

**Parkway Center
Community Development District**

August 27, 2025

AGENDA PACKAGE

Zoom Information

Meeting ID: 820 6169 6018 Passcode: 140459

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

**Parkway Center CDD
Board of Supervisors**

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

**Workshop - Wednesday, August 27, 2025 –5:00 p.m.
Budget Public Hearing and Regular Meeting 6:30 p.m.**

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All cellular phones must be turned off during the meeting.

Workshop

- 1. Discussion of Parkway Center CDD Employee Benefits**
- 2. Discussion of 2025 Resident Rental Agreement-Breakdown Time & Penalties & Hurricane Clause**
(items 1 and 2 were continued from the July 23, 2025 regular meeting)

Regular Meeting – 6:30 p.m.

- 1. Pledge of Allegiance**
- 2. Call to Order/Roll Call**
Open the Public Hearing
- 3. Public Hearing for Adoption of the Fiscal Year 2026 Budget**
 - A. Discussion of the Budget**
 - B. Consideration of Resolution 2025-04; Adopting the Fiscal Year 2026 Budget**
 - C. Consideration of Resolution 2025-05; Levying O&M Assessments for FY 2026****Close the Public Hearing**
- 4. Public Comments on Agenda**
- 5. Attorney's Report**
- 6. Landscape Report**
- 7. Aquatic Report**
- 8. Engineer's Report**
- 9. District Manager's Report**
 - A. Consideration of Resolution 2025-06 Adopting the Fiscal Year 2026 Meeting Schedule**
 - B. Consideration of Resolution 2025-07 Adopting the Fiscal Year 2026 Goals & Objectives**
 - C. Quarterly Website Compliance Audit Report**
 - D. Proposal From Illuminations Lighting for Holiday Lighting**
- 10. District On-Site Manager's Report**
 - A. Field Inspection – August 2025**
 - B. Quote from Admiral Furniture**

- 11. Consideration of the Minutes of the July 23, 2025 Meeting**
- 12. Consideration of the Check Register, and Operation & Maintenance Report July 31, 2025**
- 13. Old Business**
- 14. Supervisors' Requests or Comments**
- 15. Public Comments (*Comments limited to (3) minutes Per Speaker*)**
- 16. Adjournment**

The next CDD Meeting is scheduled for Wednesday, September 24, 2025 at 6:30 p.m.

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

<https://myoakcreekcommunity.net>

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

WORKSHOP

1A.

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.

1B.

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

REGULAR MEETING

3A.

Parkway Center
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Approved 5/28/25

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Parkway Center

Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

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

Summary of Revenues, Expenditures and Changes in Fund Balances

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

Summary of Revenues, Expenditures and Changes in Fund Balances

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

Summary of Revenues, Expenditures and Changes in Fund Balances

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

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

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

Estimated Funds Available - 9/30/2025	254,069
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FISCAL YEAR 2026 RESERVE FUND ANALYSIS

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

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

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

Supervisor Fees

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

Onsite Staff

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

District Management

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

Field Management

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

Administration

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

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

Financial/Revenue Collections

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

Rentals and Leases

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

Data Storage

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

Accounting Services

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

Dissemination Agent/Reporting

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

Website Administration Services

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

District Engineer

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

District Counsel

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

Trustee Fees

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

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Financial and Administrative (continued)

Auditing Services

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

Postage, Phone, Faxes, Copies

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

Mailings

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

Professional Services – Arbitrage Rebate

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

Legal Advertising

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

Bank Fees

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

Dues, Licenses and Fees

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

Onsite Office Supplies

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

Website ADA Compliance

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

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Parkway Center

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2026**EXPENDITURES****Insurance****Insurance-General Liability**

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

Public Officials Insurance

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

Property & Casualty Insurance

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

Deductible

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

EXPENDITURES**Utility Services****Electric Utility Services**

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

Streetlights

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

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

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

Gas

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

Facility A/C & Heating R&M

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

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

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

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

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

Athletic Courts and Field Maintenance

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

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

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

Clubhouse Office Supplies

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

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Parkway Center

Community Development District

General Fund

Budget Narrative Fiscal Year 2026

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

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

Sidewalk, Pavement, Signage R&M

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

Trail/Bike Path Maintenance

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

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

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

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

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

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

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

Landscape Maintenance - Contract

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

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Parkway Center

Community Development District

General Fund

Budget Narrative Fiscal Year 2026

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

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

Aquatics – Contract

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

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

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

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

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

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

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

Parkway Center

Community Development District

Debt Service Budgets

Fiscal Year 2026

Parkway Center

Community Development District

Series 2008 Debt Service

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

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

Parkway Center

Community Development District

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

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

Parkway Center

Community Development District

Series 2018-1 Debt Service

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

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

Parkway Center

Community Development District

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

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

Parkway Center

Community Development District

Series 2018-2 Debt Service

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

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

Parkway Center

Community Development District

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

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

Parkway Center

Community Development District

Continued

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

Parkway Center

Community Development District

Debt Service Fund

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

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

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

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

Interest Expense

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

Parkway Center

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Summary of Assessments

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

Notations:

- (1)Annual assessments are adjusted for the 6% County collection costs and statutory early payment discounts.
- (2)Phase 1: Additional 50' lot platted and merged with HOA tract
- (3)Debt Service Assessments are subject to change upon the Eagle's Nest lots plat & levy based on receipt of Certificates of Occupancy
Proposed Budget is based on 42 Eagle's Nest lots with Certificates of Occupancy received (included in the SF 50' line for assessment purposes)
O&M Amenity is based on the Amenity related changes in the expenses which are spread evenly across the properties
- (4)An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

3B.

RESOLUTION 2025-04

**THE ANNUAL APPROPRIATION RESOLUTION OF THE
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
(THE “DISTRICT”) RELATING TO THE ANNUAL
PROPRIATIONS AND ADOPTING THE BUDGET FOR THE
FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING
SEPTEMBER 30, 2026.**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Parkway Center Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 27, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Parkway Center Community Development District for the Fiscal Year Ending September 30, 2026", as adopted by the Board of Supervisors on August 27, 2025.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Parkway Center Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
TOTAL ALL FUNDS	\$_____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 27th day of August, 2025.

ATTEST:

**BOARD OF SUPERVISORS OF THE
PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary

By:_____

Its:_____

3C

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parkway Center Community Development District (the “District”) is a local unit of special-purpose government established by Hillsborough County for the purpose of providing operating and maintaining infrastructure improvements, facilities and services to the lands within the District and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’ adopted Engineer’s Report and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the Districts budget for Fiscal Year 2025/2026 (the “Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Districts budget for Fiscal Year 2025/2026; and

WHEREAS, the provision of such services, facilities and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of Parkway Center Community Development District (the “Assessment Roll”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described

in **Exhibit “A”** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibit “A”**.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapters 170, 190 and 197, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with **Exhibit “A”**.

SECTION 3. COLLECTION AND DUE DATE. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected directly by the District shall be due to the District by November 1, 2025.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby adopted.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the Hillsborough County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Districts Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Parkway Center Community Development District.

PASSED AND ADOPTED this 27th day of August, 2025.

ATTEST:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Name: _____
Chairman/Vice Chairman

Exhibit “A” Fiscal Year 2025/2026 Operations and Maintenance Budget

Exhibit “B” Fiscal Year 2025/2026 Assessment Roll (including debt service)

Sixth Order of Business

6A



Proposal

Proposal No.: 357584

Proposed Date: 08/18/25

PROPERTY:	FOR:
Parkway Center CDD Inframark CDD Payables Lock box 7461 S Falkenburg Rd Riverview, FL 33578	Remove 2 pine trees on Spruce Creek dr



Proposal provide for remove dead pine tree and leaning pine tree in the back of 9069 Spruce Creek 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, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

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

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury 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.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Tree Removal			\$1,996.80
Tree Removal - Large (Flush Cut)	2.00	CT	
Total:			\$1,996.80

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

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

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

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

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

_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date

6B



Proposal

Proposal No.: 357577
Proposed Date: 08/18/25

PROPERTY:	FOR:
Parkway Center CDD Inframark CDD Payables Lock box 7461 S Falkenburg Rd Riverview, FL 33578	Remove Dead Pine Tree along Still Creek dr





Proposal provide for remove 7 dead pine trees along Still Creek dr pines are being impacted by the Southern Pine Beetle.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks

and resident areas will be cleaned up on a daily basis.

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

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Tree Removal			\$2,450.00
Tree Removal - Med (Flush Cut)	7.00	CT	
Total:			\$2,450.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Ninth Order of Business

9A

RESOLUTION 2025-06

**A RESOLUTION OF THE PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE ANNUAL MEETING SCHEDULE FOR FISCAL
YEAR 2025/2026**

WHEREAS, The Parkway Center Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2025.

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Alba Sanchez
Assistant Secretary

Chairman

Proposed
 Notice of Fiscal Year 2026 Meetings
 Parkway Center
 Community Development District

The Board of Supervisors of the Parkway Center Community Development District will hold the meetings for Fiscal Year 2026 at the Parkway Center CDD Clubhouse, 7461 S Falkenburg Road Riverview, Florida 33578 on the fourth Wednesday of every month at 6:30 p.m. at as follows:

October 22, 2025
 November 26, 2025
 December 24, 2025 * TBD
 January 28, 2026
 February 25, 2026
 March 25, 2026
 April 22, 2026
 May 27, 2026 (propose budget)
 June 24, 2026
 July 22, 2026
 August 26, 2026 (adopt budget)
 September 23, 2026

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Alba Sanchez
 Manager

9B

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Parkway Center Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 27th day of August, 2025.

ATTEST:

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

**Parkway Center Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third-party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair: _____

Date: _____

Printed Name:

Parkway Center Community Development District

Assistant Secretary: _____

Date: _____

Printed Name: Alba Sanchez

Parkway Center Community Development District

9C



Quarterly Compliance Audit Report

Parkway Center CDD

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

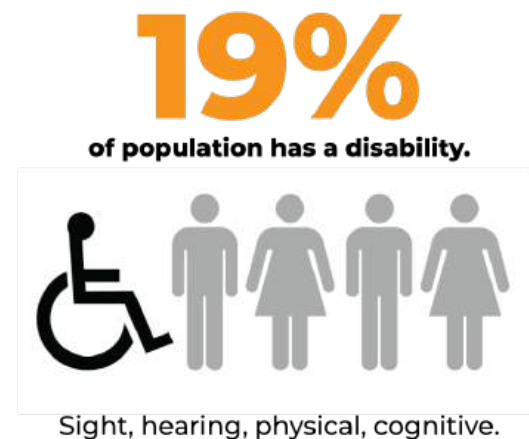
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

9D.

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Parkway Center CDD
210 North University Dr; Suite 702
Coral Springs, FL 33071

JOB DESCRIPTION			
Parkway Center CDD Holiday Lighting and Decoration at the following entrance signs:			
North Entrance	Amberly	Summer Wood	Pine Ridge (2 entrance signs)
Belmont	Hamlet	South Entrance	Main Entrance - back community
N and S Sanctuary	Harvest Glenn	Baywood	

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Entrance		
Monuments	Install lighted wreaths with bows on 10 entry monument columns	\$12,500.00
	North Main Entrance	
	Install clear C9s across the top of black fencing	
	Install clear C9s across the top of entrance sign	
	Install lighted wreaths with bows on entry monument columns	
	Install clear mini lights in 3 Palm trees in front of entrance sign	
	Roundabout (North part of community)	
	Install clear mini lights in Oak tree - center of round about	
	Roundabout (South part of community)	
	Install clear mini lights in Oak tree - center of round about	
	South Main Entrance	
	Install lighted wreaths with bows on entry monument columns	
	Install clear mini lights in 6 Oak trees (3 exit side / 3 entrance side)	
	Amenity Center	
	Install warm white, C9s on lower and upper level of the Amenity Center (Clubhouse)	3,750.00
	Install wreath with lights and bow on front center gable of Amenity Center	
	Maintenance throughout holiday season	
	Requires 50% Deposit	
TOTAL ESTIMATED JOB COST		\$16,250.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Please note: Loss of material due to theft or vandalism is reimbursable at cost

* Remaining balance of project due upon receipt of invoice after installation.

Tim Gay

PREPARED BY

8/18/2025

DATE

AUTHORIZED SIGNATURE FOR PARKWAY CENTER MAIN CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Parkway Center CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

TENTH ORDER OF BUSINESS

10A



Parkway Center CDD

Field Inspection - August 2025

Wednesday, August 13, 2025

Prepared For Parkway Center CDD Board Of Supervisors

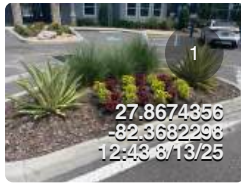
22 Items Identified



Item 1

Assigned To: Inframark

Please provide a proposal for vinyl fence repair along the conservation area behind the clubhouse.



Item 2

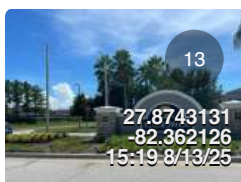
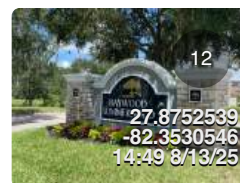
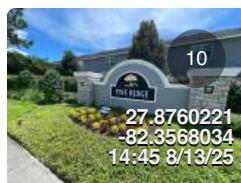
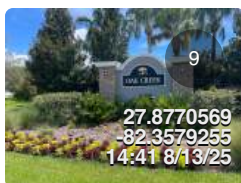
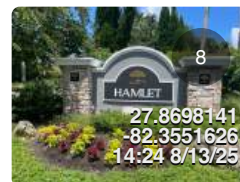
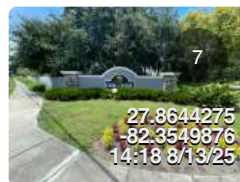
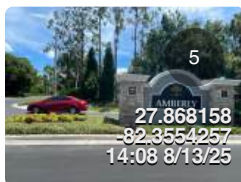
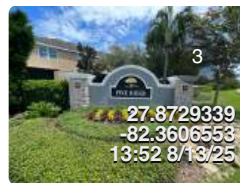
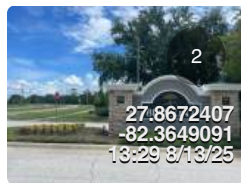
Assigned To: LMP

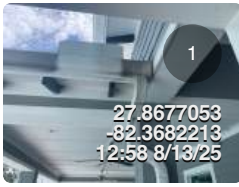
New annuals (Coleus) have been installed in the planter in front of the clubhouse.

Item 3

Assigned To: LMP/Munyon

At all of the monuments, new annuals have been installed and painting has either been completed or is in progress.





Item 4

Assigned To: Inframark

Please provide a quote to repair/clean the gutters at the clubhouse.
Consult with the on site manager for details.



Item 5

Assigned To: Inframark

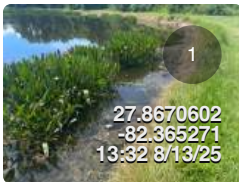
Please provide a proposal for a new fire pit with installation at the clubhouse.



Item 6

Assigned To: Inframark

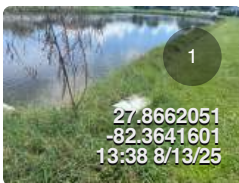
Please provide a proposal to install pool fabric upholstery. Materials and a final count will be provided.



Item 8

Assigned To: Aquatic Weed Control

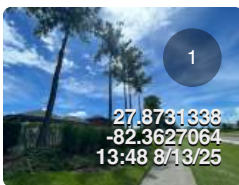
Remove the trash from pond 11.



Item 9

Assigned To: LMP

Keep the weeds trimmed away from the aerator control box at pond 9.



Item 10

Assigned To: N/A

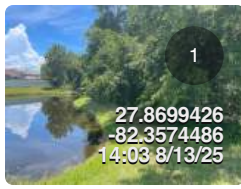
Continuing to monitor the health of the trees that were trimmed on CDD property without authorization on S Falkenburg Rd.



Item 12

Assigned To: LMP

Keep the weeds maintained and out of the rocks at the Harvest Glenn entrance.



Item 14

Assigned To: LMP

Keep the conservation areas pushed back around the pond banks throughout the district. Pond 7 pictured.

Item 15

Assigned To: Hillsborough County

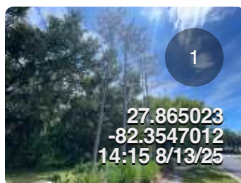
Still Creek Dr and surrounding streets have been repaved.



Item 17

Assigned To: LMP

Remove the brush pile at Mocassin Trail Dr and trim trees within contractual height.



Item 18

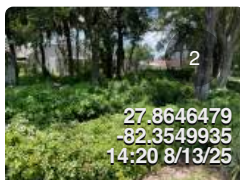
Assigned To: LMP

New proposal for tree removals needed.

Item 20

Assigned To: LMP

Trim the White Star Jasmine, Hawthorne, and all other landscaping at the Riverview Dr entrance.





Item 21

Assigned To: LMP

Pull the Perennial Peanuts that have encroached into the Juniper at the Hamlet monument.



Item 22

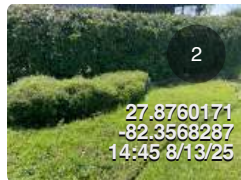
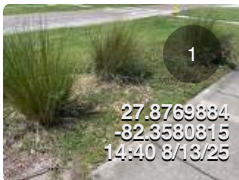
Assigned To: Munyon

The painting at the southern Sanctuary monument had to be paused for bee removal. Bees have been relocated and painting will resume.

Item 23

Assigned To: LMP

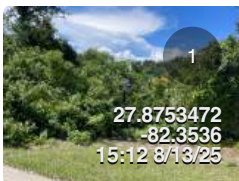
Keep the weeds maintained along S Falkenburg and Castle Creek Dr.



Item 25

Assigned To: LMP

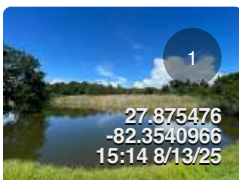
The Jasmine still needs to be replaced under warranty at the northern Sanctuary monument.



Item 27

Assigned To: LMP

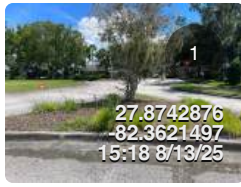
Cut back the overgrowth around the No Trespassing signs on Castle Creek Dr.



Item 28

Assigned To: Aquatic Weed Control

Please reduce the volume of cattails in pond 4.



Item 29

Assigned To: LMP

Treat the weeds and remove the Traveler Palmetto and Spanish Moss from the island on Castle Creek Dr.

10B



Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-53100-00004218

Created Date 7/24/2025

Opportunity Owner ADAM FARRELL

Prepared By ADAM FARRELL

Email adamf@admiralfurniture.com

Bill To PARKWAY CENTER CDD

Bill to Address 7461 SOUTH FALKENBURG ROAD
RIVERVIEW, FL 33578
US

Bill to Contact Name DALE WETZEL - 813 458-9572
and Phone

Bill to Email alba.sanchez@inframark.com

Ship To

PARKWAY CENTER CDD

Ship to Address

7461 SOUTH FALKENBURG ROAD
RIVERVIEW, FL 33578
US

Ship to Contact
Name and Phone





DALE WETZEL - 813 458-9572

Payment Terms 50% DEPOSIT / BALANCE PRIOR TO
SHIPMENT


FOB Point ORIGIN

Carrier BEST WAY

Date Scheduled 9/1/2025

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
FR854FMC-B		9 FT FIBERGLASS MARKET UMBRELLA - CRANK/NO TILT - GRADE B	\$621.14	2.00	\$1,242.27	
APF - ADIRONDACK - NF		POLYWOOD NON-FOLDING ADIRONDACK CHAIR	\$490.91	4.00	\$1,963.62	
9973 - RE-SLING		RE-SLING CHAISE LOUNGE	\$142.11	23.00	\$3,268.53	
SURCHARGE		SURCHARGE	\$194.23	1.00	\$194.23	TARIFF SURCHARGE



SHIPPING - NT		SHIPPING (NON TAX)	\$850.00	1.00	\$850.00
---------------	---	--------------------	----------	------	----------

Subtotal	\$7,518.65
Sales Tax	\$0.00
Total	\$7,518.65

ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

Approved By: _____ Date: _____

By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please verify billing and shipping addresses, quantities, model number and color selections.

