _____

700375003483

Your account will be
drafted on June 19, 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	05/01/2025	21,700		21,700		0 kWh	1	30 Days	\$19.38

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	05/01/2025	48,249		47,336		913 kWh	1	30 Days	\$158.35
									 5.1%

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	05/01/2025	49,869		48,254		1,615 kWh	1	30 Days	\$265.19
									 7.2%

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	05/01/2025	19,838		19,613		225 kWh	1	30 Days	\$53.63
									 0.4%

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](https://www.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	05/01/2025	55,983		55,153		830 kWh	1	30 Days	\$145.71
									▲ 13.1%

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	05/01/2025	48,727		48,183		544 kWh	1	30 Days	\$102.18
									▼ 47.3%

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	05/01/2025	35,831		35,291		540 kWh	1	30 Days	\$101.58
									▼ 25.0%

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	05/01/2025	14,166		13,985		181 kWh	1	30 Days	\$46.93
									▼ 0.5%

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	05/01/2025	34,355		34,069		286 kWh	1	30 Days	\$62.92
									▼ 20.8%

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

\$9,588.64

Sub-Account #: 211001738486
Statement Date: 06/02/2025



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

Meter Read

Meter Location: # A Pmp

Service Period: 04/02/2025 - 05/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	05/01/2025	21,700		21,700		0 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.38

Avg kWh Used Per Day



Current Month's Electric Charges \$19.38

Billing information continues on next page →

00000027-0000291- Page 7 of 22



Sub-Account #: 211001738759
Statement Date: 06/02/2025

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

Meter Read

Service Period: 04/02/2025 - 05/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000326790	05/01/2025	48,249	47,336	913 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	913 kWh @ \$0.08641/kWh		\$78.89
Fuel Charge	913 kWh @ \$0.03083/kWh		\$28.15
Storm Protection Charge	913 kWh @ \$0.00577/kWh		\$5.27
Clean Energy Transition Mechanism	913 kWh @ \$0.00418/kWh		\$3.82
Storm Surcharge	913 kWh @ \$0.02121/kWh		\$19.36
Florida Gross Receipt Tax			\$3.96
Electric Service Cost			\$158.35

Avg kWh Used Per Day



Current Month's Electric Charges

\$158.35

Billing information continues on next page →



Sub-Account #: 211001739070
Statement Date: 06/02/2025

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


Meter Read

Service Period: 04/02/2025 - 05/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000325661	05/01/2025	49,869	48,254	1,615 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	1,615 kWh @ \$0.08641/kWh		\$139.55
Fuel Charge	1,615 kWh @ \$0.03083/kWh		\$49.79
Storm Protection Charge	1,615 kWh @ \$0.00577/kWh		\$9.32
Clean Energy Transition Mechanism	1,615 kWh @ \$0.00418/kWh		\$6.75
Storm Surcharge	1,615 kWh @ \$0.02121/kWh		\$34.25
Florida Gross Receipt Tax			\$6.63
Electric Service Cost			\$265.19

Avg kWh Used Per Day



Current Month's Electric Charges

\$265.19

Billing information continues on next page →



Sub-Account #: 211001739302
Statement Date: 06/02/2025

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

Meter Read

Service Period: 04/02/2025 - 05/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000705281	05/01/2025	19,838	19,613	225 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	225 kWh @ \$0.08641/kWh	\$19.44
Fuel Charge	225 kWh @ \$0.03083/kWh	\$6.94
Storm Protection Charge	225 kWh @ \$0.00577/kWh	\$1.30
Clean Energy Transition Mechanism	225 kWh @ \$0.00418/kWh	\$0.94
Storm Surcharge	225 kWh @ \$0.02121/kWh	\$4.77
Florida Gross Receipt Tax		\$1.34
Electric Service Cost		\$53.63

Current Month's Electric Charges

\$53.63

Billing information continues on next page →

Sub-Account #: 211001739567
Statement Date: 06/02/2025



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

Service Period: 04/02/2025 - 05/01/2025

Rate Schedule: Lighting Service

Charge Details



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Electric Charges

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


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

Service Period: 04/02/2025 - 05/01/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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: 06/02/2025

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


Service Period: 04/23/2025 - 05/21/2025

Rate Schedule: Lighting Service

Charge Details



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 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
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Billing information continues on next page →



