

**Parkway Center
Community Development District**

September 24, 2025

AGENDA PACKAGE

Teams Meeting

Meeting ID: 265 560 663 159 2 Passcode: hy9K4ND6

**Parkway Center CDD
Board of Supervisors**

Board of Supervisors

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

Alba Sanchez, District Manager
Scott Steady, District Counsel
Tonja Stewart, District Engineer
Dale Wentzel, District Onsite Manager
Jason Liggett, Field Supervisor

**Meeting Agenda
Wednesday, September 24, 2025 – 6:30 p.m.**

Teams Meeting Information

Meeting ID: 265 560 663 159 2 Passcode: hy9K4ND6

All cellular phones must be turned off during the meeting.

- 1. Pledge of Allegiance**
- 2. Call to Order/Roll Call**
- 3. Public Comments on Agenda**
- 4. Attorney's Report**
- 5. Landscape Report**
- 6. Aquatic Report**
- 7. Engineer's Report**
- 8. District Manager's Report**
- 9. District On-Site Manager's Report**
 - A. Field Inspection – September 2025Page 3**
- 10. Consideration of the Minutes of the August 27, 2025 MeetingPage 12**
- 11. Consideration of the Check Register, and Operation & Maintenance
Report August 31, 2025.....Page 16**
- 12. Old Business**
- 13. Supervisors' Requests or Comments**
- 15. Public Comments (*Comments limited to (3) minutes Per Speaker*)**
- 16. Adjournment**

The next CDD Meeting is scheduled for Wednesday, October 22, 2025 at 6:30 p.m.



Parkway Center CDD

Wednesday, 17 September 2025

Prepared For Board Of Supervisors

26 Item Identified

26 Item Incomplete

A handwritten signature in black ink, appearing to read "Jason Liggett".

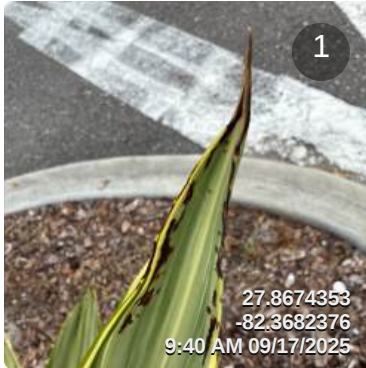
Jason Liggett

Lead District Field Coordinator

Item 1

Assigned To: LMP

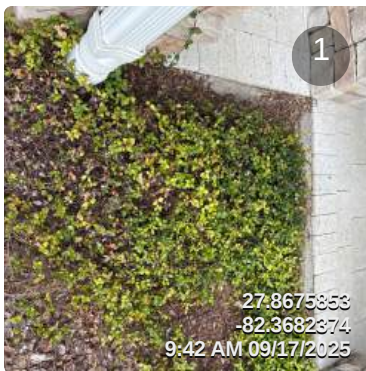
Please inspect the plants in the center island at the amenity center for any signs of tip fungus. If any affected plants are found, treat or remove them as necessary. Additionally, remove all weeds present in the planting bed to maintain a clean and healthy appearance.



Item 2

Assigned To: LMP

Please diagnose and treat the declining jasmine plants located at the front of the amenity center. During my inspection, I noticed pesticide application signs in the area. Could you please confirm what pest or issue was treated and what product was used?

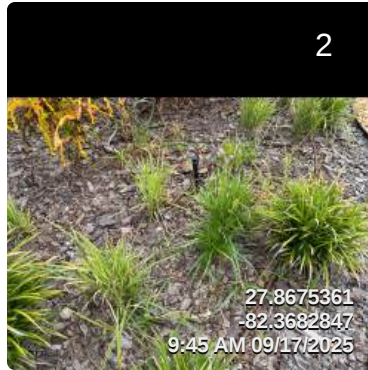


Item 3

Assigned To: LMP

Please remove the nutsedge from the center islands located in front of the amenity center entrance.

Additionally, I am once again observing signs of tip fungus affecting the Liriope and Society Garlic in the same area. Has this issue been previously treated? If so, please confirm what treatment was applied and when. If not, please take the necessary steps to address it.

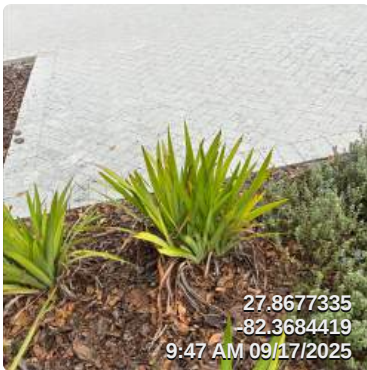


Item 4

Assigned To: LMP

I've noticed that some sections of the black landscape border are coming up in various areas and need to be re-pinned or secured.

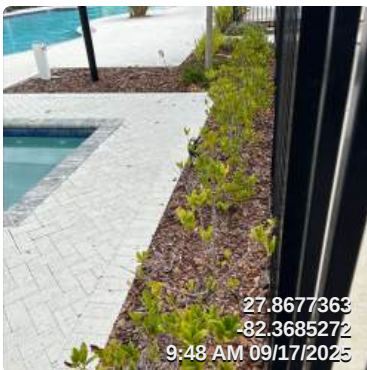
Is this something LMP can address as part of regular maintenance? If so, please have the team re-pin the loose sections during the next visit.



Item 5

Assigned To: LMP

Please remove all dead foliage and spent blooms from the African Iris located in the pool area. Additionally, take the necessary steps to improve the overall vigor and health of the plants—this may include fertilization, soil conditioning, or adjusting irrigation as needed.