A/P Contact: _____ Email: _____ Phone: _____

TERMS AND CONDITIONS

Pricing: Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards. All furniture remains the property of Admiral Furniture LLC until the invoice is paid in full.

Returns/Cancellations: No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

Freight: All products are shipped FOB / Factory. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Purchaser must note any damage or missing items on the freight bill upon delivery and contact the seller within three (3) business days.

FREIGHT AND SALES TAX ARE ESTIMATES ONLY AND MAY BE SUBJECT TO CHANGE BASED ON FINAL DESTINATION AND DATE OF SHIPMENT. ADDITIONAL FREIGHT OR SALES TAX ARE THE RESPONSIBILITY OF THE PURCHASER AND SUBJECT TO CURRENT PAYMENT TERMS.

Eleventh Order of Business

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

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

Present and constituting a quorum were:

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

Also present were:

Alba Sanchez	District 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

There were none.

FOURTH ORDER OF BUSINESS

Attorney Report

No report.

FIFTH ORDER OF BUSINESS

Landscape Report

Mr. David Manfrin of LMP was in attendance.

On MOTION by Ms. Ward seconded by Ms. O'Connor, with all in favor, LMP proposal #351783 for new annual rotation in the amount of \$3,985 was approved. 4-0
--

On MOTION by Ms. O'Connor seconded by Ms. Ward, with all in favor, LMP proposal #351330 for removal of dead Palms and Pine trees in the amount of \$2,650 was approved. 4-0

JULY 23, 2025

PARKWAY CENTER CDD

SIXTH ORDER OF BUSINESS

Aquatic Report

No report.

SEVENTH ORDER OF BUSINESS

Engineer's Report

No report.

EIGHTH ORDER OF BUSINESS

District Manager's Report

A. Discussion of Parkway Center CDD Employee Benefits

B. Discussion of 2025 Resident Rental Agreement-Breakdown Time & Penalties & Hurricane Clause

The Board requested scheduling a workshop meeting on August 27, 2025 at 5:00 PM at the Parkway Clubhouse to discuss today's agenda items 8A, Discussion of Parkway Center Employee Benefits and 8B, Discussion of the 2025 Rental Agreement-Breakdown Time & Penalties and Hurricane Clause.

C. LMP Storm Readiness Plan

On MOTION by Ms. O'Connor seconded by Mr. Miller, with all in favor, providing the amount of not to exceed \$10,000 to LMP for recovery after a named storm was approved. 4-0

NINTH ORDER OF BUSINESS

District On-Site Manager's Report

A. Field Inspection – June 2025

B. Neptune Multi Services-Estimate 153 For Pool Paver Repairs

This item was not discussed.

On MOTION by Ms. O'Connor seconded by Ms. Ward, with all in favor, the 60-foot fence installation around the pond only for \$1,800 and material and installation with concrete base in the amount of \$1,750 was approved. 4-0

C. Texacraft Proposal for Pool Umbrella and Chair Replacement

This item was tabled until a second proposal from Admiral Furniture is received.

TENTH ORDER OF BUSINESS

Consideration of the Minutes of the June 25, 2025 Meeting

The following corrections were made to the June 25th meeting minutes: misspelling of Ms. O'Connor at the fourth order of business, correct the name of the resident owner who made a comment to Ms. Ann Marie Capuoci, under request for Job Description the Supervisors name should be Ms. Claudia Bryant, not Mrs. Ward.

On MOTION by Ms. O'Connor seconded by Ms. Ward, with all in favor, the minutes of the June 25, 2025 meeting were approved as amended. 4-0

ELEVENTH ORDER OF BUSINESS

Consideration of the Financials, Check Register & O&M Report June 30, 2025

On MOTION by Ms. Ward seconded by Ms. O'Connor, with all in favor, the June 30, 2025 Financial Report, O&M Report and Check Register were accepted. 4-0

An inventory of the last twelve (12) months of credit card transactions for clubhouse operations and getting additional information from the clubhouse manager was requested by the Board.

TWELFTH ORDER OF BUSINESS

Old Business

None.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests or Comments

The Chairman requested that LMP take a look at the Crepe Myrtle that is leaning across Belmont Entrance leaning over the hedges.

Ms. Ward reported she has a vendor to work on the fire pit.

Ms. Bryant reported the need to purchase three wireless microphones for the Zoom meetings.

FOURTEENTH ORDER OF BUSINESS

Public Comments

Mr. Danny Fleary provided a compliment on the hot tub being operational as he enjoys the amenity.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. O'Connor seconded by Mr. Miller, with all in favor, the meeting was adjourned at 8:43 p.m. 4-0.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson

Twelfth Order of Business

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100133	07/03/25	V00119	GRAU & ASSOCIATES	27927	audit fye 09/30/2024	AUDIT	532002-51301	\$7,600.00
001	100134	07/03/25	V00199	INFRAMARK LLC	152944	July 2025 management contract	DISTRICT INVOICE	532001-51301	\$2,389.75
001	100134	07/03/25	V00199	INFRAMARK LLC	152944	July 2025 management contract	DISTRICT INVOICE	531142-51301	\$500.00
001	100134	07/03/25	V00199	INFRAMARK LLC	152944	July 2025 management contract	DISTRICT INVOICE	531150-51301	\$2,403.33
001	100134	07/03/25	V00199	INFRAMARK LLC	152944	July 2025 management contract	DISTRICT INVOICE	531122-53908	\$2,308.92
001	100134	07/03/25	V00199	INFRAMARK LLC	152944	July 2025 management contract	DISTRICT INVOICE	531020-51301	\$266.67
001	100135	07/08/25	V00007	FIRST CHOICE AQUATIC WEED	111667	June 2025 Monthly waterway serv	WATERWAY MAINT.	531085-53908	\$1,846.00
001	100136	07/08/25	V00247	ENVERA SYSTEMS	757708	July 2025 Envera video monitoring	SECURITY SERVICE	534174-53600	\$1,194.14
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	343756	July 2025 grinding stumps at clubhouse	IRRIGATION	546036-53908	\$665.60
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	343759	July 2025 irrigation repairs	IRRIGATION	546930-53908	\$202.67
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	343761	July 2025 controller I repairs	IRRIGATION	546930-53908	\$125.78
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	343763	July 30 Controller H inspection	IRRIGATION	546930-53908	\$72.74
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	343757	July 2025 replace palm tree in danger of falling on blue beech	IRRIGATION	546036-53908	\$2,679.25
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	344026	July 2025 lawn maintenance contract	IRRIGATION	534171-53908	\$18,917.75
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	343765	July 2025 wet check inspection	IRRIGATION	546930-53908	\$166.43
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	343762	July 2025 Controller J inspection	IRRIGATION	546930-53908	\$193.21
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	343760	July 2025 Controller B repairs	IRRIGATION	546930-53908	\$65.06
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	343766	July 2025 Controller E repairs	IRRIGATION	546930-53908	\$22.33
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	343755	June 2025 Removing falling tree from the clubhouse	IRRIGATION	546036-53908	\$1,650.00
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	343758	July 2025 Jasmine fill in at still creek	IRRIGATION	546036-53908	\$619.62
001	100137	07/08/25	V00010	LANDSCAPE MAINTENANCE	343764	July 2025 wet check repairs	IRRIGATION	546930-53908	\$129.67
001	100138	07/08/25	V00278	S2W SECURITY LLC	INV-4680	July 2025 Security Services	SECURITY weekly	534174-53908	\$1,430.00
001	100139	07/23/25	V00010	LANDSCAPE MAINTENANCE	345069	July 2025 irrigation repairs	IRRIGATION	546930-53908	\$35.26
001	100139	07/23/25	V00010	LANDSCAPE MAINTENANCE	345067	July 2025 Controller E module alarm	IRRIGATION	546930-53908	\$595.63
001	100139	07/23/25	V00010	LANDSCAPE MAINTENANCE	345064	July 2025 Controller H	IRRIGATION	546930-53908	\$385.87
001	100139	07/23/25	V00010	LANDSCAPE MAINTENANCE	345066	July 2025 Controller G lightning strike	IRRIGATION	546930-53908	\$3,460.11
001	100139	07/23/25	V00010	LANDSCAPE MAINTENANCE	345065	July 2025 Amberly Entrance Controller C	IRRIGATION	546930-53908	\$155.68
001	100139	07/23/25	V00010	LANDSCAPE MAINTENANCE	345068	July 2025 leak at clubhouse utility box	IRRIGATION	546930-53908	\$42.04
001	100140	07/23/25	V00118	BURR & FORMAN LLP	1577473	July 2025 legal services	LEGAL COUNSEL	531146-51401	\$585.00
001	100141	07/23/25	V00278	S2W SECURITY LLC	INV-4682	15 July 2025 Security Invoice	security	534174-53908	\$1,391.00
001	100142	07/23/25	V00283	HILLSBOROUGH COUNTY OFFICE OF THE FIRE MARSHAL	063025-7955	June 2025 fire marshal annual inspection	annul inspection	546996-57201	\$55.00
001	100143	07/23/25	V00011	STANTEC CONSULTING	2420787	Engineer Services July 2025	DISTRICT ENGINEER	531147-51301	\$5,463.25
001	100144	07/23/25	V00199	INFRAMARK LLC	154331	July 2025 postage	DISTRICT INVOICE	541024-51301	\$2.76
001	100145	07/23/25	V00282	R MARSHALL RAINEY PA	2025-602	Legal services June 2025	legal services	531146-51401	\$4,620.00
001	100146	07/23/25	V00284	TEM SYSTEMS INC	111133	July 2025 Work order 12862	security	534174-53908	\$820.00
001	1169	07/14/25	V00253	BLUE LIFE POOL SERVICE LLC	18849	Pool contract June 2025	POOL SERVICE	546074-53908	\$1,660.00
001	1169	07/14/25	V00253	BLUE LIFE POOL SERVICE LLC	19102	SHOCK the pool July 2025	POOL SERVICE	546074-53908	\$450.00
001	1169	07/14/25	V00253	BLUE LIFE POOL SERVICE LLC	19104	July 2025 Line feeder for the chlorine	POOL SERVICE	546074-53908	\$178.00
001	1169	07/14/25	V00253	BLUE LIFE POOL SERVICE LLC	18037	May 2025 Pool services	POOL SERVICE	546074-53908	\$1,600.00
001	1169	07/14/25	V00253	BLUE LIFE POOL SERVICE LLC	16758	SPA acid Wash	POOL SERVICE	546074-53908	\$500.00
001	1170	07/14/25	V00243	US BANK	7793473	prof trustee expense	trustee expense	531045-53908	\$4,770.63
001	1171	07/24/25	V00275	CLAUDIA BRYANT	CB-072325	BOARD 7/23/25	Supervisor Fees	511100-51101	\$200.00
001	1172	07/24/25	V00236	JO ANN WARD	JW-072325	BOARD 7/23/25	Supervisor Fees	511100-51101	\$200.00
001	1173	07/24/25	V00171	KOKO L. MILLER	KM-072325	BOARD 7/23/25	Supervisor Fees	511100-51101	\$200.00
001	1174	07/24/25	V00183	TANYA O'CONNOR	TO-072325	BOARD 7/23/25	Supervisor Fees	511100-51101	\$200.00
001	1175	07/29/25	V00287	GMS SOUTHEAST INC	1440177-00	EPS FOAM	Miscellaneous Services	549001-53908	\$3,195.00
001	300102	07/01/25	V00069	CHARTER COMMUNICATIONS ACH	2463929061425 ACH	June 2025 Spectrum services	INTERNET	534174-53908	\$371.92
001	300108	07/08/25	V00015	BOCC HILLSBOROUGH COUNTY ACH	061825-2368 ACH	June 2025 water sewage	WATER	543018-53600	\$958.02
001	300111	07/18/25	V00244	TECO ACH	070725-0319 ACH	July 2025 TECO	ELECTRIC	543013-53100	\$9,682.82
001	300112	07/21/25	V00059	HILLSBOROUGH COUNTY BOCC ACH	071825-2368 ACH	July 2025 BOCC	WATER sewage	543018-53908	\$2,221.83
001	300113	07/24/25	V00108	NAVITAS CREDIT CORP -ACH	070425 ACH	Credit card Purchases July 2025	EQUIPMENT	549001-57201	\$1,161.40
001	300114	07/14/25	V00189	DOORKING INC. ACH	2544993 ACH	DOORKING SVCS	Clubhouse Security Systems	534174-53908	\$34.95
001	300116	07/29/25	V00244	TECO ACH	070825-5560 ACH	July 2025 TECO	ELECTRIC	543013-53100	\$1,380.02
001	300117	07/29/25	V00244	TECO ACH	070825-0609 ACH	July 2025 TECO	ELECTRIC	543013-53100	\$161.26
001	300118	07/29/25	V00244	TECO ACH	070825-0369 ACH	July 2025 TECO	ELECTRIC	543013-53100	\$654.93
001	300119	07/29/25	V00244	TECO ACH	070825-0146 ACH	July 2025 TECO	ELECTRIC	543013-53100	\$829.58
001	300120	07/29/25	V00244	TECO ACH	070825-1963 ACH	July 2025 TECO	ELECTRIC	543013-53100	\$310.89
001	300121	07/30/25	V00069	CHARTER COMMUNICATIONS ACH	2463929071425 ACH	Spectrum July 2025	INTERNET	534397-53908	\$371.92
001	300123	07/25/25	V00108	NAVITAS CREDIT CORP -ACH	070425-2792 ACH	EQUIPMENT	Playground Equipment and Maintenance	546996-57201	\$319.46
001	300124	07/25/25	V00268	BANKUNTIED CC PMT	063025-8747 ACH	CC PAYMENT JULY 25	Playground Equipment and Maintenance	546996-57201	\$59.08
Fund Total									\$94,732.23

SERIES 2008 DEBT SERVICE FUND - 201

201	1168	07/09/25	V00115	PARKWAY CENTER CDD	06182025 - 728	FY25 TAX DIST ID 728	SERIES 2008 FY25 TAX DIST ID 728	103200	\$1,085.18
Fund Total									\$1,085.18

SERIES 2018-1 DEBT SERVICE FUND - 202

202	1168	07/09/25	V00115	PARKWAY CENTER CDD	06182025 - 728	FY25 TAX DIST ID 728	SERIES 2018-1 FY25 TAX DIST ID 728	103200	\$2,396.17
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Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund Total	\$2,396.17
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SERIES 2018-2 DEBT SERVICE FUND - 203

Fund Total	\$1,815.84
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Total Checks Paid	\$100,029.42
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July 2025 Meeting

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	7/7/2025	19104	\$178.00	\$178.00	POOL SERVICE
BLUE LIFE POOL SERVICE LLC	5/1/2025	18037	\$1,600.00	\$1,600.00	POOL SERVICE
DOORKING INC. ACH	7/14/2025	2544993 ACH	\$34.95	\$34.95	DOORKING SVCS
INFRAMARK LLC	7/1/2025	152944	\$2,389.75		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152944	\$500.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152944	\$2,403.33		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152944	\$2,308.92		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152944	\$266.67	\$7,868.67	DISTRICT INVOICE
INFRAMARK LLC	7/16/2025	154331	\$2.76	\$2.76	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	7/14/2025	345065	\$155.68	\$155.68	IRRIGATION
LANDSCAPE MAINTENANCE	7/28/2025	346655	\$141.68	\$141.68	IRRIGATION
NAVITAS CREDIT CORP -ACH	6/4/2025	060425-2792 ACH	\$319.46	\$319.46	EQUIPMENT
NAVITAS CREDIT CORP -ACH	7/4/2025	070425-2792 ACH	\$319.46	\$319.46	EQUIPMENT
REPUBLIC SERVICES #696 ACH	6/17/2025	0696-001278980 ACH	\$360.58	\$360.58	GARBAGE
S2W SECURITY LLC	7/1/2025	INV-4680	\$1,430.00	\$1,430.00	SECURITY weekly
S2W SECURITY LLC	7/15/2025	INV-4682	\$1,391.00	\$1,391.00	security
STANTEC CONSULTING	7/8/2025	2420787	\$5,463.25	\$5,463.25	DISTRICT ENGINEER
Monthly Contract Subtotal			\$19,265.49	\$19,265.49	
Variable Contract					
DECISIONHR	6/27/2025	250090190014 ACH	\$1,998.86	\$1,998.86	PAYROLL 01/10/25
DECISIONHR	6/16/2025	250090190013 ACH	\$2,306.16	\$2,306.16	PAYROLL 06/2025
DECISIONHR	7/11/2025	250090190015 ACH	\$2,245.14	\$2,245.14	PAYROLL 07/11/25
DECISIONHR	7/25/2025	250090190016 ACH	\$1,998.86	\$1,998.86	PAYROLL 07/25/25
LANDSCAPE MAINTENANCE	7/28/2025	346653	\$280.98	\$280.98	IRRIGATION
Variable Contract Subtotal			\$8,830.00	\$8,830.00	
Utilities					
HILLSBOROUGH COUNTY BOCC ACH	7/18/2025	071825-2368 ACH	\$2,221.83	\$2,221.83	WATER sewage
REPUBLIC SERVICES #696 ACH	5/17/2025	0696-001272224 ACH	\$362.61	\$362.61	GARBAGE
TECO ACH	7/8/2025	070825-5560 ACH	\$1,380.02	\$1,380.02	ELECTRIC
TECO ACH	7/7/2025	070725-0319 ACH	\$9,682.82	\$9,682.82	ELECTRIC
TECO ACH	7/8/2025	070825-0609 ACH	\$161.26	\$161.26	ELECTRIC