Sub-Account #: 211015022604
Statement Date: 06/02/2025

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

Service Period: 04/23/2025 - 05/21/2025

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: 06/02/2025

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

Meter Read

Meter Location: # B
Service Period: 04/02/2025 - 05/01/2025
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000538189	05/01/2025	55,983	55,153	830 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	830 kWh @ \$0.08641/kWh	\$71.72
Fuel Charge	830 kWh @ \$0.03083/kWh	\$25.59
Storm Protection Charge	830 kWh @ \$0.00577/kWh	\$4.79
Clean Energy Transition Mechanism	830 kWh @ \$0.00418/kWh	\$3.47
Storm Surcharge	830 kWh @ \$0.02121/kWh	\$17.60
Florida Gross Receipt Tax		\$3.64
Electric Service Cost		\$145.71

Avg kWh Used Per Day



Current Month's Electric Charges \$145.71

Billing information continues on next page →

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Sub-Account #: 211014450376
Statement Date: 06/02/2025

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

Meter Read

Meter Location: # C

Service Period: 04/02/2025 - 05/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492499	05/01/2025	48,727	48,183		544 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	544 kWh @ \$0.08641/kWh	\$47.01
	Fuel Charge	544 kWh @ \$0.03083/kWh	\$16.77
	Storm Protection Charge	544 kWh @ \$0.00577/kWh	\$3.14
	Clean Energy Transition Mechanism	544 kWh @ \$0.00418/kWh	\$2.27
	Storm Surcharge	544 kWh @ \$0.02121/kWh	\$11.54
	Florida Gross Receipt Tax		\$2.55
	Electric Service Cost		\$102.18

Avg kWh Used Per Day



Current Month's Electric Charges

\$102.18

Billing information continues on next page →



Sub-Account #: 211014450640
Statement Date: 06/02/2025

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

Meter Read

Meter Location: # D

Service Period: 04/02/2025 - 05/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492524	05/01/2025	35,831	35,291	540 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	540 kWh @ \$0.08641/kWh	\$46.66
Fuel Charge	540 kWh @ \$0.03083/kWh	\$16.65
Storm Protection Charge	540 kWh @ \$0.00577/kWh	\$3.12
Clean Energy Transition Mechanism	540 kWh @ \$0.00418/kWh	\$2.26
Storm Surcharge	540 kWh @ \$0.02121/kWh	\$11.45
Florida Gross Receipt Tax		\$2.54

Electric Service Cost \$101.58

Avg kWh Used Per Day



Current Month's Electric Charges

\$101.58

Billing information continues on next page →



Sub-Account #: 211014450897
Statement Date: 06/02/2025

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

Meter Read

Meter Location: # A

Service Period: 04/02/2025 - 05/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000536130	05/01/2025	14,166	13,985	181 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	181 kWh @ \$0.08641/kWh	\$15.64
	Fuel Charge	181 kWh @ \$0.03083/kWh	\$5.58
	Storm Protection Charge	181 kWh @ \$0.00577/kWh	\$1.04
	Clean Energy Transition Mechanism	181 kWh @ \$0.00418/kWh	\$0.76
	Storm Surcharge	181 kWh @ \$0.02121/kWh	\$3.84
	Florida Gross Receipt Tax		\$1.17
	Electric Service Cost		\$46.93

Avg kWh Used Per Day



Current Month's Electric Charges \$46.93

Billing information continues on next page →

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Sub-Account #: 211014451127
Statement Date: 06/02/2025



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

Meter Read

Service Period: 04/02/2025 - 05/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323057	05/01/2025	34,355	34,069		286 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	286 kWh @ \$0.08641/kWh	\$24.71
Fuel Charge	286 kWh @ \$0.03083/kWh	\$8.82
Storm Protection Charge	286 kWh @ \$0.00577/kWh	\$1.65
Clean Energy Transition Mechanism	286 kWh @ \$0.00418/kWh	\$1.20
Storm Surcharge	286 kWh @ \$0.02121/kWh	\$6.07
Florida Gross Receipt Tax		\$1.57
Electric Service Cost		\$62.92

Avg kWh Used Per Day



Current Month's Electric Charges

\$62.92

Billing information continues on next page →




Sub-Account #: 211014451317
Statement Date: 06/02/2025

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

Service Period: 04/23/2025 - 05/21/2025 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 →

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Sub-Account #: 211014451523
Statement Date: 06/02/2025

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

Service Period: 04/23/2025 - 05/21/2025

Rate Schedule: Lighting Service

Charge Details



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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: 06/02/2025