July 2025 Meeting

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	7/8/2025	070825-0369 ACH	\$654.93	\$654.93	ELECTRIC
TECO ACH	7/8/2025	070825-0146 ACH	\$829.58	\$829.58	ELECTRIC
TECO ACH	7/8/2025	070825-1963 ACH	\$310.89	\$310.89	ELECTRIC
Utilities Subtotal			\$15,603.94	\$15,603.94	
Regular Services					
BANKUNTIED CC PMT	6/30/2025	063025-8747 ACH	\$59.08	\$59.08	CC PAYMENT JULY 25
BANKUNTIED CC PMT	5/31/2025	053125-8747 ACH	\$756.27	\$756.27	CC PAYMENT JUNE 25
BLUE LIFE POOL SERVICE LLC	7/1/2025	18849	\$1,660.00	\$1,660.00	POOL SERVICE
BLUE LIFE POOL SERVICE LLC	7/7/2025	19102	\$450.00	\$450.00	POOL SERVICE
BLUE LIFE POOL SERVICE LLC	12/27/2024	16758	\$500.00	\$500.00	POOL SERVICE
BURR & FORMAN LLP	7/18/2025	1577473	\$585.00	\$585.00	LEGAL COUNSEL
CHARTER COMMUNICATIONS ACH	7/14/2025	2463929071425 ACH	\$371.92	\$371.92	INTERNET
CLAUDIA BRYANT	7/23/2025	CB-072325	\$200.00	\$200.00	BOARD 7/23/25
DOORKING INC. ACH	6/14/2025	2523829 ACH	\$34.95	\$34.95	DOORKING SVCS
ENVERA SYSTEMS	7/1/2025	757708	\$1,194.14	\$1,194.14	SECURITY SERVICE
FIRST CHOICE AQUATIC WEED	6/30/2025	111667	\$1,846.00	\$1,846.00	WATERWAY MAINT.
GMS SOUTHEAST INC	7/23/2025	1440177-00	\$3,195.00	\$3,195.00	EPS FOAM
GRAU & ASSOCIATES	7/1/2025	27927	\$7,600.00	\$7,600.00	AUDIT
HILLSBOROUGH COUNTY OFFICE OF THE FIRE MARSHALL	6/30/2025	063025-7955	\$55.00	\$55.00	annul inspection
JO ANN WARD	7/23/2025	JW-072325	\$200.00	\$200.00	BOARD 7/23/25
KOKO L. MILLER	7/23/2025	KM-072325	\$200.00	\$200.00	BOARD 7/23/25
LANDSCAPE MAINTENANCE	6/30/2025	343756	\$665.60	\$665.60	IRRIGATION
LANDSCAPE MAINTENANCE	6/30/2025	343759	\$202.67	\$202.67	IRRIGATION
LANDSCAPE MAINTENANCE	6/30/2025	343761	\$125.78	\$125.78	IRRIGATION
LANDSCAPE MAINTENANCE	6/30/2025	343763	\$72.74	\$72.74	IRRIGATION
LANDSCAPE MAINTENANCE	6/30/2025	343757	\$2,679.25	\$2,679.25	IRRIGATION
LANDSCAPE MAINTENANCE	7/1/2025	344026	\$18,917.75	\$18,917.75	IRRIGATION
LANDSCAPE MAINTENANCE	6/30/2025	343765	\$166.43	\$166.43	IRRIGATION
LANDSCAPE MAINTENANCE	6/30/2025	343762	\$193.21	\$193.21	IRRIGATION
LANDSCAPE MAINTENANCE	6/30/2025	343760	\$65.06	\$65.06	IRRIGATION
LANDSCAPE MAINTENANCE	6/30/2025	343766	\$22.33	\$22.33	IRRIGATION
LANDSCAPE MAINTENANCE	6/30/2025	343755	\$1,650.00	\$1,650.00	IRRIGATION
LANDSCAPE MAINTENANCE	6/30/2025	343758	\$619.62	\$619.62	IRRIGATION

July 2025 Meeting

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
LANDSCAPE MAINTENANCE	6/30/2025	343764	\$129.67	\$129.67	IRRIGATION
LANDSCAPE MAINTENANCE	7/14/2025	345069	\$35.26	\$35.26	IRRIGATION
LANDSCAPE MAINTENANCE	7/14/2025	345067	\$595.63	\$595.63	IRRIGATION
LANDSCAPE MAINTENANCE	7/14/2025	345064	\$385.87	\$385.87	IRRIGATION
LANDSCAPE MAINTENANCE	7/14/2025	345066	\$3,460.11	\$3,460.11	IRRIGATION
LANDSCAPE MAINTENANCE	7/14/2025	345068	\$42.04	\$42.04	IRRIGATION
LANDSCAPE MAINTENANCE	7/28/2025	346654	\$548.51	\$548.51	IRRIGATION
NAVITAS CREDIT CORP -ACH	6/4/2025	060425-9292 ACH	\$766.03	\$766.03	EQUIPMENT
NAVITAS CREDIT CORP -ACH	7/4/2025	070425 ACH	\$1,161.40	\$1,161.40	EQUIPMENT
R MARSHALL RAINEY PA	6/11/2025	2025-602	\$4,620.00	\$4,620.00	legal services
TANYA O'CONNOR	7/23/2025	TO-072325	\$200.00	\$200.00	BOARD 7/23/25
TEM SYSTEMS INC	7/7/2025	I11133	\$820.00	\$820.00	security
US BANK	6/25/2025	7793473	\$4,770.63	\$4,770.63	trustee expense
Regular Services Subtotal			\$61,822.95	\$61,822.95	
Additional Services					
PARKWAY CENTER CDD	6/18/2025	06182025 - 728	\$1,085.18		SERIES 2008 FY25 TAX DIST ID 728
PARKWAY CENTER CDD	6/18/2025	06182025 - 728	\$2,396.17		SERIES 2018-1 FY25 TAX DIST ID 728
PARKWAY CENTER CDD	6/18/2025	06182025 - 728	\$1,815.84	\$5,297.19	SERIES 2018-2 FY25 TAX DIST ID 728
Additional Services Subtotal			\$5,297.19	\$5,297.19	
TOTAL			\$110,819.57	\$110,819.57	

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
19104	07/07/2025	\$178.00	08/06/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	LINE FEEDER.	LINE FEDDER FOR THE CHLORINE	1	49.00	49.00
	HOSE FEEDER.	NEW HOSE FOR FEEDERS.	1	69.00	69.00
	LABOR REPAIR	FULL INSTALLATION	1	60.00	60.00

SUBTOTAL	178.00
TAX	0.00
TOTAL	178.00
BALANCE DUE	\$178.00

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
18037	05/01/2025	\$1,600.00	05/31/2025	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

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #

2544993

STATEMENT DATE

July 14, 2025

SUBSCRIBER

Monica Alvarez
Parkway Center CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

User ID: **ParkwayCenter**

Period Starts: June 14, 2025
Period Ends: July 13, 2025

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

Payments

Date	Details	Amount
6/14/2025	Credit: Autopay	(\$32.95)
6/14/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
6/14/2025	7/13/2025		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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

152944

CUSTOMER ID

C2303

PO#**DATE**

7/1/2025

NET TERMS

Due On Receipt

DUE DATE

7/1/2025

BILL TO

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

Services provided for the Month of: July 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

BILL TO

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

INVOICE#

154331

CUSTOMER ID

C2303

PO#**DATE**

7/16/2025

NET TERMS

Due On Receipt

DUE DATE

7/16/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	2.76		2.76
Subtotal					2.76

Subtotal	\$2.76
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Tax	\$0.00
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Total Due	\$2.76
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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.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 345065

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

Date	Due Date
07/14/25	8/13/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$155.68

#349450 - Amberly Entrance Controller C zone 15

The following repairs are necessary to return the zone to operational condition. The zone does not run. The solenoid has failed.

Control Components - 07/02/2025

Irrigation Tech Labor	0.75HR	\$65.00	\$48.75
PT-WC5-TN King tan wire connector	2.00EA	\$3.52	\$7.04
Rain Bird G4 Solenoid Assembly for PGA PEB and GB Valves	1.00EA	\$99.89	\$99.89

Grand Total **\$155.68**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$4,674.59	\$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



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CDD

Date: 7/15/25
Technician: Tom
Arrive/ Depart: 7:10 - 8:30 / 1
Agenda Page 110

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

Clock Type/ #	Rainbird ESPM63 / Controller F				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	Y	Time/Date Adjust	Y	(N)			12:00pm			12:00pm
Rain Sensor	bad	Battery Replaced	Y	(N)					7:00pm			7:00pm
Notes:					Pgm A	1						
					2							
					Pgm B	1						
					2							
					Pgm C	1						
					2							
					Pgm D	1						
					2							

Zone #	Type	A	B	C	D	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
								Labor	Hrs	Rate	Amount
1	R/S	1:40					1 rotor	Supervisor:	0.75	65.00	48.75
2	S	1:20					ok	Technician:			
3	S	1:15					ok	Total Labor Charges \$			
4	S	1:35					ok				
5	R	1:45					ok				
6	S	1:20					ok				
7	S	1:35					1 - 6" sprayhead + 1/4" w/ 1 nozzle				
8	S	1:20					1 - 12" sprayhead - changed to 6" w/ PVC riser				
9	B/S		1:05				ok (under oak tree)				
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Season Adjust %											
Run Time											
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information											
								Total Materials \$ 88.19			
								Total Labor \$ 48.75			
								Grand Total \$ 136.94			
Bill To:											

352 283
w/ 232 71 498
Allocated

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 346655

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

Date	Due Date
07/28/25	8/27/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#352823 - Controller H - July inspection completed on 7-17-2025				\$141.68

Lateral Components - 07/17/2025

Hunter AC Solenoid Assembly 24 VAC	1.00EA	\$30.76	\$30.76
Hunter PRO Nozzle 8 ft. Radius Half Circle	1.00EA	\$2.35	\$2.35
Irrigation Technician Labor	1.50HR	\$65.00	\$97.50
Pro-Trade Irrigation/Lighting Wire Connector Blue/Blue 20 Pack	0.20BG	\$51.40	\$10.28
Rain Bird XF Coupling 17 mm	1.00EA	\$0.79	\$0.79

Subtotal	\$141.68
Less Payments/Credits	(\$0.00)
Balance Due	\$141.68

***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.

Property: Parkway Center CAD

Date	7/17/25
Technician	Tom Agenda Page 112
Arrive/ Depart	10:25 - 2:00 1

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

Clock Type/ #	<u>Winter Acc 2 / Controller H</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"/>			12:00am			12:00am
Rain Sensor	<input checked="" type="checkbox"/> bad	Battery Replaced	Y	<input checked="" type="checkbox"/>								
Notes:					Pgm A	1						
					Pgm B	1			5:00am			5:00am
						2						
					Pgm C	1			7:30am			7:30am
						2						
					Pgm D	1			7:00pm			7:00pm
						2						

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



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

Return Service Requested

Invoice Date: 06/04/2025

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Remittance Section

Agenda Page 113

Contract Number:

41082792

Due Date:

6/25/2025

Amount Due:

\$319.46

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

000410827922025060400000319460

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
6/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

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

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- ➔ Manage Payments
- ➔ Download Invoices
- ➔ Access Additional Credit

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Click the Link Above



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41082792-1	Contract Payment	06/25/2025	\$298.61			\$20.85		\$319.46
SUBTOTALS:			\$298.61			\$20.85		\$319.46

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

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

Agenda Page 114

Your Opinion Matters

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

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

Thank you for your business!

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



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
6/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

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



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

Return Service Requested

Invoice Date: 07/04/2025

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
NORTHWOOD CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Remittance Section

Agenda Page 115

Contract Number:

41082792

Due Date:

7/25/2025

Amount Due:

\$319.46

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

000410827922025070400000319469

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
7/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

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

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



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41082792-1	Contract Payment	07/25/2025	\$298.61			\$20.85		\$319.46
SUBTOTALS:			\$298.61			\$20.85		\$319.46

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

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

Agenda Page 116

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

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

Thank you for your business!

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PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
7/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

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

Account Number 3-0696-0046402
Invoice Number 0696-001278980
Invoice Date June 17, 2025
Previous Balance \$362.61
Payments/Adjustments -\$362.61
Current Invoice Charges \$360.58

Total Amount Due \$360.58	Payment Due Date July 07, 2025
--	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 06/06	5555555	-\$362.61

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Parkway Center Cdd 7461 S Falkenburg Rd CSA A217954588 Riverview, FL 1 Waste Container 4 Cu Yd, 1 Lift Per Week Disposal:SOUTHCO - CLASS 1				
Pickup Service 07/01-07/31			\$251.70	\$251.70
Container Refresh 07/01-07/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$99.88
CURRENT INVOICE CHARGES				\$360.58

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RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

☐

Total Amount Due	\$360.58
Payment Due Date	July 07, 2025
Account Number	3-0696-0046402
Invoice Number	0696-001278980

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

Make Checks Payable To:

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

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



UNDERSTANDING YOUR BILL

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UNDERSTANDING OUR RATES, CHARGES, AND FEES

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

Responsible Party

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

Residential Customers

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

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

S2W Security

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

Invoice

Invoice# INV-4680

Balance Due
\$1,430.00

Bill To

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

Invoice Date : 01 Jul 2025

Terms : Custom

Due Date : 06 Jul 2025

Subject :

Pool Security at Parkway Center CDD
 6-19-25_6-22-25
 6-27-25_6-29-25
 Work Days changed 6-26-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 6-19-25 1:00pm-9:00pm	8.00	26.00	208.00
2	Professional Services 6-20-25 1:00pm-9:00pm	8.00	26.00	208.00
3	Professional Services 6-21-25 1:00pm-9:00pm	8.00	26.00	208.00
4	Professional Services 6-22-25 1:00pm-9:00pm	8.00	26.00	208.00
5	Professional Services 6-27-25 4:00pm-9:00pm	5.00	26.00	130.00
6	Professional Services 6-28-25 12:00pm-9:00pm	9.00	26.00	234.00
7	Professional Services 6-29-25 12:00pm-9:00pm	9.00	26.00	234.00
			Sub Total	1,430.00
			No Tax (0%)	0.00

Total	\$1,430.00
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Balance Due	\$1,430.00
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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



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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-4682

Balance Due
\$1,391.00

Bill To

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

Invoice Date : 15 Jul 2025

Terms : Custom

Due Date : 20 Jul 2025

Subject :

Pool Security at Parkway Center CDD
 7-4-25_7-6-25
 7-11-25_6-13-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 7-4-25 First Shift 9:00am-1:30pm	4.50	26.00	117.00
2	Professional Services 7-4-25 Second Shift 1:00pm-9:00pm	8.00	26.00	208.00
3	Professional Services 7-5-25 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 7-6-25 12:00pm-9:00pm	9.00	26.00	234.00
5	Professional Services 7-11-25 4:00pm-9:00pm	5.00	26.00	130.00
6	Professional Services 7-12-25 12:00pm-9:00pm	9.00	26.00	234.00
7	Professional Services 7-13-25 12:00pm-9:00pm	9.00	26.00	234.00
			Sub Total	1,391.00
			No Tax (0%)	0.00

Total	\$1,391.00
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Balance Due	\$1,391.00
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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.

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Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com



Invoice Number	2420787
Invoice Date	July 8, 2025
Purchase Order	238202083
Customer Number	83368
Project Number	238202083

Bill To

Parkway Center Community
Development District
Accounts Payable
c/o Inframark
210 North University Drive, Suite
702
Coral Springs FL 33071
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

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

Project	Parkway Center Community Development District		
Project Manager	Stewart, Tonja L	Contract Upset	13,890.00
Current Invoice Total (USD)	5,463.25	Contract Billed to Date For Period Ending	7,367.50 July 8, 2025

Top Task 2025 2025 FY General Cons

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 04	Candileri, Amanda L	0.75	133.00	99.75
Level 08	Litzelfelner, Samantha Lee	0.50	177.00	88.50
Level 14	Foster, Mark H	1.50	240.00	360.00
Level 14	Stewart, Tonja L	4.00	240.00	960.00
	Usage - 1-Person Survey Crew	17.50	226.00	3,955.00
Subtotal Professional Services		<u>24.25</u>		<u>5,463.25</u>

Top Task Subtotal	2025 FY General Cons	5,463.25
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Total Fees & Disbursements	<u>5,463.25</u>
INVOICE TOTAL (USD)	5,463.25

Net Due in 30 Days or in accordance with terms of the contract

**Stantec will not change our banking information. If you receive a request noting our banking information has changed,
please contact your Stantec Project Manager**

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-06-19	238202083	2025	Direct - Regular	CANDILERI, AMANDA L	0.25	133.00	33.25	COORDINATE RMS1 AND RMS2	
2025-06-20	238202083	2025	Direct - Regular	CANDILERI, AMANDA L	0.25	133.00	33.25	TIMESHEET ENTRY FOR FIELD CREW	
2025-06-24	238202083	2025	Direct - Regular	CANDILERI, AMANDA L	0.25	133.00	33.25	TIMESHEET ENTRY FOR FIELD CREW (MS)	
2025-06-16	238202083	2025	Direct - Regular	FOSTER, MARK H	0.25	240.00	60.00	COORD W/TONJA ON REAR LOT LINE LAYOUT	
2025-06-19	238202083	2025	Direct - Regular	FOSTER, MARK H	0.75	240.00	180.00	PLAT COMPUTATIONS FOR PARCEL 6 REAR LOT LINE STAKING	
2025-06-20	238202083	2025	Direct - Regular	FOSTER, MARK H	0.25	240.00	60.00	FIELD CREW COORD	
2025-06-23	238202083	2025	Direct - Regular	FOSTER, MARK H	0.25	240.00	60.00	FIELD CREW COORD	
2025-04-15	238202083	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	DISTRICT ENGINEER PROJECT SUPPORT	
2025-04-16	238202083	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	DISTRICT ENGINEER PROJECT SUPPORT	
2025-06-05	238202083	2025	Direct - Regular	STEWART, TONJA L	1.50	240.00	360.00	DISCUSSION WITH DISTRICT COUNSEL	
2025-06-12	238202083	2025	Direct - Regular	STEWART, TONJA L	1.50	240.00	360.00	COORDINATE WILLOW BEACH LOT CORNER STAKING	
2025-06-19	238202083	2025	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	COORDINATE LOT STAKING	
2025-06-20	238202083	2025	Usage - 1-Person Survey Crew	SURVANCE, MICHAEL S (MIKE)	10.00	226.00	2,260.00	PC M SURVANCE 1MAN - STAKE REAR LOT LINE	
2025-06-20	238202083	2025	Usage - 1-Person Survey Crew	SURVANCE, MICHAEL S (MIKE)	8.00	226.00	1,808.00	PC M SURVANCE 1MAN - STAKE REAR LOT LINE	
2025-06-23	238202083	2025	Usage - 1-Person Survey Crew	SURVANCE, MICHAEL S (MIKE)	9.50	226.00	2,147.00	PC M SURVANCE 1MAN - STAKE REAR LOT LINE	
Total Project 238202083					24.25		\$5,463.25		

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
250090190014	6/27/2025	ACH	6/27/2025

DESCRIPTION	AMOUNT
Gross Wages	1,680.00
Social Security Tax	104.16
Medicare Tax	24.36
Risk Management	92.90
Administration Fees	97.44
GROSS PAYROLL AMOUNT	\$1,998.86
TOTAL INVOICE	\$1,998.86

PAYROLL ID 250090190014	PERIOD START 6/8/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 6/21/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery

INVOICE

Issued to:

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

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190013	6/16/2025	ACH	6/16/2025

DESCRIPTION	AMOUNT
Gross Wages	1,911.00
Social Security Tax	118.48
Medicare Tax	27.71
Risk Management	104.52
Administration Fees	109.45
GROSS PAYROLL AMOUNT	\$2,271.16
Late Payroll Fee	35.00
TOTAL INVOICE	\$2,306.16

PAYROLL ID 250090190013	PERIOD START 5/25/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 6/7/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery

INVOICE

Issued to:

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

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190015	7/11/2025	ACH	7/11/2025

DESCRIPTION	AMOUNT
Gross Wages	1,890.00
Social Security Tax	117.18
Medicare Tax	27.41
Risk Management	102.19
Administration Fees	108.36
GROSS PAYROLL AMOUNT	\$2,245.14
TOTAL INVOICE	\$2,245.14

PAYROLL ID 250090190015	PERIOD START 6/22/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 7/5/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery

INVOICE

Issued to:

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

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190016	7/25/2025	ACH	7/25/2025

DESCRIPTION	AMOUNT
Gross Wages	1,680.00
Social Security Tax	104.16
Medicare Tax	24.36
Risk Management	92.90
Administration Fees	97.44
GROSS PAYROLL AMOUNT	\$1,998.86
TOTAL INVOICE	\$1,998.86

PAYROLL ID 250090190016	PERIOD START 7/6/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 7/19/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 346653

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

Date	Due Date
07/28/25	8/27/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#352233 - Wet Check Repairs 7-15-25				\$280.98
<i>Lateral Components - 07/15/2025</i>				
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	2.00EA	\$28.66	\$57.32	
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	6.00EA	\$2.35	\$14.10	
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	2.00EA	\$28.68	\$57.36	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.66	\$16.66	
Irrigation Technician Labor	1.75HR	\$65.00	\$113.75	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	3.00EA	\$2.21	\$6.63	
PVC Pipe 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	1.00FT	\$1.90	\$1.90	
Rusco Poly Nipple 1/2 in. x Close MIPT	4.00EA	\$0.76	\$3.04	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	2.00EA	\$1.40	\$2.80	
Sch 40 PVC Coupling 1/2 in. Socket	2.00EA	\$0.75	\$1.50	
Sch 40 PVC Female Adapter 1/2 in. Socket x FIPT	1.00EA	\$1.28	\$1.28	
Sch 40 PVC Male Adapter 1/2 in. MIPT x Socket	1.00EA	\$1.04	\$1.04	
Sch 40 PVC Tee 1/2 in. Socket	1.00EA	\$1.40	\$1.40	
Spears Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x 1/2 in. Socket	2.00EA	\$1.10	\$2.20	

Subtotal	\$280.98
Less Payments/Credits	(\$0.00)

Thank you for allowing us to serve you.

Balance Due \$280.98

***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.



Landscape
Maintenance
Professionals, Inc.

Property: *Parkway Center CDD*

Date *7/15/25*

Agenda Page 139

Technician *TSm*

Arrive/ Depart *8:30 - 10:45 1*

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

Clock Type/ #	<i>Rainbird ESP Me / Controller D</i>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<i>Y</i>	Time/Date Adjust	Pgm A 1				<i>12:00pm</i>			<i>12:00pm</i>
Rain Sensor	<i>OK</i>	bad		Battery Replaced	2							
Notes:					Pgm B 1				<i>8:30pm</i>			<i>8:30pm</i>
					2							
					Pgm C 1				<i>7:00pm</i>			<i>7:00pm</i>
					2							
					<i>WADE</i> Pgm D 1				<i>7:50pm</i>			
					2							

Zone #		Type	A	B	C	WDE	Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)			
1		R	160				OK		Labor	Hrs	Rate	Amount
2		S	130				1 nozzle		Supervisor:	1	<i>65.00</i>	
3		R/S	160				1 port, 1/2" line break at drip feeder		Technician:			
4		S	130				OK		Total Labor Charges \$			
5		S	130				OK		Materials	QTY	Unit	Extended
6		S	130				1 nozzle		PGPM430	1	28.66	28.66
7		S	130				OK		PROS1251	1	28.68	28.68
8		SMP	135				OK		407 005	1	1.40	1.40
9		S	130				OK		406 005	2	1.10	2.20
10		S	125				1 - 12" spray head + elbow		401 005	1	1.40	1.40
11		S		125			OK		6850 CLPN	2	0.76	1.52
12		S		130			OK		429 005	2	0.75	1.50
13		B			105		OK		41535T	3	2.35	7.05
14		S			105		OK		KFG50	3	2.21	6.63
15		S		130			OK					
16		S		130			OK					
17		S		130			OK					
18		S		130			OK					
19		B		102			OK					
20												
21		R/S				140	OK					
22												
23												
24												
Season Adjust %		100%	100%	100%					Total Materials	\$ 79.04		
Run Time		6:00	2:57	1:10					Total Labor	\$ 65.00		
									Grand Total	\$ 144.04		
									Bill To:			

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

352 233
WT 232 71 498 *Allocated*



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	07/18/2025	08/08/2025

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	06/16/2025	56484	07/16/2025	56921	43700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$131.97
Water Base Charge	\$214.09
Water Usage Charge	\$45.01
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$519.16
Sewer Usage Charge	\$284.92

Miscellaneous Charges

Late Payment Charge	\$47.90
Total Miscellaneous Charges	\$47.90

Summary of Account Charges

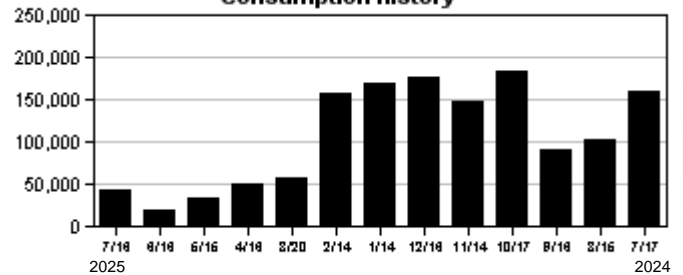
Previous Balance	\$958.02
Net Payments	\$0.00
Past Due Amount	\$958.02
Bill Adjustments	\$47.90
Total Account Charges	\$1,215.91

AMOUNT DUE	\$2,221.83
-------------------	-------------------

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



****NOTICE** THIS BALANCE REFLECTS A PAST DUE AMOUNT THAT MUST BE PAID IMMEDIATELY TO AVOID DISCONNECTION. THE DUE DATE IS FOR CURRENT CHARGES ONLY.**



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

797 0

DUE DATE 08/08/2025

**Auto Pay Scheduled
DO NOT PAY**



0055896523689 00002221836



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

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

Account Number 3-0696-0046402
Invoice Number 0696-001272224
Invoice Date May 17, 2025
Previous Balance \$650.99
Payments/Adjustments -\$650.99
Current Invoice Charges **\$362.61**

Total Amount Due \$362.61	Payment Due Date June 06, 2025
--	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 05/07	5555555	-\$362.61
Payment - Thank You 05/15	5555555	-\$288.38

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Parkway Center Cdd 7461 S Falkenburg Rd CSA A217954588				
Riverview, FL				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Disposal:SOUTHCO - CLASS 1				
Pickup Service 06/01-06/30			\$251.70	\$251.70
Container Refresh 06/01-06/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$101.91
CURRENT INVOICE CHARGES				\$362.61

Simple account access at your fingertips.

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

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

Total Amount Due	\$362.61
Payment Due Date	June 06, 2025
Account Number	3-0696-0046402
Invoice Number	0696-001272224

☐

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

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

Responsible Party

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

Residential Customers

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

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Statement Date: July 08, 2025
Agenda Page 143

Amount Due: \$1,380.02

Due Date: July 29, 2025

Account #: 221008055560

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due \$1,533.45

Payment(s) Received Since Last Statement -\$1,533.45

Current Month's Charges \$1,380.02

Amount Due by July 29, 2025 \$1,380.02

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 **54.2% higher** than the same period last year.

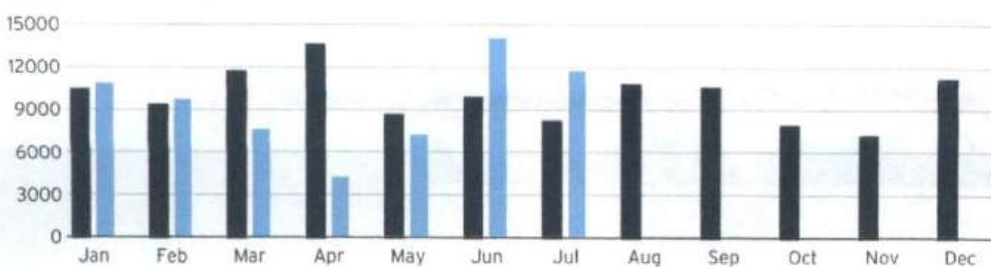


Your peak billing demand was **40.91% higher** than the same period last year.



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

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

ZapCap | **TECO**
SYSTEMS | TAMPA ELECTRIC
AN EMERA COMPANY



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

Account #: 221008055560

Due Date: July 29, 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: \$1,380.02

Payment Amount: \$ _____

666199064869

Your account will be
drafted on July 29, 2025

00003773 FTECO107082523082810 00000 03 00000000 18361 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: July 08, 2025
Charges Due: July 29, 2025

Meter Read

Meter Location: CLUBHOUSE

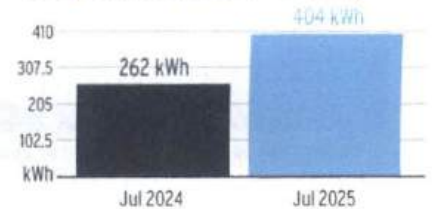
Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: General Service Demand - Standard

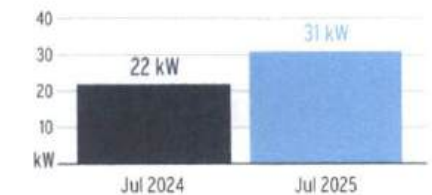
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	07/01/2025	43,452	31,750		11,702 kWh	1	29 Days
1000813546	07/01/2025	30.89	0		30.89 kW	1	29 Days

Charge Details

Avg kWh Used Per Day



Billing Demand (kW)



Electric Charges

Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	31 kW @ \$18.07000/kW	\$560.17
Energy Charge	11,702 kWh @ \$0.00773/kWh	\$90.46
Fuel Charge	11,702 kWh @ \$0.03391/kWh	\$396.81
Capacity Charge	31 kW @ \$0.30000/kW	\$9.30
Storm Protection Charge	31 kW @ \$2.08000/kW	\$64.48
Energy Conservation Charge	31 kW @ \$0.93000/kW	\$28.83
Environmental Cost Recovery	11,702 kWh @ \$0.00068/kWh	\$7.96
Clean Energy Transition Mechanism	31 kW @ \$1.15000/kW	\$35.65
Storm Surcharge	11,702 kWh @ \$0.01035/kWh	\$121.12
Florida Gross Receipt Tax		\$34.50
Electric Service Cost		\$1,380.02

Total Current Month's Charges

\$1,380.02

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.



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

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

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

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
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

Amount Due: \$9,682.82

Due Date: July 21, 2025
Account #: 311000070319

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

Account Summary

Previous Amount Due	\$9,588.64
Payment(s) Received Since Last Statement	-\$9,588.64
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$9,682.82

Amount Due by July 21, 2025 \$9,682.82

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

Your Locations With The Highest Usage

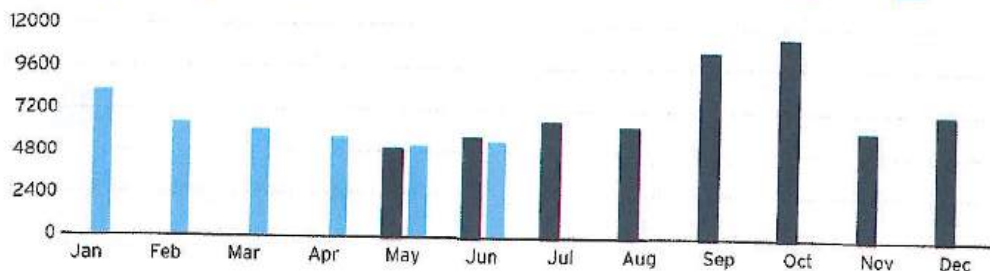
8421 CASTLE CREEK
DR LITES, RIVERVIEW, FL 33578-0000 **1,687 KWH**

8380 STILL RIVER
DR, RIVERVIEW, FL 33569-0000 **941 KWH**



Scan here to interact with your bill online.

Monthly Usage (kWh)



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



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.



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

Account #: 311000070319
Due Date: July 21, 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: \$9,682.82

Payment Amount: \$ _____

700375003529

Your account will be drafted on July 21, 2025

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




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

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

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

 Increased
  Same
  Decreased


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

Sub-Account Number: 211001738486

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323060	06/02/2025	21,700		21,700		0 kWh	1	32 Days	\$20.68


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	06/02/2025	49,190		48,249		941 kWh	1	32 Days	\$166.87
									 3.1%


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	06/02/2025	51,556		49,869		1,687 kWh	1	32 Days	\$282.77
									 4.5%

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	06/02/2025	20,066		19,838		228 kWh	1	32 Days	\$56.10
									 1.3%

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

Sub-Account Number: 211001739567

Amount: \$4,479.92

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: \$1,222.55



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

Sub-Account Number: 211001800955

Amount: \$860.62

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

Sub-Account Number: 211015022604

Amount: \$971.69

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	06/02/2025	56,767		55,983		784 kWh	1	32 Days	\$142.49
									<input checked="" type="checkbox"/> 5.5%

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	06/02/2025	49,490		48,727		763 kWh	1	32 Days	\$139.21
									<input checked="" type="checkbox"/> 40.3%

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	06/02/2025	36,258		35,831		427 kWh	1	32 Days	\$87.02
									<input checked="" type="checkbox"/> 20.9%

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	06/02/2025	14,349		14,166		183 kWh	1	32 Days	\$49.11
									<input checked="" type="checkbox"/> 1.1%

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	06/02/2025	34,743		34,355		388 kWh	1	32 Days	\$80.96
									<input checked="" type="checkbox"/> 35.7%

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

Sub-Account Number: 211014451317

Amount: \$249.85

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: \$484.31

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

Sub-Account Number: 211014451713

Amount: \$388.67

Total Current Month's Charges

\$9,682.82



Sub-Account #: 211001738486
Statement Date: 07/01/2025

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

Meter Read

Meter Location: # A Pmp

Service Period: 05/02/2025 - 06/02/2025

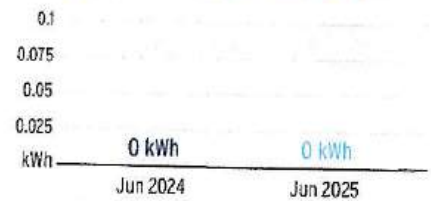
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	06/02/2025	21,700	21,700		0 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.68

Avg kWh Used Per Day



Current Month's Electric Charges

\$20.68

Billing information continues on next page →

0000025-0000269-Page 7 of 22



Sub-Account #: 211001738759
Statement Date: 07/01/2025

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

Meter Read

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	06/02/2025	49,190	48,249		941 kWh	1	32 Days

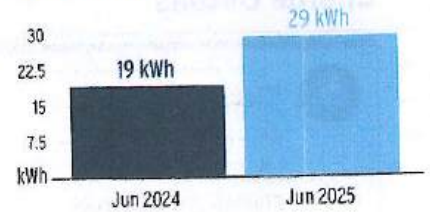
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	941 kWh @ \$0.08641/kWh	\$81.31
Fuel Charge	941 kWh @ \$0.03391/kWh	\$31.91
Storm Protection Charge	941 kWh @ \$0.00577/kWh	\$5.43
Clean Energy Transition Mechanism	941 kWh @ \$0.00418/kWh	\$3.93
Storm Surcharge	941 kWh @ \$0.02121/kWh	\$19.96
Florida Gross Receipt Tax		\$4.17
Electric Service Cost		\$166.87

Avg kWh Used Per Day



Current Month's Electric Charges

\$166.87

Billing information continues on next page →



Sub-Account #: 211001739070
Statement Date: 07/01/2025

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


Meter Read

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	06/02/2025	51,556		49,869		1,687 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	1,687 kWh @ \$0.08641/kWh	\$145.77
	Fuel Charge	1,687 kWh @ \$0.03391/kWh	\$57.21
	Storm Protection Charge	1,687 kWh @ \$0.00577/kWh	\$9.73
	Clean Energy Transition Mechanism	1,687 kWh @ \$0.00418/kWh	\$7.05
	Storm Surcharge	1,687 kWh @ \$0.02121/kWh	\$35.78
	Florida Gross Receipt Tax		\$7.07
	Electric Service Cost		\$282.77

Avg kWh Used Per Day



Current Month's Electric Charges

\$282.77

Billing information continues on next page →



Sub-Account #: 211001739302
Statement Date: 07/01/2025

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

Meter Read

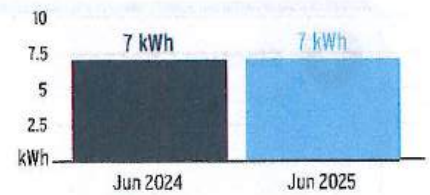
Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000705281	06/02/2025	20,066	19,838	228 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	228 kWh @ \$0.08641/kWh	\$19.70
Fuel Charge	228 kWh @ \$0.03391/kWh	\$7.73
Storm Protection Charge	228 kWh @ \$0.00577/kWh	\$1.32
Clean Energy Transition Mechanism	228 kWh @ \$0.00418/kWh	\$0.95
Storm Surcharge	228 kWh @ \$0.02121/kWh	\$4.84
Florida Gross Receipt Tax		\$1.40

Electric Service Cost

\$56.10

Current Month's Electric Charges

\$56.10

Billing Information continues on next page →



Sub-Account #: 211001739567
Statement Date: 07/01/2025

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

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$196.94
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		\$12.92

Lighting Charges

\$4,479.92

Current Month's Electric Charges

\$4,479.92

Billing information continues on next page →



Sub-Account #: 211001739864
Statement Date: 07/01/2025

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

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$15.07
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		\$0.99

Lighting Charges **\$1,222.55**

Current Month's Electric Charges

\$1,222.55

Billing information continues on next page →



Sub-Account #: 211001800955
Statement Date: 07/01/2025

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

Service Period: 05/22/2025 - 06/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/kWh	\$16.68
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		\$1.09

Lighting Charges **\$860.62**

Current Month's Electric Charges

\$860.62

Billing information continues on next page →



Sub-Account #: 211015022604
Statement Date: 07/01/2025

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

Service Period: 05/22/2025 - 06/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/kWh	\$18.83
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		\$1.24

Lighting Charges

\$971.69

Current Month's Electric Charges

\$971.69

Billing information continues on next page →



Sub-Account #: 211014450103
Statement Date: 07/01/2025

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

Meter Read

Meter Location: # B

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	06/02/2025	56,767	55,983		784 kWh	1	32 Days

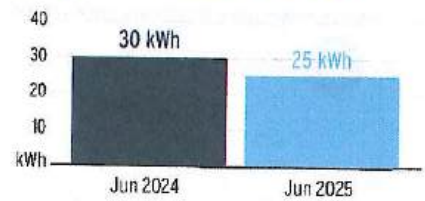
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	784 kWh @ \$0.08641/kWh	\$67.75
Fuel Charge	784 kWh @ \$0.03391/kWh	\$26.59
Storm Protection Charge	784 kWh @ \$0.00577/kWh	\$4.52
Clean Energy Transition Mechanism	784 kWh @ \$0.00418/kWh	\$3.28
Storm Surcharge	784 kWh @ \$0.02121/kWh	\$16.63
Florida Gross Receipt Tax		\$3.56
Electric Service Cost		\$142.49

Avg kWh Used Per Day



Current Month's Electric Charges

\$142.49

Billing information continues on next page →



Sub-Account #: 211014450376
Statement Date: 07/01/2025

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

Meter Read

Meter Location: # C

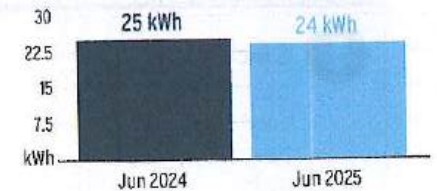
Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492499	06/02/2025	49,490	48,727	763 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	763 kWh @ \$0.08641/kWh	\$65.93
Fuel Charge	763 kWh @ \$0.03391/kWh	\$25.87
Storm Protection Charge	763 kWh @ \$0.00577/kWh	\$4.40
Clean Energy Transition Mechanism	763 kWh @ \$0.00418/kWh	\$3.19
Storm Surcharge	763 kWh @ \$0.02121/kWh	\$16.18
Florida Gross Receipt Tax		\$3.48