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

Service Period: 04/23/2025 - 05/21/2025

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

\$9,588.64

PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date	<u>6/9/2025</u>
Payable To	<u>Parkway Center CDD</u>
Check Amount	<u>\$1,323.12</u>
Check Description	<u>Series 2018-1 - FY 25 Tax Dist. ID Dist 726</u>
Check Amount	<u>\$599.22</u>
Check Description	<u>Series 2008 - FY 25 Tax Dist. ID Dist 726</u>
Check Amount	<u>\$1,002.67</u>
Check Description	<u>Series 2018-2 - FY 25 Tax Dist. ID Dist 726</u>
Special Instructions	<u>Do not mail. Please give to Eric Davidson</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund		<u>001</u>	
G/L		<u>20702</u>	
Object Code			
Chk	#		Date

PARKWAY CENTER CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	FY 2025	
Net O&M	\$ 980,130.41	53.74%	0.537
Net DS '18-1	\$ 381,719.53	20.93%	0.209
Net DS '08	\$ 172,873.92	9.48%	0.095
Net DS '18-2	\$ 289,270.71	15.86%	0.159
Net Total	1,823,994.58	100.00%	100.00%

100%

Date Received	Amount Received	53.74%	53.74%	20.93%	20.93%	9.48%	9.48%	15.86%	15.86%	Proof	Date Transferred / Distribution ID	Notes / CDD check
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018-1 Debt Service Revenue	Rounded 2018-1 Debt Service Revenue	Raw Numbers 2008 Debt Service Revenue	Rounded 2008 Debt Service Revenue	Raw Numbers 2018-2 AMENITY Debt Service Revenue	Rounded 2018-2 AMENITY Debt Service Revenue			
11/6/2024	15,646.82	8,407.88	8,407.88	3,274.52	3,274.52	1,482.97	1,482.97	2,481.46	2,481.46	(0.01)	Dist 695	1135
11/14/2024	17,747.22	9,536.54	9,536.54	3,714.08	3,714.08	1,682.05	1,682.05	2,814.57	2,814.57	(0.02)	Dist 697	1135
11/22/2024	12,699.16	6,823.94	6,823.94	2,657.64	2,657.64	1,203.60	1,203.60	2,013.98	2,013.98	-	Dist 698	1135
12/6/2024	1,191,240.30	640,117.50	640,117.50	249,298.82	249,298.82	112,902.96	112,902.96	188,921.03	188,921.03	(0.01)	Dist 706	1135
12/3/2024	26,532.59	14,257.39	14,257.39	5,552.65	5,552.65	2,514.70	2,514.70	4,207.85	4,207.85	-	Dist 700	1135
12/16/2024	213,210.53	114,569.49	114,569.49	44,619.99	44,619.99	20,207.59	20,207.59	33,813.46	33,813.46	-	Dist 707	1135
1/7/2025	270,874.79	145,555.60	145,555.60	56,687.78	56,687.78	25,672.88	25,672.88	42,958.54	42,958.54	(0.01)	Dist 709	1136
2/7/2025	18,852.86	10,130.66	10,130.66	3,945.46	3,945.46	1,786.83	1,786.83	2,989.91	2,989.91	-	Dist 713	1142
3/10/2025	7,664.52	4,118.56	4,118.56	1,604.01	1,604.01	726.43	726.43	1,215.53	1,215.53	(0.01)	Dist 716	1147
4/7/2025	31,681.79	17,024.33	17,024.33	6,630.26	6,630.26	3,002.73	3,002.73	5,024.47	5,024.47	-	Dist 719	1152
5/7/2025	4,904.14	2,635.26	2,635.26	1,026.32	1,026.32	464.80	464.80	777.76	777.76	-	Dist 723	1158
6/9/2025	6,322.33	3,397.33	3,397.33	1,323.12	1,323.12	599.22	599.22	1,002.67	1,002.67	(0.01)	Dist 726	
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
TOTAL	1,817,377.05	976,574.46	976,574.48	380,334.65	380,334.65	172,246.74	172,246.76	288,221.23	288,221.23	(0.07)		
Net Total on Roll	1,823,994.58		980,130.41		381,719.53		172,873.92	289,270.71	289,270.71			
Collection Surplus / (Deficit)	(6,617.53)		(3,555.93)		(1,384.88)		(627.16)	(1,049.48)	(1,049.48)			