Electric Service Cost \$139.21

Current Month's Electric Charges

\$139.21

Billing information continues on next page →



Sub-Account #: 211014450640
Statement Date: 07/01/2025

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

Meter Read

Meter Location: # D

Service Period: 05/02/2025 - 06/02/2025

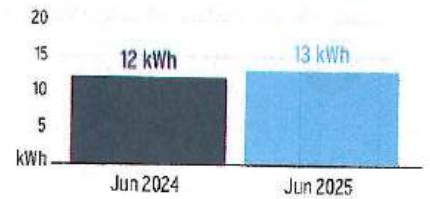
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492524	06/02/2025	36,258	35,831		427 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	427 kWh @ \$0.08641/kWh	\$36.90
	Fuel Charge	427 kWh @ \$0.03391/kWh	\$14.48
	Storm Protection Charge	427 kWh @ \$0.00577/kWh	\$2.46
	Clean Energy Transition Mechanism	427 kWh @ \$0.00418/kWh	\$1.78
	Storm Surcharge	427 kWh @ \$0.02121/kWh	\$9.06
	Florida Gross Receipt Tax		\$2.18
	Electric Service Cost		\$87.02

Avg kWh Used Per Day



Current Month's Electric Charges

\$87.02

Billing information continues on next page →



Sub-Account #: 211014450897
Statement Date: 07/01/2025

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

Meter Read

Meter Location: # A

Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000536130	06/02/2025	14,349	14,166		183 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	183 kWh @ \$0.08641/kWh	\$15.81
Fuel Charge	183 kWh @ \$0.03391/kWh	\$6.21
Storm Protection Charge	183 kWh @ \$0.00577/kWh	\$1.06
Clean Energy Transition Mechanism	183 kWh @ \$0.00418/kWh	\$0.76
Storm Surcharge	183 kWh @ \$0.02121/kWh	\$3.88
Florida Gross Receipt Tax		\$1.23
Electric Service Cost		\$49.11

Avg kWh Used Per Day



Current Month's Electric Charges

\$49.11

Billing information continues on next page →



Sub-Account #: 211014451127
Statement Date: 07/01/2025

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

Meter Read



Service Period: 05/02/2025 - 06/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000323057	06/02/2025	34,743	34,355	388 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	388 kWh @ \$0.08641/kWh	\$33.53
Fuel Charge	388 kWh @ \$0.03391/kWh	\$13.16
Storm Protection Charge	388 kWh @ \$0.00577/kWh	\$2.24
Clean Energy Transition Mechanism	388 kWh @ \$0.00418/kWh	\$1.62
Storm Surcharge	388 kWh @ \$0.02121/kWh	\$8.23
Florida Gross Receipt Tax		\$2.02
Electric Service Cost		\$80.96

Avg kWh Used Per Day



Current Month's Electric Charges

\$80.96

Billing information continues on next page →



Sub-Account #: 211014451317
 Statement Date: 07/01/2025

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

Service Period: 05/22/2025 - 06/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/kWh	\$4.84
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		\$0.32

Lighting Charges

\$249.85

Current Month's Electric Charges

\$249.85

Billing information continues on next page →



Sub-Account #: 211014451523
Statement Date: 07/01/2025

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

Service Period: 05/22/2025 - 06/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/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

\$484.31

Current Month's Electric Charges

\$484.31

Billing information continues on next page →



Sub-Account #: 211014451713
Statement Date: 07/01/2025

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

Service Period: 05/22/2025 - 06/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/kWh	\$7.53
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		\$0.49

Lighting Charges

\$388.67

Current Month's Electric Charges

\$388.67

Total Current Month's Charges

\$9,682.82



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

Statement Date: July 08, 2025
Agenda Page 165

Amount Due: \$616.26

Due Date: July 29, 2025

Account #: 211001800609

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due	\$616.26
Payment(s) Received Since Last Statement	-\$616.26

Current Month's Charges	\$616.26
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Amount Due by July 29, 2025	\$616.26
-----------------------------	----------

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



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Account #: 211001800609

Due Date: July 29, 2025

Amount Due: \$616.26

Payment Amount: \$ _____

614347464430

Your account will be
drafted on July 29, 2025

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

Agenda Page 166

Account #: 211001800609
Statement Date: July 08, 2025
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	260 kWh @ \$0.03412/kWh	\$8.87
Fixture & Maintenance Charge	13 Fixtures	\$166.01
Lighting Pole / Wire	13 Poles	\$427.31
Lighting Fuel Charge	260 kWh @ \$0.03363/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

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Tampa, FL 33631-3318
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Phone

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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
BLUE BEECH RD
RIVERVIEW, FL 33569-0000

Statement Date: July 08, 2025

Agenda Page 167

Amount Due: \$654.93

Due Date: July 29, 2025

Account #: 211001800369

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due \$654.93

Payment(s) Received Since Last Statement -\$654.93

Current Month's Charges \$654.93

Amount Due by July 29, 2025 \$654.93

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



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Account #: 211001800369

Due Date: July 29, 2025



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Amount Due: \$654.93

Payment Amount: \$ _____

614347464429

Your account will be
drafted on July 29, 2025

PARKWAY CENTER CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Agenda Page 168

Account #: 211001800369
Statement Date: July 08, 2025
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	240 kWh @ \$0.03412/kWh	\$8.19
Fixture & Maintenance Charge	15 Fixtures	\$140.70
Lighting Pole / Wire	15 Poles	\$493.05
Lighting Fuel Charge	240 kWh @ \$0.03363/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

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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

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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: July 08, 2025
Agenda Page 169

Amount Due: \$829.58

Due Date: July 29, 2025
Account #: 211001800146

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due \$829.58

Payment(s) Received Since Last Statement -\$829.58

Current Month's Charges \$829.58

Amount Due by July 29, 2025 \$829.58

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Account #: 211001800146

Due Date: July 29, 2025



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Amount Due: \$829.58

Payment Amount: \$ _____

614347464428

Your account will be
drafted on July 29, 2025

PARKWAY CENTER CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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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

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Account #: 211001800146
Statement Date: July 08, 2025
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	304 kWh @ \$0.03412/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$624.53
Lighting Fuel Charge	304 kWh @ \$0.03363/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

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

Statement Date: July 08, 2025

Agenda Page 171

Amount Due: \$310.89

Due Date: July 29, 2025

Account #: 221007991963

DO NOT PAY. Your account will be drafted on July 29, 2025

Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due \$310.89

Payment(s) Received Since Last Statement -\$310.89

Current Month's Charges \$310.89

Amount Due by July 29, 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: July 29, 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: \$ _____

666199064868

Your account will be
drafted on July 29, 2025

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:
7461 S FALKENBURG RD. AND S 78TH ST.
RIVERVIEW, FL 33578

Agenda Page 172
Account #: 221007991963
Statement Date: July 08, 2025
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	162 kWh @ \$0.03412/kWh	\$5.53
Fixture & Maintenance Charge	6 Fixtures	\$126.66
Lighting Pole / Wire	6 Poles	\$169.92
Lighting Fuel Charge	162 kWh @ \$0.03363/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

00000043-0000446-Page 12 of 18

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.

PARKWAY CENTER

Account number ending in 8747

LATE FEE CALCULATION

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$756.27	\$0.00

(v) = variable (f) = fixed

IMPORTANT MESSAGES

Learn what BankUnited products and services can do for your business. For more information visit us online at <https://www.bankunited.com/business/treasury-management-solutions>.



PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	\$105,000.00
Credit Available	\$104,940.00
Statement Closing Date	June 30, 2025
Days in Billing Cycle	30
Previous Balance	\$756.27
- Payments & Credits	\$756.27
+ Purchases & Other Charges	\$59.08
+ Fees	\$0.00
= New Balance	\$59.08

PAYMENT INFORMATION

New Balance	\$59.08
Minimum Payment Due	\$59.08
Payment Due Date	July 25, 2025

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

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

Or email: CommercialCard@BankUnited.com

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX8747 \$756.27-	
06/25	06/25	F5681005G00CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	756.27-
		DALE H. WENTZEL JR	TOTAL XXXXXXXXXXXX8662 \$59.08	
06/10	06/10	244309951ANQQ56G5	MICROSOFT#G096782175 MSBILL.INFO WA	8.25
			MCC: 5045 MERCHANT ZIP: 98052	
06/23	06/24	24692165E30K6ZFXX	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.84
			MCC: 4814 MERCHANT ZIP: 33178	
06/28	06/29	24692165L356M3RQG	GOOGLE *Google One 855-836-3987 CA	2.99
			MCC: 7372 MERCHANT ZIP: 94043	

IMPORTANT ACCOUNT INFORMATION

Your account will be auto-debited, for the full amount due, as noted on your statement.

\$59.08 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS
YOUR AUTOMATIC PAYMENT ON 07/25/25.

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

**PAYMENT INFORMATION**

Account number ending in	8747
Payment Due Date	July 25, 2025
New Balance	\$59.08
Minimum Payment Due	\$59.08
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

Your Google Play Order Receipt from Jun 28, 2025

Google Play <googleplay-noreply@google.com>
Reply-To: Google Play <googleplay-noreply@google.com>
To: parkwaycenterclubhouse@gmail.com


Sat, Jun 28, 2025 at 11:36 AM



Thank you

Your subscription from Google LLC on Google Play continues and you've been charged. [Manage your subscriptions](#)

Order number: SOP.3305-4293-6544-76223..4
Order date: Jun 28, 2025 11:36:10 AM EDT
Your account: [parkwaycenterclubhouse@gmail.com](#)

Item	Price
200 GB (Google One) (by Google LLC) Auto-renewing subscription	\$2.99/month
	Tax: \$0.00
	Total: \$2.99/month
Payment method:	Visa-8662
Play Points earned	 +3

By subscribing, you authorize us to charge you the subscription cost (as described above) automatically, charged to the payment method provided until canceled. [Learn how to cancel](#). Keep this for your records.

Questions? Visit [Google LLC](#).



Google Play
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See your [Google Play Order History](#).

View the Google Play [Refund Policy](#) and the [Terms of Service](#).

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Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Hooray! Your Auto-Refill payment was processed

Straight Talk Wireless <straighttalk@email2.straighttalk.com>
To: DALE WENTZEL <parkwaycenterclubhouse@gmail.com>

Sun, Jun 22, 2025 at 8:40 AM

Your receipt is enclosed.
Having trouble viewing this email? [Click here](#)



Success

Your Auto-Refill[∞] payment is complete!

Looks like you're cruisin' down easy street from here on out. You won't be charged again until 06/21/2025.

Straight Talk Phone Number:
xxx-xxx-9572

Plan Amount:
\$45

Taxes:
\$0

Microsoft Corporation
One Microsoft Way
Redmond WA 98052
United States
FEIN: 91-1144442

Sold To
Parkway Center CDD
7461 S. FALKENBURG RD
RIVERVIEW
FL
33578
US

Bill To
Parkway Center CDD
17856 Cunningham Ct
Land O Lakes
FL
34638-7973
US

Invoice Summary

Billing Profile	Parkway Center CDD
Invoice Number	G096782175
Invoice Date In UTC	06/10/2025

Total Amount	USD 8.25
Due on 06/10/2025	

Questions on your bill? Visit <https://aka.ms/invoice-billing>

Invoice for activity on 06/09/2025

This invoice is for any subscription purchases, renewals, and recurring charges on the date indicated. The service period you are paying for is listed with each subscription below. Find more details about your bill at

<https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G096782175>

Billing Summary

Charges	8.25
Subtotal	8.25
Sales Tax (0.00%)	0.00

Total	USD 8.25
--------------	-----------------

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.

Payment should only be made by Electronic Funds Transfer.
Do not send any physical payment to any address on this invoice.

Section Summary

Section Name	Charges (USD)	Total (USD)
Parkway Center CDD	8.25	8.25

Details By Section

Parkway Center CDD

Microsoft 365 Apps for business - One-Year commitment for monthly/yearly billing

Purchases Charge Start Date - Charge End Date	Unit Price (USD)	Qty	Charges/ Credits (USD)	Total (USD)
06/09/2025-07/08/2025	8.25	1	8.25	8.25

Payment Instructions:

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.

Discounts:

\$1

Total:

\$44

Payment Method:

Ending in VISA ***8662**



Enjoy the ride & keep being awesome!
Love, Straight Talk



∞Credit card and Account required for enrollment.

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ST-18775-B01



PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	\$105,000.00
Credit Available	\$104,243.00
Statement Closing Date	May 31, 2025
Days in Billing Cycle	31
Previous Balance	\$380.39
- Payments & Credits	\$380.39
+ Purchases & Other Charges	\$756.27
+ Fees	\$0.00
= New Balance	\$756.27

PAYMENT INFORMATION

New Balance	\$756.27
Minimum Payment Due	\$756.27
Payment Due Date	June 25, 2025

Questions? Call Customer Service at 1-888-999-2225 or your Account Manager
 Or write: 445 Broadhollow Road, Suite 200, Melville, NY 11747
 Or email: CommercialCard@BankUnited.com

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX8747 \$380.39-	
05/25	05/25	F5681004H00CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	380.39-
		DALE H. WENTZEL JR	TOTAL XXXXXXXXXXXX8662 \$756.27	
05/01	05/02	24116413S9EGA1X4B	SOLUTION ONE MARITIME LARGO FL	161.71
			MCC: 5551 MERCHANT ZIP: 33773	
05/03	05/04	24692163V2XP462X1	AMAZON MKTPL*NB7PR3FX0 Amzn.com/bill WA	146.26
			MCC: 5942 MERCHANT ZIP: 98109	
05/10	05/11	242042942013S8X2X	Microsoft-G091964305 701-2817490 WA	8.25
			MCC: 5045 MERCHANT ZIP: 98052	
05/10	05/11	246921643340MM9WB	AMAZON MKTPL*NW2G82172 Amzn.com/bill WA	124.95
			MCC: 5942 MERCHANT ZIP: 98109	
05/12	05/13	24692164435FNQK01	AMAZON MKTPL*NW6S23Q12 Amzn.com/bill WA	19.94
			MCC: 5942 MERCHANT ZIP: 98109	
05/17	05/18	24692164930AZWF2L	AMAZON MKTPL*NW9JY9XR0 Amzn.com/bill WA	147.65
			MCC: 5942 MERCHANT ZIP: 98109	
05/22	05/23	24692164F34TLNE5E	AMAZON MKTPL*NZ3QN5X61 Amzn.com/bill WA	18.31
			MCC: 5942 MERCHANT ZIP: 98109	
05/24	05/25	24692164G36242EQH	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.84

Transactions continued on next page

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



PAYMENT INFORMATION

Account number ending in	8747
Payment Due Date	June 25, 2025
New Balance	\$756.27
Minimum Payment Due	\$756.27
Past Due Amount	\$0.00

Amount Enclosed: \$

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

PARKWAY CENTER

Account number ending in 8747

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
05/28	05/29	24692164L308BB6AS	MCC: 4814 MERCHANT ZIP: 33178 GOOGLE *Google One g.co/helppay# CA	2.99
05/29	05/30	24692164M30SVRWV2	MCC: 5817 MERCHANT ZIP: 94043 AMAZON MKTPL*N64EE0N62 Amzn.com/bill WA	78.37
			MCC: 5942 MERCHANT ZIP: 98109	

IMPORTANT ACCOUNT INFORMATION

Your account will be auto-debited, for the full amount due, as noted on your statement.

\$756.27 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS
YOUR AUTOMATIC PAYMENT ON 06/25/25.

LATE FEE CALCULATION

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$380.39	\$0.00

(v) = variable (f) = fixed

IMPORTANT MESSAGES

Learn what BankUnited products and services can do for your business. For more information visit us online at <https://www.bankunited.com/business/treasury-management-solutions>.

Your Google Play Order Receipt from May 28, 2025

Google Play <googleplay-noreply@google.com>
Reply-To: Google Play <googleplay-noreply@google.com>
To: parkwaycenterclubhouse@gmail.com


Wed, May 28, 2025 at 11:36 AM



Thank you

Your subscription from Google LLC on Google Play continues and you've been charged. [Manage your subscriptions](#)

Order number: SOP.3305-4293-6544-76223...3
Order date: May 28, 2025 11:36:21 AM EDT
Your account: [parkwaycenterclubhouse@gmail.com](#)

Item	Price
200 GB (Google One) (by Google LLC)	\$2.99/month
Auto-renewing subscription	
	Tax: \$0.00
	Total: \$2.99/month
Payment method:	Visa-8662
Play Points earned	 +3

By subscribing, you authorize us to charge you the subscription cost (as described above) automatically, charged to the payment method provided until canceled. [Learn how to cancel](#). Keep this for your records.

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View the Google Play [Refund Policy](#) and the [Terms of Service](#).

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Microsoft Corporation
One Microsoft Way
Redmond WA 98052
United States
FEIN: 91-1144442

Sold To
Parkway Center CDD
7461 S. FALKENBURG RD
RIVERVIEW
FL
33578
US

Bill To
Parkway Center CDD
17856 Cunningham Ct
Land O Lakes
FL
34638-7973
US

Invoice Summary

Billing Profile	Parkway Center CDD
Invoice Number	G091964305
Invoice Date In UTC	05/10/2025

Total Amount	USD 8.25
Due on 05/10/2025	

Questions on your bill? Visit <https://aka.ms/invoice-billing>

Invoice for activity on 05/09/2025

This invoice is for any subscription purchases, renewals, and recurring charges on the date indicated. The service period you are paying for is listed with each subscription below. Find more details about your bill at

<https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G091964305>

Billing Summary

Charges	8.25
Subtotal	8.25
Sales Tax (0.00%)	0.00

Total	USD 8.25
--------------	-----------------

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.

Payment should only be made by Electronic Funds Transfer.
Do not send any physical payment to any address on this invoice.

Section Summary

Section Name	Charges (USD)	Total (USD)
Parkway Center CDD	8.25	8.25

Details By Section

Parkway Center CDD

Microsoft 365 Apps for business - One-Year commitment for monthly/yearly billing

Purchases Charge Start Date - Charge End Date	Unit Price (USD)	Qty	Charges/ Credits (USD)	Total (USD)
05/09/2025-06/08/2025	8.25	1	8.25	8.25

Payment Instructions:

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Hooray! Your Auto-Refill payment was processed

Straight Talk Wireless <straighttalk@email2.straighttalk.com>
To: DALE WENTZEL <parkwaycenterclubhouse@gmail.com>

Fri, May 23, 2025 at 8:56 AM

Your receipt is enclosed.
Having trouble viewing this email? [Click here](#)



Success

Your Auto-Refill[∞] payment is complete!

Looks like you're cruisin' down easy street from
here on out. You won't be charged again until
05/22/2025.

Straight Talk Phone Number:
xxx-xxx-9572

Plan Amount:
\$45

Taxes:
\$0

Discounts:

\$1

Total:

\$44

Payment Method:

Ending in VISA ***8662**



Enjoy the ride & keep being awesome!
Love, Straight Talk



∞Credit card and Account required for enrollment.

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ST-18775-B01



Final Details for Order #112-0001688-7897001

Order Placed: May 9, 2025

Amazon.com order number: 112-0001688-7897001

Order Total: \$165.96

Shipped on May 10, 2025	
Items Ordered	Price
1 Of: <i>Wipe Dispenser Value Priced - Stainless Steel Floor Unit with Built in Trash Can. Gyms, Fitness, Yoga, Commercial and Residential.</i>	\$99.99
Sold by: TazzaDirect (seller profile)	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$99.99
Dale Wentzel	Shipping & Handling: \$4.27
38035 WOODSIDE LN	-----
ZEPHYRHILLS, FL 33542-5969	Total before tax: \$104.26
United States	Sales Tax: \$0.00
Shipping Speed:	-----
Standard Shipping	Total for This Shipment: \$104.26

Shipped on May 10, 2025	
Items Ordered	Price
1 Of: <i>Frojuly Metal Garden Hose 75 ft Stainless Steel Water Hose Heavy Duty Flexible Lightweight Durable Long No Kink Hoses Pipe with 10 Function Nozzle Strong 3/4" Solid Brass Fitting for Outdoor Yard</i>	\$40.99
Sold by: Frojuly Store (seller profile)	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$40.99
Dale Wentzel	Shipping & Handling: \$2.40
38035 WOODSIDE LN	-----
ZEPHYRHILLS, FL 33542-5969	Total before tax: \$43.39
United States	Sales Tax: \$0.00
Shipping Speed:	-----
Standard Shipping	Total for This Shipment: \$43.39

Shipped on May 22, 2025	
Items Ordered	Price
1 Of: <i>Garden Hose Splitter 2 Way Heavy Duty, Brass Faucet Adapter With Long Handle For Gardening Water Hose Shut Off Valve Hose Connector Fittings Outdoor Water Spigot Hose Bib Y Splitter</i>	\$17.99
Sold by: BILAL Shop (seller profile)	
Condition: New	

Shipping Address:	Item(s) Subtotal: \$17.99
Dale Wentzel	Shipping & Handling: \$0.32
38035 WOODSIDE LN	-----
ZEPHYRHILLS, FL 33542-5969	Total before tax: \$18.31
United States	Sales Tax: \$0.00

Shipping Speed:	Total for This Shipment: \$18.31
Standard Shipping	-----

Payment information	
Payment Method:	Item(s) Subtotal: \$158.97
Visa Last digits: 8662	Shipping & Handling: \$6.99

Billing address	Total before tax: \$165.96
Dale Wentzel Jr / Parkway Center CDD	Estimated Tax: \$0.00
210 N UNIVERSITY DR STE 702	-----
CORAL SPRINGS, FL 33071-7320	Grand Total: \$165.96
United States	
Credit Card transactions	Visa ending in 8662: May 22, 2025: \$18.31
	Visa ending in 8662: May 17, 2025: \$147.65

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #112-0001688-7897001

Order Placed: May 9, 2025

Amazon.com order number: 112-0001688-7897001

Order Total: \$165.96

Shipped on May 10, 2025	
Items Ordered	Price
1 Of: <i>Wipe Dispenser Value Priced - Stainless Steel Floor Unit with Built in Trash Can. Gyms, Fitness, Yoga, Commercial and Residential.</i>	\$99.99
Sold by: TazzaDirect (seller profile)	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$99.99
Dale Wentzel	Shipping & Handling: \$4.27
38035 WOODSIDE LN	-----
ZEPHYRHILLS, FL 33542-5969	Total before tax: \$104.26
United States	Sales Tax: \$0.00
Shipping Speed:	-----
Standard Shipping	Total for This Shipment: \$104.26

Shipped on May 10, 2025	
Items Ordered	Price
1 Of: <i>Frojuly Metal Garden Hose 75 ft Stainless Steel Water Hose Heavy Duty Flexible Lightweight Durable Long No Kink Hoses Pipe with 10 Function Nozzle Strong 3/4" Solid Brass Fitting for Outdoor Yard</i>	\$40.99
Sold by: Frojuly Store (seller profile)	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$40.99
Dale Wentzel	Shipping & Handling: \$2.40
38035 WOODSIDE LN	-----
ZEPHYRHILLS, FL 33542-5969	Total before tax: \$43.39
United States	Sales Tax: \$0.00
Shipping Speed:	-----
Standard Shipping	Total for This Shipment: \$43.39

Shipped on May 22, 2025	
Items Ordered	Price
1 Of: <i>Garden Hose Splitter 2 Way Heavy Duty, Brass Faucet Adapter With Long Handle For Gardening Water Hose Shut Off Valve Hose Connector Fittings Outdoor Water Spigot Hose Bib Y Splitter</i>	\$17.99
Sold by: BILAL Shop (seller profile)	
Condition: New	

Shipping Address: Dale Wentzel 38035 WOODSIDE LN ZEPHYRHILLS, FL 33542-5969 United States	Item(s) Subtotal:	\$17.99
	Shipping & Handling:	\$0.32

	Total before tax:	\$18.31
	Sales Tax:	\$0.00
Shipping Speed: Standard Shipping		-----
	Total for This Shipment:	\$18.31

Payment information		
Payment Method: Visa Last digits: 8662	Item(s) Subtotal:	\$158.97
	Shipping & Handling:	\$6.99
Billing address Dale Wentzel Jr / Parkway Center CDD 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320 United States		-----
	Total before tax:	\$165.96
	Estimated Tax:	\$0.00

Credit Card transactions	Grand Total:	\$165.96
	Visa ending in 8662: May 22, 2025:	\$18.31
	Visa ending in 8662: May 17, 2025:	\$147.65

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #112-9959774-2181052

Order Placed: April 30, 2025

Amazon.com order number: 112-9959774-2181052

Order Total: \$146.26

Shipped on May 2, 2025

Items Ordered	Price
1 Of: <i>Two Tumbleweeds Project Planner Notepad - 7 x 10" Planning Pad for Project Management with Checklist, Action Items, Notes - Task Planner - To Do List Organizer For Work & School - 50 Sheets</i> Sold by: Two Tumbleweeds (seller profile) Business Price Condition: New	\$9.95
1 Of: <i>AILZFEI Quad Ruled Graph Paper Pad, 4 pack of 50 Sheets, White, 4x4 (4 Squares per inch), 8.5 x 11.75-Inch Grid Paper Pad</i> Sold by: AILZFEI (seller profile) Condition: New	\$9.99
1 Of: <i>Cardinal Economy 3 Ring Binder, 1 Inch, Presentation View, Black, Holds 225 Sheets, Nonstick, PVC Free, 4 Pack of Binders (79512)</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$12.99
1 Of: <i>Cardinal Economy 3 Ring Binder, 2 Inch, Presentation View, White, Holds 475 Sheets, Nonstick, PVC Free, 4 Pack of Binders (79520)</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$17.99
2 Of: <i>Peomev Metal Garden Hose Holder - Heavy Duty Hose Hanger Wall Mounted Water Hose Holder for Outside Yard, Sturdy Hose Reel Hose Hooks for Water Hose</i> Sold by: Peomev Home (seller profile) Business Price Condition: New	\$9.69
1 Of: <i>FINEST+ Garden Hose Quick Connector, Solid Brass 3/4 Inch Thread Fitting No-Leak Water Hose Female and Male Easy Connect (6 Sets)</i> Sold by: Finest+ (seller profile) Condition: New	\$19.99
1 Of: <i>Garden Hose Nozzle, High Pressure Water Hose Nozzle Sprayer Head, fits 3/4" Garden Hose Thread, for Lawn & Garden, Washing Cars, Watering Garden, Cleaning, Showering Dogs&Pets</i> Sold by: Ustope Official (seller profile) Business Price Condition: New	\$14.00
1 Of: <i>AUTOMAN Full Size Garden Hose Nozzle 2 Pack, High Pressure Pistol Grip Water Nozzle Sprayer with Threaded Front, Adjustable Spray Water Flow for Washing Car, Cleaning Ground, Watering Plants</i>	\$14.98

Sold by: Automan Pro ([seller profile](#))

Business Price

Condition: New

1 Of: Aopin Flat Nozzle Male Thread Aluminum Alloy 1/4" BSPT Gas Nozzle, Air Knife, 16 Hole Dust Blowing Nozzle, Blower,
Compressed Air Silver 2Pcs \$13.70

Sold by: Aopin-US ([seller profile](#))

Business Price

Condition: New

1 Of: Ampad Evidence Glue Top 8-1/211 Pads, Narrow Rule, White, 50 Sheets, Dozen (21-118) \$13.29

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

Shipping Address:

Dale Wentzel

38035 WOODSIDE LN

ZEPHYRHILLS, FL 33542-5969

United States

Item(s) Subtotal: \$146.26

Shipping & Handling: \$6.99

Free Shipping: -\$6.99

Total before tax: \$146.26

Sales Tax: \$0.00

Total for This Shipment: \$146.26

Payment information**Payment Method:**

Visa | Last digits: 8662

Item(s) Subtotal: \$146.26

Shipping & Handling: \$6.99

Promotion applied: -\$6.99

Total before tax: \$146.26

Estimated Tax: \$0.00

Grand Total: \$146.26**Billing address**

Dale Wentzel Jr / Parkway Center CDD

210 N UNIVERSITY DR STE 702

CORAL SPRINGS, FL 33071-7320

United States

Credit Card transactions

Visa ending in 8662: May 3, 2025: \$146.26

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #112-3926055-9569839

Order Placed: May 28, 2025

Amazon.com order number: 112-3926055-9569839

Order Total: \$78.37

Shipped on May 29, 2025	
Items Ordered	Price
1 of: 1.6 Cu Ft Home Safe Fireproof Waterproof, Fireproof Safe with Fireproof Document Bag, Programmable Keypad & Removable Shelf, Digital Home Security Safe Box for Money Firearm Medicines Valuables Sold by: Mitlve Shop (seller profile) Condition: New	\$78.37
Shipping Address: Dale Wentzel 38035 WOODSIDE LN ZEPHYRHILLS, FL 33542-5969 United States	Item(s) Subtotal: \$78.37 Shipping & Handling: \$6.99 Free Shipping: -\$6.99 ----- Total before tax: \$78.37 Sales Tax: \$0.00 -----
Shipping Speed: FREE Shipping	
	Total for This Shipment: \$78.37 -----

Payment information	
Payment Method: Visa Last digits: 8662	Item(s) Subtotal: \$78.37 Shipping & Handling: \$6.99 Promotion applied: -\$6.99 -----
Billing address Dale Wentzel Jr / Parkway Center CDD 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320 United States	Total before tax: \$78.37 Estimated Tax: \$0.00 -----
	Grand Total: \$78.37
Credit Card transactions	Visa ending in 8662: May 29, 2025: \$78.37

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #112-0001688-7897001

Order Placed: May 9, 2025

Amazon.com order number: 112-0001688-7897001

Order Total: \$165.96

Shipped on May 10, 2025	
Items Ordered	Price
1 Of: <i>Wipe Dispenser Value Priced - Stainless Steel Floor Unit with Built in Trash Can. Gyms, Fitness, Yoga, Commercial and Residential.</i>	\$99.99
Sold by: TazzaDirect (seller profile)	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$99.99
Dale Wentzel	Shipping & Handling: \$4.27
38035 WOODSIDE LN	-----
ZEPHYRHILLS, FL 33542-5969	Total before tax: \$104.26
United States	Sales Tax: \$0.00
Shipping Speed:	-----
Standard Shipping	Total for This Shipment: \$104.26

Shipped on May 10, 2025	
Items Ordered	Price
1 Of: <i>Frojuly Metal Garden Hose 75 ft Stainless Steel Water Hose Heavy Duty Flexible Lightweight Durable Long No Kink Hoses Pipe with 10 Function Nozzle Strong 3/4" Solid Brass Fitting for Outdoor Yard</i>	\$40.99
Sold by: Frojuly Store (seller profile)	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$40.99
Dale Wentzel	Shipping & Handling: \$2.40
38035 WOODSIDE LN	-----
ZEPHYRHILLS, FL 33542-5969	Total before tax: \$43.39
United States	Sales Tax: \$0.00
Shipping Speed:	-----
Standard Shipping	Total for This Shipment: \$43.39

Shipped on May 22, 2025	
Items Ordered	Price
1 Of: <i>Garden Hose Splitter 2 Way Heavy Duty, Brass Faucet Adapter With Long Handle For Gardening Water Hose Shut Off Valve Hose Connector Fittings Outdoor Water Spigot Hose Bib Y Splitter</i>	\$17.99
Sold by: BILAL Shop (seller profile)	
Condition: New	

Shipping Address:	Item(s) Subtotal: \$17.99
Dale Wentzel	Shipping & Handling: \$0.32
38035 WOODSIDE LN	-----
ZEPHYRHILLS, FL 33542-5969	Total before tax: \$18.31
United States	Sales Tax: \$0.00

Shipping Speed:	Total for This Shipment: \$18.31
Standard Shipping	-----

Payment information	
Payment Method:	Item(s) Subtotal: \$158.97
Visa Last digits: 8662	Shipping & Handling: \$6.99

Billing address	Total before tax: \$165.96
Dale Wentzel Jr / Parkway Center CDD	Estimated Tax: \$0.00
210 N UNIVERSITY DR STE 702	-----
CORAL SPRINGS, FL 33071-7320	Grand Total: \$165.96
United States	
Credit Card transactions	Visa ending in 8662: May 22, 2025: \$18.31
	Visa ending in 8662: May 17, 2025: \$147.65

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #112-1245926-7573069

Order Placed: May 9, 2025

Amazon.com order number: 112-1245926-7573069

Order Total: \$19.94

Shipped on May 12, 2025	
Items Ordered	Price
1 of: <i>Dell DMS-59 to VGA Splitter For Dual Monitor Setups or as a VGA Adapter Y Cable Cord</i>	\$7.95
Sold by: INTERWEB Computer Solutions Inc. (seller profile)	
Condition: New THIS IS NOT A VGA SPLITTER. ITS A DMS-59 SPLITTER!	
Shipping Address:	Item(s) Subtotal: \$7.95
Dale Wentzel	Shipping & Handling: \$11.99
38035 WOODSIDE LN	-----
ZEPHYRHILLS, FL 33542-5969	Total before tax: \$19.94
United States	Sales Tax: \$0.00
Shipping Speed:	-----
Standard Shipping	Total for This Shipment: \$19.94

Payment information	
Payment Method:	Item(s) Subtotal: \$7.95
Visa Last digits: 8662	Shipping & Handling: \$11.99

Billing address	Total before tax: \$19.94
Dale Wentzel Jr / Parkway Center CDD	Estimated Tax: \$0.00
210 N UNIVERSITY DR STE 702	-----
CORAL SPRINGS, FL 33071-7320	Grand Total: \$19.94
United States	
Credit Card transactions	Visa ending in 8662: May 12, 2025: \$19.94

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #112-9816167-1909046

Order Placed: May 9, 2025

Amazon.com order number: 112-9816167-1909046

Order Total: \$124.95

Shipped on May 10, 2025	
Items Ordered	Price
1 of: Club Wipes USA Sanitizing Wipes: 5000 Unscented Wipes (8" x 5"): 4 Refill Mega Rolls for Floor Stand and Wall Dispensers - For Gyms, Restaurants, Offices Sold by: The Kindly Co (seller profile) Business Price Condition: New	\$124.95
Shipping Address: Dale Wentzel 38035 WOODSIDE LN ZEPHYRHILLS, FL 33542-5969 United States	Item(s) Subtotal: \$124.95 Shipping & Handling: \$0.00 ----- Total before tax: \$124.95 Sales Tax: \$0.00 -----
Shipping Speed: Expedited Shipping	Total for This Shipment: \$124.95 -----

Payment information	
Payment Method: Visa Last digits: 8662	Item(s) Subtotal: \$124.95 Shipping & Handling: \$0.00 -----
Billing address Dale Wentzel Jr / Parkway Center CDD 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320 United States	Total before tax: \$124.95 Estimated Tax: \$0.00 ----- Grand Total: \$124.95
Credit Card transactions	Visa ending in 8662: May 10, 2025: \$124.95

To view the status of your order, return to [Order Summary](#) .

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
18849	07/01/2025	\$1,660.00	07/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,600.00	1,600.00
	CYA MAINTENANCE	CYA Fee per pool.	1	60.00	60.00

SUBTOTAL	1,660.00
TAX	0.00
TOTAL	1,660.00
BALANCE DUE	\$1,660.00

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
19102	07/07/2025	\$450.00	08/06/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	SERVICES	SUPER SHOCK THE POOL	1	450.00	450.00

SUBTOTAL	450.00
TAX	0.00
TOTAL	450.00
BALANCE DUE	\$450.00

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
16758	12/27/2024	\$500.00	01/26/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	POOL TECH CLEANING	SPA ACID WASH.	1	500.00	500.00

SUBTOTAL	500.00
TAX	0.00
TOTAL	500.00
BALANCE DUE	\$500.00

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

18 Jul 2025
 Invoice # 1577473
 Bill Atty: S. Steady
 As of 06/30/25

1202882 PARKWAY CENTER CDD
 0002817 Parkway General File

BILL SUMMARY THROUGH JUNE 30, 2025

Professional Services	<u>\$585.00</u>
TOTAL DUE THIS BILL	\$585.00

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

18 Jul 2025
Invoice # 1577473
Page 2

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

18 Jul 2025
Invoice # 1577473
Bill Atty: S. Steady
As of 06/30/25

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
06/02/25	Email Alba revised agreement with HOA for fence; email Tonja regarding need to determine rear property line for fence setback; update Marsh on Board's final decision.	SIS	0.50	325.00	\$162.50
06/05/25	Attend call with Mark and Tonja to coordinate on staking lots and goals.	SIS	0.30	325.00	\$97.50
06/09/25	Draft notice for assessment increase to be published; email to Nancy.	SIS	0.50	325.00	\$162.50
06/10/25	Email from Marilyn with budget to prepare notices; review budget.	SIS	0.30	325.00	\$97.50
06/16/25	Call with Marilyn Murphy regarding notices to publish for budget and assessments.	SIS	0.20	325.00	\$65.00
Total Services					\$585.00

Total Services and Disbursements \$585.00

TOTAL NOW DUE \$585.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

18 Jul 2025
Invoice # 1577473
Page 3

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$325.00	1.80	\$585.00
TOTALS		1.80	\$585.00

July 14, 2025
Invoice Number: 2463929071425
Account Number: 8337 12 028 2463929
Security Code: 5433
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Auto Pay Notice

Contact Us

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

Summary

Service from 07/14/25 through 08/13/25
details on following pages

Previous Balance	371.92
Payments Received -Thank You!	-371.92
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 07/31/25	
Total Due by Auto Pay	\$371.92

NEWS AND INFORMATION

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.

Channel Lineup and Rate Card: To obtain the current channel lineup available in your area, please go to business.spectrum.com/channel-lineup or contact us at 1-800-314-7195 to request a paper copy be mailed to you.

Telecommunications Relay Service (TRS).

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 14 07152025 NNNNNNNN 01 000993 0004

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

July 14, 2025

PARKWAY CENTER CBD

Invoice Number: 2463929071425
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: 2463929071425
 Account Number: 8337 12 028 2463929
 Security Code: 5433

Contact Us

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

8633 2390 DY RP 14 07152025 NNNNNNNN 01 000693 0004

Charge Details

Previous Balance		371.92
EFT Payment	07/01	-371.92
Remaining Balance		\$0.00

Payments received after 07/14/25 will appear on your next bill.

Service from 07/14/25 through 08/13/25

Spectrum Business™ TV

Spectrum Business Premier		80.00
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 Internet Ultra		200.00
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.



Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD

Board Meeting Date: July 23, 2025

Name	In Attendance Please X	Paid
1 Koko Miller	x	\$200.00
2 JoAnn Ward	x	\$200.00
3 Tanya O'Connor	x	\$200.00
4 Claudia Bryant	x	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez

7/23/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2523829
STATEMENT DATE
June 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
5/14/2025	Credit: Autopay	(\$32.95)
5/14/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
5/14/2025	6/13/2025		813 230 5734	9999	0	0	\$34.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$34.95 USD

Envera

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

Agenda Page 212

Invoice	
Invoice Number	Date
757708	07/01/2025
Customer Number	Due Date
400493	08/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		07/01/2025	08/01/2025

Quantity	Description	Months	Rate	Amount
2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL				
1.00	Active Video Monitoring 08/01/2025 - 08/31/2025	1.00	\$800.00	\$800.00
1.00	Passive Standard Camera 08/01/2025 - 08/31/2025	1.00	\$30.00	\$30.00
1.00	Service & Maintenance 08/01/2025 - 08/31/2025	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
7/1/2025	757708	Monitoring Services	\$1194.14	\$1194.14

Envera

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

Invoice	
Invoice Number	Date
757708	07/01/2025
Customer Number	Due Date
400493	08/01/2025

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



Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
6/30/2025	111667

Bill To

Parkway Center CDD
c/o Inframark
2005 Pan Am Circle Dr., Ste. 300
Tampa, FL 33067

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/30/2025

Description	Amount
Monthly waterway service for the month this invoice is dated - 16 waterways	1,408.00
Monthly maintenance for clubhouse for the month this invoice is dated	143.00
Monthly waterway service #23 for the month this invoice is dated	212.00
Monthly waterway service #25 for the month this invoice is dated	83.00
	0.00

Thank you for your business.

Total	\$1,846.00
Payments/Credits	\$0.00
Balance Due	\$1,846.00

GMS SOUTHEAST, INC.
3904 E ADAMO DR
TAMPA, FL 33605-5902

INVOICE



REMIT TO

GMS SOUTHEAST, INC.
PO BOX 930189
ATLANTA GA 31193-0189

SHIP TO

PREPAID SALES - 7200
ALL PREPAID SALES ARE FINAL!
4602 ROZZELLES FERRY RD
CHARLOTTE, NC 28216-3857

PREPAID SALES - 7200
ALL PREPAID SALES ARE FINAL!
4602 ROZZELLES FERRY RD
CHARLOTTE, NC 28216-3857

Customer No.	Date	Order No [SO]
501	07/23/25	1440177-00
Customer PO No		Customer Job No
PARKWAY MOUNUMENT TOPS		PIER CAPS
Order Date	Entered By	Sales Rep
07/23/25	KAD	HSE
Payment Date	Date Shipped	Page No.
		1 of 1

Ship Via	Payment Terms	Ordered by	Special Instructions [4]
	DUEPROX 31ST	ALBA SANCHEZ	ALL PRE-PAID SALES ARE FINAL

Product	Ord	Ship	B.O.	Unit	Description	U/M	Ext	Unit Price	Amount
FOAM1.5LB	3	3	0	CF	EPS FOAM 1.5 LB KIT PIER CAP TO MATCH THE SAMPLE AND SHOP DRAWINGS PRODUCT WILL BE WHITE. ADDON: FREIGHT IN (VENDOR) 150.00 ADDON: STOCKING / LABOR 750.00 TOTAL= BOARD 0.00 , METAL 0.00 , INSUL 0.00 , TILE 0.00 , GRID 0.00	CF	3	765.00	2,295.00

Tax Details	Received By	Checked By	Totals	
Taxable: No - FLORIDA HILLSBOROUGH	X _____	X _____	SUBTOTAL	2,295.00
			TAX	0.00
	Delivered By		ADD'L CHARGES	900.00
	Tampa, FL (Kimco)		TOTAL	3,195.00
CUSTOMER ASSUMES ALL RESPONSIBILITY FOR ANY DAMAGES CAUSED BY TRUCK DELIVERING BEYOND STREET PAVEMENT. ALL TRANSACTIONS REFERENCED HEREIN ARE GOVERNED BY THE TERMS AND CONDITIONS LOCATED AT https://www.gms.com/terms-conditions			Payments	
			0.00	

BROOKSVILLE
15074 Aviation Loop Drive
Brooksville, FL. 34604-6882
Phone (352) 251-3605



TAMPA
7810 Professional Pl
Tampa, FL. 33637-6744
Phone (813) 443-0791

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. 27927
Date 07/01/2025*

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>7,600.00</u>
Current Amount Due	\$ <u><u>7,600.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
7,600.00	0.00	0.00	0.00	0.00	7,600.00

Payment due upon receipt.



**HILLSBOROUGH COUNTY
OFFICE OF THE FIRE MARSHALL
P.O. BOX 310398
Tampa, FL 33680**

Invoice Date: 06/30/2025

Location: Parkway Center CDD

Address: 7461 S Falkenburg Rd Riverview, FL 33578

Account #: DHCFR467955

Inspection #: 2025002678

**FIRE INSPECTION Parkway Center CDD
ATTN: Dale Wentzel
7461 S Falkenburg Rd
Riverview, FL 33578**

Inspection Date: 06/16/2025

Description of Charges	Amount
Annual / Periodic	\$55.00

Total Charges: \$55.00

Total Credits: \$0.00

Amount Due: \$55.00

It is the goal of the Fire Marshal's Office to inspect all occupancies in unincorporated Hillsborough County annually. Our fire safety inspections are to ensure compliance with the code requirements in the Florida Fire Prevention Code 2007 edition. The fees for our inspections are allowed per Florida State Statute 633.081(1) and the amounts are established by County Ordinance 98-41 as amended.

^ PLEASE DETACH ALONG THE LINE ABOVE AND RETURN THIS STUB WITH YOUR PAYMENT ^

Please make checks payable to: Hillsborough County Board of County Commissioners

For credit card payments please visit HCFL.GOV/PAYFIRE

Inspection Number: 2025002678

Location: Parkway Center CDD

Account Number: DHCFR467955

Amt Due: \$55.00

Inspection Date: 06/30/2025

Amount Enclosed _____

**HILLSBOROUGH COUNTY
Federal Tax ID: 59-6000661**

**Remit Payment To:
OFFICE OF THE FIRE MARSHAL
P.O. BOX 310398
Tampa, FL 33680
(813) 280-9810**



**HILLSBOROUGH COUNTY
OFFICE OF THE FIRE MARSHALL**

Digitech Computer LLC
480 Bedford Road, Bldg. 600, 2nd floor
Chappaqua, NY 10514

HCFR-645920

FIRE INSPECTION Parkway Center CDD
ATTN: Dale Wentzel
7461 S Falkenburg Rd
Riverview, FL 33578

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD

Board Meeting Date: July 23, 2025

Name	In Attendance Please X	Paid
1 Koko Miller	x	\$200.00
2 JoAnn Ward	x	\$200.00
3 Tanya O'Connor	x	\$200.00
4 Claudia Bryant	x	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez

7/23/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD

Board Meeting Date: July 23, 2025

Name	In Attendance Please X	Paid
1 Koko Miller	x	\$200.00
2 JoAnn Ward	x	\$200.00
3 Tanya O'Connor	x	\$200.00
4 Claudia Bryant	x	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez

7/23/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343756

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#324875 - Grinding Stumps at the Clubhouse	\$665.60



Proposal provides for grinding stump that lifting up the fence at the clubhouse.

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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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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Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Stump Grinding - 06/20/2025

Grand Total \$665.60

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,592.36	\$0.00	\$0.00	\$0.00	\$0.00

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

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Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343759

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#349182 - Controller A inspection completed on 6-24-2025				\$202.67

Irrigation repairs:

Zone 1 - located valve and re-wired solenoid

Zone 5 - repaired 1/2 inch line leak, capped off 1 spray head

Zone 6 - repaired 1 drip irrigation leak and replaced 1 clogged or damaged spray nozzle

Replaced 2 crushed 10 inch round valve boxes.

Lateral Components - 06/24/2025

Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	1.00EA	\$2.25	\$2.25
Irrigation Technician Labor	1.75HR	\$65.00	\$113.75
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	2.00EA	\$2.21	\$4.42
NDS Standard Valve Box Round 10 in. Black Box/Green Lid Overlapping ICV - 111BC	2.00EA	\$34.20	\$68.40
Pro-Trade Black/White Wire Connector 25 Pc Bag	0.08BG	\$40.75	\$3.26
PT-WC5-TN Pro-Trade Tan Wire Connector #22 - #6 AWG	1.00EA	\$3.52	\$3.52
Rain Bird XF Coupling 17 mm	2.00EA	\$0.79	\$1.58
Rainbird Drip Line 500' Roll "by the ft."	2.00FT	\$1.10	\$2.20
Sch 40 PVC Cap 1/2 in. Socket	1.00EA	\$1.04	\$1.04
Sch 40 PVC Coupling 1/2 in. Socket	3.00EA	\$0.75	\$2.25

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Grand Total **\$202.67**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,592.36	\$0.00	\$0.00	\$0.00	\$0.00

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Please Remit Payment to:

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Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343761

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#349204 - Controller I inspection completed on 6-24-2025				\$125.78

Irrigation repairs:

Zone 16 - added 2 bubblers for new palm

Zone 29 - replaced two 1/2 inch male adapters

Zone 31 - located valve and replaced faulty solenoid

Lateral Components - 06/24/2025

Hunter AC Solenoid Assembly 24 VAC	1.00EA	\$30.76	\$30.76
Irrigation Technician Labor	1.00HR	\$65.00	\$65.00
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	0.06BG	\$22.00	\$1.32
PT-WC5-TN Pro-Trade Tan Wire Connector #22 - #6 AWG	2.00EA	\$3.52	\$7.04
Rain Bird Adjustable Full Circle Bubbler	2.00EA	\$2.77	\$5.54
Rain Bird XF Coupling 17 mm	2.00EA	\$0.79	\$1.58
Rain Bird XF Male Adapter 17 mm x 1/2 in. Barb x MIPT	2.00EA	\$1.27	\$2.54
Rain Bird XF Tee 17 mm	1.00EA	\$1.12	\$1.12
Rainbird Drip Line 500' Roll "by the ft."	8.00FT	\$1.10	\$8.80
Sch 40 PVC Male Adapter 1/2 in. MIPT x Socket	2.00EA	\$1.04	\$2.08

Grand Total \$125.78

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1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,592.36	\$0.00	\$0.00	\$0.00	\$0.00

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[illegible]

Irrigation Service/Proposal Request

Property: <u>Parkway Center CDD</u>	DATE <u>6/24/25</u>
Location <u>Falkenburg Rd Shrubs on berm (Controller I, Zone 31)</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

Alarm. Zone not working
- located valve, replaced solenoid

Materials needed :

1 - 606 800	30.76
2 - King Tan (3.52)	7.04

Foreman: Tom

Manager _____

Date Completed _____

Total Man Hours 0.5 @ 65.00

Inspected by _____

Date _____

Special Tools Needed:

Materials 37.80

Labor 32.50

WTF

Total 70.30

Please Remit Payment to:

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Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343763

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#349344 - Controller H inspection completed on 6-25-2025				\$72.74

Irrigation repairs:

Zone 7 - replaced 1 broken or leaking 12 inch spray head with spray nozzle, replaced 1 clogged or damaged spray nozzle

Zone 9 - repaired 1 drip irrigation leak

Zone 12 - need to replace solenoid and decoder - a proposal will be submitted

Zone 15 - repaired 1 drip irrigation leak

Lateral Components - 06/24/2025

Hunter PRO Nozzle 8 ft. Radius Half Circle	2.00EA	\$2.25	\$4.50
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$28.18	\$28.18
Irrigation Technician Labor	0.50HR	\$65.00	\$32.50
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	0.10BG	\$22.00	\$2.20
Rain Bird XF Coupling 17 mm	4.00EA	\$0.79	\$3.16
Rainbird Drip Line 500' Roll "by the ft."	2.00FT	\$1.10	\$2.20

Grand Total \$72.74

Thank you for allowing us to serve you.

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1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,592.36	\$0.00	\$0.00	\$0.00	\$0.00

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Property: Parkway Center CDD

Date	6/25/25
Technician	19m
Arrive/ Depart	7:45 - 11:25

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

Clock Type/ #		Hunter AS2 / Controller H		Confirm Time/ Date		Time/Date Adjust		Start		Sun Mon Tue Wed Thu Fri Sat							
Battery Date	Rain Sensor	OK	bad	Y	N	Y	N	Pgm A	Pgm B	Pgm C	Pgm D						
Notes: Active (zones running) - set programs to suspend mode																	
Zone # Type A B C D																	
1	S	:30				OK	20										
2	S	:30				OK	20										
3	D	:30				OK	20										
4	D	:30				OK	20										
5	S					OK	15										
6	S	:45				OK	20										
7	S	:45				OK	1-12' sprayhead, 1 nozzle	20									
8	S	:45				OK		20									
9	A	:30				OK	1 dripline break	20									
10	S	:45				OK		20									
11	D	:30				OK		20									
12	S	:45				OK	* Alarm - Bad decoder + solenoid										
13	S	:45				OK											
14	S	:45				OK											
15	D	:30				OK	1 dripline break	20									
16	-					N/A											
17	S					OK	25										
18	S					OK	20										
19	S					OK	20										
20	S					OK	20										
21																	
22																	
23																	
24																	
Season Adjust %		100%		100%		100%											
Run Time		5:00		2:30		4:10											
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information																	

Technician Use Only (Use Standard Invoice forms for additional charges)	
Labor	Materials
Supervisor:	Supervisor:
Technician:	Technician:
Total Labor Charges \$	
QTY	Unit
1	28.18
4	0.79
2	1.10
10	0.22
2	2.25
Extended	
28.18	3.16
2.20	2.20
2.20	2.20
4.50	
Total Materials \$ 40.24	
Total Labor \$ 32.50	
Grand Total \$ 72.74	

Bill To:	
----------	--

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343757

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$2,679.25

#337649 - Blue Beech Palm

Remove and replace palm tree in danger of falling.

*Site Prep - 06/18/2025*

Palm Removal (Including Rootball)	1.00HR	\$500.00	\$500.00
Pine Bark, 03CF bag - 03CF	2.0003CF	\$16.37	\$32.73
Single Ribbon Palm, 14-16' oa - FGP2	1.00FG	\$2,146.52	\$2,146.52

Grand Total **\$2,679.25**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,592.36	\$0.00	\$0.00	\$0.00	\$0.00

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Please Remit Payment to:

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Professional LLC
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Orlando, FL 32891



Invoice 344026

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

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#347501 - Parkway Center CDD - 2025/2026 Maintenance Renewal July 2025	\$18,917.75

Grand Total \$18,917.75

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$25,510.11	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

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Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343765

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$166.43

#349364 - Wet Check Repairs 6-26-25

The following repairs were performed during the wet check on 6-26-25 for controller C.

Lateral Components - 06/26/2025

Hunter MP Rotator MP1000 Nozzle 8 - 15 ft. Radius 90 Degree - 210 Degree	3.00EA	\$15.24	\$45.72
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 360 Degree	2.00EA	\$2.25	\$4.50
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	3.00EA	\$16.28	\$48.84
Irrigation Technician Labor	1.00HR	\$65.00	\$65.00
Rain Bird XF Coupling 17 mm	3.00EA	\$0.79	\$2.37

Grand Total **\$166.43**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,592.36	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

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(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343762

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#349343 - Controller J inspection completed on 6-25-2025				\$193.21

Irrigation repairs:

Zone 1 - replaced 1 broken or leaking 12 inch spray head with spray nozzle

Zone 3 - repaired 6 drip irrigation leaks

Zone 6 - repaired 8 drip irrigation leaks

Zone 11 - repaired 2 drip irrigation leaks

Lateral Components - 06/25/2025

Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 360 Degree	1.00EA	\$2.25	\$2.25
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$28.18	\$28.18
Irrigation Technician Labor	2.00HR	\$65.00	\$130.00
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	0.20BG	\$22.00	\$4.40
Rain Bird XF Coupling 17 mm	22.00EA	\$0.79	\$17.38
Rainbird Drip Line 500' Roll "by the ft."	10.00FT	\$1.10	\$11.00

Grand Total **\$193.21**

Thank you for allowing us to serve you.

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1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,592.36	\$0.00	\$0.00	\$0.00	\$0.00

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Property: Parkway Center C&D

Date	<u>6/25/25</u>	Agenda Page 230
Technician	<u>Tom</u>	
Arrive/ Depart	<u>11:25 - 3:00</u>	

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

Clock Type/ #	<u>Hunter ACC-2 / Controller J</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"/>			<u>12:00pm</u>			<u>12:00pm</u>
Rain Sensor	<input checked="" type="checkbox"/> OR	bad		Battery Replaced	Y	<input checked="" type="checkbox"/>						
Notes:						Pgm A	1					
<u>Removed prog D for now sed</u>						Pgm B	1		<u>9:00pm</u>			<u>9:00pm</u>
						Pgm C	1	<u>7:00am</u>	<u>7:00am</u>		<u>7:00am</u>	<u>7:00am</u>
						Pgm D	1	<u>2:00am</u>	<u>2:00am</u>	<u>2:00am</u>	<u>2:00am</u>	<u>2:00am</u>

Programs						Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D					Labor	Hrs	Rate	Amount
1	S	:30				1 - 12" sprayhead				Supervisor:	2	65.00	
2	S	:30				ok				Technician:			
3	D	:60				5 dripline breaks				Total Labor Charges \$			
4	S	:30				ok - poor pressure (increased station delay)				Materials	QTY	Unit	Extended
5	S	:30				ok				PROS1251	1	28.18	28.18
6	D	:60				8 dripline breaks				XFFCoup	22	0.79	17.38
7	S	:30				ok				XFD0912	10	1.10	11.00
8	S	:30				ok				TLSS	20	0.22	4.40
9	S	:30				ok				H10H	1	2.25	2.25
10	S	:30				ok							
11	D	:60				2 dripline breaks							
12	S	:30				ok							
13	S	:30				ok							
14	S		125			ok							
15													
16													
17													
18													
19													
20													
21													
22													
23										Total Materials	\$	63.21	
24										Total Labor	\$	130.00	
Season Adjust %	100%									Grand Total	\$	193.21	
Run Time	5:00	3:00								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:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343760

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#349199 - Controller B inspection completed on 6-24-2025				\$65.06

Irrigation repairs:

Zone 2 - replaced 1 broken or leaking 12 inch spray head with spray nozzle and repaired 1/2 inch flex pipe leak.

Lateral Components - 06/24/2025

Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	1.00EA	\$2.25	\$2.25
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$28.18	\$28.18
Irrigation Technician Labor	0.50HR	\$65.00	\$32.50
Rain Bird Spiral Barb Coupler 1/2 in. Barb	1.00EA	\$2.13	\$2.13

Grand Total \$65.06

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,592.36	\$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

Property: Parkway Center CND										Date: 6/24/25 Technician: Tom Arrive/ Depart: 10:05 - 10:45 /	
P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com											

Clock Type/ #	Confirm Time/ Date	Battery Replaced	Y	N	Time/Date Adjust	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date						Pgm A				6:00pm			6:00pm
Rain Sensor						Pgm B							
						Pgm C				8:15am			8:15am
						Pgm D							

Notes:

Zone #				Programs				Zone Information				Technician Use Only (Use standard invoice forms for additional charges)			
Type	A	B	C	D											
1	S	120													
2	S	120													
3	S	120													
4	S	120													
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22															
23															
24															
Season Adjust %	100%														
Run Time	1:00														

Supervisor: Technician:				Total Labor Charges \$			
Materials				QTY Unit Extended			
PR051251				1 28.18 28.18			
3201004				1 2.13 2.13			
H155ST				1 2.25 2.25			
Total Materials				\$ 32.56			
Total Labor				\$ 32.50			
Grand Total				\$ 65.06			

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:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343766

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#349555 - Controller E inspection performed on 6-27-2025				\$22.33

Controller E - Towne Lake and Castle Creek

Upon arrival found controller in Decoder Module Alarm mode.

Isolated wire path to get zones 61 through 67 working. A proposal for zones 68 through 74 will be submitted.

Zone 61 - replaced 1 clogged or damaged spray nozzle

Zone 65 - replaced 1 clogged or damaged spray nozzle

Zone 66 - repaired 2 drip irrigation leaks

Lateral Components - 06/27/2025

Hunter PRO Nozzle 10 ft. Radius Full Circle	2.00EA	\$2.25	\$4.50
Irrigation Technician Labor	0.25HR	\$65.00	\$16.25
Rain Bird XF Coupling 17 mm	2.00EA	\$0.79	\$1.58

Grand Total \$22.33

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
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Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

\$6,592.36	\$0.00	\$0.00	\$0.00	\$0.00
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**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.

theImpadvantage.com
(877) 567-7761

IMP Landscape Maintenance Professionals, Inc.		Property: <i>Parkway Center CAD</i>		Date: <i>6/27/25</i> Technician: <i>Tom</i>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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Please Remit Payment to:

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Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343755

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#322725 - Remove Falling at the Clubhouse	\$1,650.00



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Cut tree that fell in the conservation area at the clubhouse and broke the fence.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and 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.

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

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury 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.

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Tree Removal - 06/30/2025

Grand Total	\$1,650.00
--------------------	-------------------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,592.36	\$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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Orlando, FL 32891



Invoice 343758

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$619.62

#343155 - Jasmine fill In

Fill in island tip Still Creek where palm was removed with Jasmine

*Landscape Material - 06/18/2025*

Variegated Confederate Jasmine, 01 gallon - 01g	55.0001g	\$11.27	\$619.62
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Grand Total	\$619.62
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1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,592.36	\$0.00	\$0.00	\$0.00	\$0.00

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Orlando, FL 32891



Invoice 345064

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

Date	Due Date
07/14/25	8/13/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$385.87

#349345 - Controller H - zone 12 - Falkenburg Rd. berm

Replace faulty Hunter 1 station decoder that is no longer under warranty.

Replace faulty Hunter 24V solenoid.

Control Components - 07/08/2025

Hunter AC Solenoid Assembly 24 VAC	1.00EA	\$30.76	\$30.76
Hunter ICD Decoder 1 station for use with ACC Controllers	1.00EA	\$285.37	\$285.37
Irrigation Tech Labor	1.00HR	\$65.00	\$65.00
Pro-Trade Irrigation/Lighting Wire Connector Blue/Blue 20 Pack	0.10BG	\$47.40	\$4.74

Grand Total **\$385.87**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$4,674.59	\$0.00	\$0.00	\$0.00	\$0.00

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Invoice 345069

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

Date	Due Date
07/14/25	8/13/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#351293 - Controller G inspection completed on 7-8-2025				\$35.26

Irrigation inspection completed after controller was replaced.

Zone 3 - replaced 1 broken or leaking 6 inch spray head with spray nozzle.

NOTE: ADM overcurrent on HOA wire path. Wire was left disconnected in controller to prevent damage to controller and keep CDD zones working.

Lateral Components - 07/08/2025

Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	1.00EA	\$2.35	\$2.35
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.66	\$16.66
Irrigation Technician Labor	0.25HR	\$65.00	\$16.25

Grand Total \$35.26

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$4,674.59	\$0.00	\$0.00	\$0.00	\$0.00

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the Proposal/Contract referenced above.

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Landscape
Maintenance
Professionals, Inc.

Property: *Parkway Center CDD*

Date

7/8/25

Agenda Page 254

Technician

Jim

Arrive/ Depart

11:00 - 12:00

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

Clock Type/ #	<i>Hunter ACC2 / Controller G</i>					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"/>	Pgm A 1			<i>12:00pm</i>			<i>12:00pm</i>
Rain Sensor	<input checked="" type="checkbox"/>	bad	Battery Replaced	Y	<input checked="" type="checkbox"/>	2							

Notes:

Installed new controller

** A.M. overcurrent on HOA wire path
* wire disconnected in controller*

Pgm B	1							
2								
Pgm C	1							
2								
Pgm D	1							
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	<i>S</i>	<i>1:15</i>				<i>OK</i>							
2	<i>D/M</i>	<i>1:15</i>				<i>OK</i>				Supervisor:	<i>0.25</i>	<i>65.00</i>	<i>16.25</i>
3	<i>S</i>	<i>1:15</i>				<i>1 - 6" sprayhead</i>				Technician:			
4	<i>/</i>									Total Labor Charges \$			
5	<i>/</i>									Materials	QTY	Unit	Extended
6	<i>/</i>									<i>PROSCESS</i>	<i>1</i>	<i>16.66</i>	<i>16.66</i>
7	<i>/</i>									<i>HIZH</i>	<i>1</i>	<i>2.35</i>	<i>2.35</i>
8	<i>/</i>												
9	<i>S</i>	<i>1:15</i>				<i>OK</i>							
10	<i>/</i>												
11	<i>S</i>	<i>1:15</i>				<i>OK</i>							
12													
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18													
19													
20													
21													
22													
23										Total Materials	\$	<i>19.01</i>	
24										Total Labor	\$	<i>16.25</i>	
Season Adjust %										Grand Total	\$	<i>35.26</i>	
Run Time										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:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 345067

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

Date	Due Date
07/14/25	8/13/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$595.63

#349554 - Controller E - decoder module alarm

Controller E - Towne Lake and Castle Creek

Controller showing 'Decoder Module Alarm', no zones working.

Isolated wire path to run zones 61 through 67.

Zones 68 through 74 - locate and and re-splice 3-way wire splices to identify and replace faulty decoder.

Control Components - 07/08/2025

3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V	14.00EA	\$7.73	\$108.22
Hunter ICD Decoder 1 station for use with ACC Controllers	1.00EA	\$285.37	\$285.37
Irrigation Tech Labor	3.00HR	\$65.00	\$195.00
Pro-Trade Tan Wire Connector 50 Pc Canister	0.04PK	\$176.00	\$7.04

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Grand Total **\$595.63**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$4,674.59	\$0.00	\$0.00	\$0.00	\$0.00

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Invoice 343764

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#349346 - Wet Check Repairs 6-26=25				\$129.67

The following repairs were performed during the wet check of Controller L during the wet check on 6-26-25.

Lateral Components - 06/26/2025

Cr2032 Coin Cell Battery	1.00EA	\$7.50	\$7.50
Hunter ID-1 Decoder Wire Blue 14 Gauge Jacketed 2 Conductor Twisted 1000 ft. (Sold per ft.)	4.00FT	\$1.61	\$6.44
Irrigation Technician Labor	1.25HR	\$65.00	\$81.25
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	0.14BG	\$22.00	\$3.08
PT-WC5-TN King Tan wire connector	4.00EA	\$3.52	\$14.08
Rain Bird XF Coupling 17 mm	8.00EA	\$0.79	\$6.32
Rainbird Drip Line 500' Roll "by the ft."	10.00FT	\$1.10	\$11.00

Grand Total \$129.67

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,592.36	\$0.00	\$0.00	\$0.00	\$0.00

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Invoice 345066

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

Date	Due Date
07/14/25	8/13/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$3,460.11

#349453 - Controller G Lighting Strike 6=26-25

Controller G was struck by lighting and must be replaced.

Control Components - 07/08/2025

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	2.50HR	\$65.00	\$162.50

Grand Total **\$3,460.11**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$4,674.59	\$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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 345068

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

Date	Due Date
07/14/25	8/13/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$42.04

#350507 - Leak at clubhouse near utility box.

Repaired 1/2 inch line leak at spray head near utility box.

Lateral Components - 07/03/2025

Irrigation Tech Labor	0.50HR	\$65.00	\$32.50
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	3.00EA	\$2.21	\$6.63
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
Sch 40 PVC Coupling 1/2 in. Socket	1.00EA	\$0.75	\$0.75

Grand Total **\$42.04**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$4,674.59	\$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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 346654

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

Date	Due Date
07/28/25	8/27/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#352511 - Wet Check Repairs 7-15-25				\$548.51
<i>Lateral Components - 07/16/2025</i>				
Cr2032 Coin Cell Battery	1.00EA	\$7.75	\$7.75	
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00EA	\$28.66	\$28.66	
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 360 Degree	5.00EA	\$2.35	\$11.75	
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	2.00EA	\$2.35	\$4.70	
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	5.00EA	\$2.35	\$11.75	
Hunter PRO Nozzle 8 ft. Radius Half Circle	1.00EA	\$2.35	\$2.35	
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	3.00EA	\$28.68	\$86.04	
Irrigation Technician Labor	4.00HR	\$65.00	\$260.00	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	2.00EA	\$2.21	\$4.42	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	0.25BG	\$22.00	\$5.50	
PVC Pipe 1 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	25.00FT	\$3.20	\$80.00	
Rain Bird Spiral Barb Elbow 1/2 in. MIPT x Barb	1.00EA	\$1.81	\$1.81	
Rain Bird XF Coupling 17 mm	14.00EA	\$0.79	\$11.06	
Rainbird Drip Line 500' Roll "by the ft."	16.00FT	\$1.10	\$17.60	
Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	1.00EA	\$0.82	\$0.82	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	1.00EA	\$1.40	\$1.40	
Sch 40 PVC Cap 1 in. Socket	1.00EA	\$1.86	\$1.86	

Thank you for allowing us to serve you.

Sch 40 PVC Cap 1/2 in. Socket	1.00EA	\$1.04	\$1.04
Sch 40 PVC Reducer Bushing Flush Style 1 -1/4 in. x 1 in. Spigot x Socket	1.00EA	\$2.61	\$2.61
Sch 40 PVC Reducing Tee 1 in. x 1/2 in. Socket	1.00EA	\$3.15	\$3.15
Sch 40 PVC Tee 1-1/4 in. Socket	1.00EA	\$4.24	\$4.24

Subtotal	\$548.51
Less Payments/Credits	(\$0.00)
Balance Due	\$548.51

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

Thank you for allowing us to serve you.



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

Return Service Requested

Invoice Date: 06/04/2025

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

Remittance Section

Agenda Page 263

Contract Number:

40819292

Due Date:

6/25/2025

Amount Due:

\$766.03

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

000408192922025060400000766030

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
6/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

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

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

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

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



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Contract Payment	06/25/2025	\$766.03					\$766.03
SUBTOTALS:			\$766.03					\$766.03

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

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

Agenda Page 264

Your Opinion Matters

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

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

Thank you for your business!

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



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
6/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

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



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

Return Service Requested

Invoice Date: 07/04/2025

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

Remittance Section

Agenda Page 265

Contract Number: 40819292
Due Date: 7/25/2025
Amount Due: \$1,161.40

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

000408192922025070400001161403

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
7/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

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

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

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



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Property Tax and Admin FL 2024	07/25/2025					\$395.37	\$395.37
	Contract Payment	07/25/2025	\$766.03					\$766.03
SUBTOTALS:			\$766.03				\$395.37	\$1,161.40

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

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

Agenda Page 266

Your Opinion Matters

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

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

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PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
7/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE "A"
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

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 # 2025-602**DATE 06/11/2025**

DATE	ACCOUNT SUMMARY	AMOUNT
04/02/2025	Balance Forward	1,470.00
	Other payments and credits after 04/02/2025 through 06/10/2025	0.00
06/11/2025	Other invoices from this date	0.00
	New charges (details below)	3,150.00
	Total Amount Due	4,620.00

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
04/07/2025	Analyze collective answer filed on behalf of encroaching residents including request for class action designation; prepare correspondence to counsel for residents requesting proposal for resolution	0.50	350.00	175.00
04/07/2025	Prepare and file Notice of Dropping Parties who have no improvements in easement area; Prepare Motion for Entry of Clerk's default as to non-responding owners with improvements encroaching into easement area; and prepare Clerk's defaults for uploading with Court	1	350.00	350.00
04/14/2025	Telephone conference with Scott Steady regarding proposed shade meeting with Board and pending settlement discussions; prepare status update for the Board directed to Scott Steady	1	350.00	350.00
04/15/2025	correspond with Scott steady regarding shade meeting requirements; correspond with counsel for homeowners regarding process to conduct shade meeting to discuss settlement proposal	0.30	350.00	105.00
04/23/2025	Prepare for and attend meeting of the Board of Supervisors to request attorney/client privileged "Shade Meeting"	1.50	350.00	525.00
04/30/2025	correspond with defense counsel regarding Uniform Trial Order and scheduled case status conference; preparation of draft order for scheduling during June 2026 trial period; prepare Reply to Affirmative Defenses and	1.30	350.00	455.00

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
	file same			
05/28/2025	Prepare for and attend Shade Meeting with District Board	1.30	350.00	455.00
06/02/2025	Correspondence with Scott Steady and Tonya Stewart regarding survey of property boundary lines and outline of proposed resolution with homeowners	0.30	350.00	105.00
06/03/2025	Phone conference with counsel for homeowners and correspond with Scott Steady and Tonya Stewart regarding coordination of survey	0.40	350.00	140.00
06/05/2025	Telephone conference with Scott Steady and Tonya Stewart	0.40	350.00	140.00
06/11/2025	Prepare Amended DCM Order relating to case deadlines; prepare notice of dropping additional parties that are not involved in the Willow Beach Drive settlement discussions	1	350.00	350.00

TOTAL OF NEW
CHARGES
BALANCE DUE

3,150.00

\$4,620.00

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD

Board Meeting Date: July 23, 2025

Name	In Attendance Please X	Paid
1 Koko Miller	x	\$200.00
2 JoAnn Ward	x	\$200.00
3 Tanya O'Connor	x	\$200.00
4 Claudia Bryant	x	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment: Yes

Alba Sanchez

7/23/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



SERVICE INVOICE

Agenda Page 270

TEM Systems, Inc.
15491 SW 12th Street
Suite 408
Sunrise, FL 33326

Phone: (800) 777-8912
ar@temsystems.com
www.temsystems.com

Bill to
Parkway Center Clubhouse
7461 S Falkenburg Road
Riverview, FL 33578

Ship to
Parkway Center Clubhouse
7461 S Falkenburg Road
Riverview, FL 33578

Invoice #: i11133

Transaction Date: 7/7/2025

Terms: Due on receipt

Work Order #: 12862

Customer PO #: Dale Wentzel

Work Order Description

The site is having an issue with their DoorKing system and they cannot connect to the DKS IM Server.
Dale Wentzel (813) 458-9572

Work Summary

Arrived on site, troubleshooted the issue and found that the cellular unit was bad not reading sim card, and the unit was out of warranty. TEM Systems sent a quote to install a TCP/IP unit on site. Returned to the site, installed (1) 1830-185 TCP/IP Server, configured the unit to the customer network. The IP address being used is 192.168.1.40, provided the login information to the contact. Tested the system: operational. Closed and billed for service provided on 3/12/25 and 4/1/25.

Quantity	Item	Description
2	T14-FSC	Standard Trip Fuel Surge Charge
2	T14	Standard Trip Charge
3	T04	Complete On-Site Service Call - Standard Labor Rate
1	1830-185	DoorKing TCP/IP Adapter Manual Setup
1	FRTE	Freight and Handling

Credit card payments are automatically subject to a 3.5% processing fee, in accordance with state regulations, and will be added to the total invoice amount at time payment is processed.

Subtotal: \$820.00

Tax: \$0.00

Total: \$820.00

There is no processing fee for payments made via check, debit card, or bank transfer.

Payments: \$0.00

Balance Due: \$820.00



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7793473
Account Number: 123189000
Invoice Date: 06/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Meritus
Attn- Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States



PARKWAY CDD 08

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,770.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

PARKWAY CDD 08

Invoice Number: 7793473
Account Number: 123189000
Current Due: \$4,770.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 123189000
Invoice # 7793473
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7793473
Invoice Date: 06/25/2025
Account Number: 123189000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

PARKWAY CDD 08

Accounts Included 123189000 123189002 123189003 123189004 123189005 123189006
n This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,427.50	100.00%	\$4,427.50
Subtotal Administration Fees - In Advance 06/01/2025 - 05/31/2026				\$4,427.50
Incidental Expenses 06/01/2025 to 05/31/2026	4,427.50	0.0775		\$343.13
Subtotal Incidental Expenses				\$343.13
TOTAL AMOUNT DUE				\$4,770.63



Property: Parkway Center CAD					Date: 7/15/25	
					Technician: Tom	
					Arrive/ Depart: 1	
P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com						
Zone Information					Technician Use Only (Use Standard Invoice forms for additional charges)	
Start Sun Mon Tue Wed Thu Fri Sat Pgm A 1 Pgm B 1 Pgm C 1 Pgm D 1					Labor Supervisor: Technician: Total Labor Charges \$ Materials QTY Unit Extended Total Materials \$ Total Labor \$ Grand Total \$	
Time/ Date Y Time/Date Adjust Y N Replaced Y N					Bill To:	
e of this report - Use extra report as needed for programming information						

~~72~~ 72094

96

Property: Parkway Center CSD						Date	7/17/25						
						Technician	LMM						
						Arrive/ Depart	7:30-10:20 /						
P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com													
3/ Controller C						Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Time/Date	(Y)	Time/Date Adjust	Y			Pgm A 1				12:00pm			12:00pm
Try Replaced	Y	(N)				2							
						Pgm B 1				8:30pm			8:30pm
						2				10:00pm			10:00pm
						Pgm C 1				8:15am			8:15am
						2				\$			
						Pgm D 1							
						2							
Zone Information						Technician Use Only (Use Standard Invoice forms for additional charges)							
						Labor	Hrs	Rate	Amount				
tighten & move 2 rotors						Supervisor:	1.5	65.00	97.50				
						Technician:							
ripline break						Total Labor Charges \$							
ripline break						Materials	QTY	Unit	Extended				
rotor, tighten & move 2 rotors						PGP0430	1	28.66	28.66				
added flex pipe						PRO506S1	1	16.66	16.66				
						40700F	2	1.40	2.80				
6" sprayhead & elbow						6850CLPN	1	0.76	0.76				
						XFFCOWP	2	0.79	1.58				
						507ECLPN	1	0.82	0.82				
						KFO50	4	2.21	8.84				
						Total Materials	\$ 60.12						
						Total Labor	\$ 97.50						
						Grand Total	\$ 157.62						
Bill To:													
Side of this report - Use extra report as needed for programming information													

PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date	<u>6/18/2025</u>
Payable To	<u>Parkway Center CDD</u>
Check Amount	<u>\$2,396.17</u>
Check Description	<u>Series 2018-1 - FY 25 Tax Dist. ID Dist 728</u>
Check Amount	<u>\$1,085.18</u>
Check Description	<u>Series 2008 - FY 25 Tax Dist. ID Dist 728</u>
Check Amount	<u>\$1,815.84</u>
Check Description	<u>Series 2018-2 - FY 25 Tax Dist. ID Dist 728</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	1163
6/18/2025	11,449.78	6,152.58	6,152.58	2,396.17	2,396.17	1,085.18	1,085.18	1,815.84	1,815.84	0.01	Dist 728	
		-	-	-	-	-	-	-	-	-		
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		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
TOTAL	1,828,826.83	982,727.04	982,727.06	382,730.82	382,730.82	173,331.92	173,331.94	290,037.07	290,037.07	(0.06)		
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)	4,832.25		2,596.65		1,011.29		458.02	766.36	766.36			