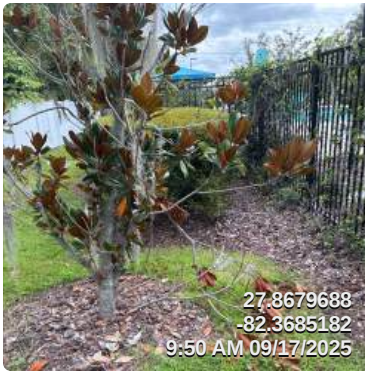


Item 6

Assigned To: Board

The Anise plants in the pool area appear to be struggling, and based on their current condition, I do not believe they will recover or improve significantly.

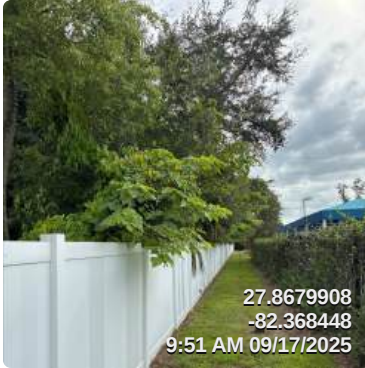
Would the board like to request a proposal for removal and replacement with a more suitable plant material?



Item 7

Assigned To: LMP

Please remove the broken limb from the magnolia tree located on the backside of the pool area to prevent further damage and maintain the tree's health and appearance.



Item 8

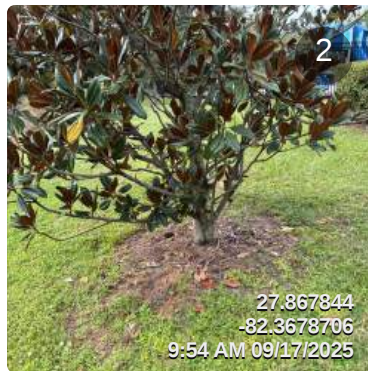
Assigned To: LMP

There is conservation area vegetation growing over the top of the fence at the back of the amenity center. Please trim this growth back away from the fence to maintain a clear boundary and prevent any potential damage.

Item 9

Assigned To: LMP

Please ensure that LMP crews are consistently soft edging around the entire perimeter of the pool area, including all tree rings. This should be maintained on a regular basis to keep a clean and defined appearance.



Item 11

Assigned To: LMP

At the Belmont entrance, please ensure crews are blowing off the center islands during each visit. This standard should also apply to all district-owned properties that do not have turf.

Additionally, remove any weeds growing in cracks throughout these areas to maintain a clean and well-kept appearance.



Item 12

Assigned To: LMP

Please remove all sucker growth throughout the bed spaces on both the inbound and outbound sides of the Belmont entrance. This will help maintain the health and appearance of the established plants.



Item 13

Assigned To: LMP

Please remove the broken limbs currently lying on the jasmine plants along the east side of S Falkenberg Road to maintain a neat appearance and prevent potential damage.



Item 14

Assigned To: LMP

Please continue efforts to control and remove grassy weeds in the jasmine beds along the east side of South Falkenberg Road to improve plant health and appearance.



Item 15

Assigned To: LMP

Please remove all sucker growth from the crape myrtles along the east side of South Falkenberg Road to promote healthy tree structure and appearance.



Item 16

Assigned To: LMP

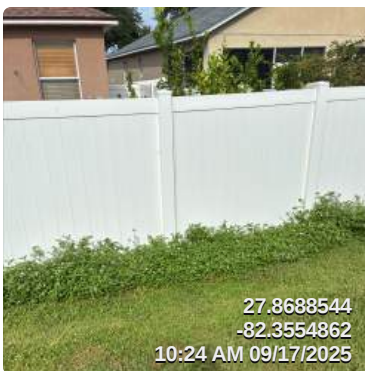
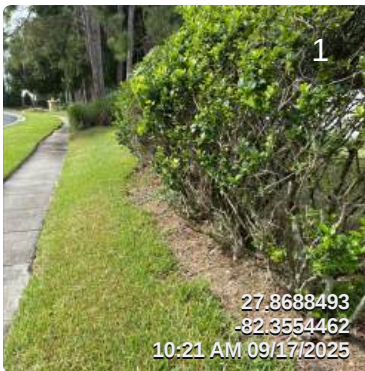
Please remove all sucker growth from the crape myrtles along the right-of-way on Still River Drive. Additionally, improve the separation of plant material within the bed spaces to enhance overall plant health and visual appeal.

Item 17

Assigned To: LMP

During my recent inspection, I noticed that soft edging of bed spaces appears to be minimal or not consistently performed. An example of this can be seen along the right-of-way on Stillcreek Drive.

Please ensure that crews are regularly soft edging all bed spaces to maintain clean, defined edges and improve overall landscape appearance.



Item 18

Assigned To: Board

What has been decided regarding the maintenance of the fence areas bordering CDD property? Should we be spraying these areas regularly to keep them presentable, or is there another preferred method?

Please advise so we can ensure consistent upkeep.



Item 19

Assigned To: LMP

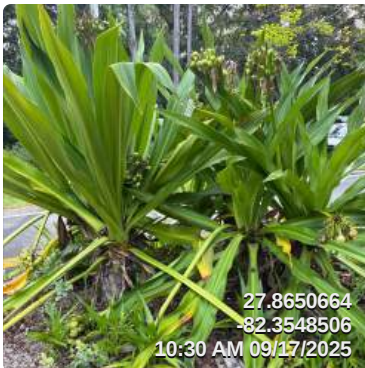
Please remove the pine tree limbs that are currently resting in the fire bush on the outbound side of the Amberly entrance to maintain a tidy appearance and prevent damage to the plants.



Item 20

Assigned To: LMP

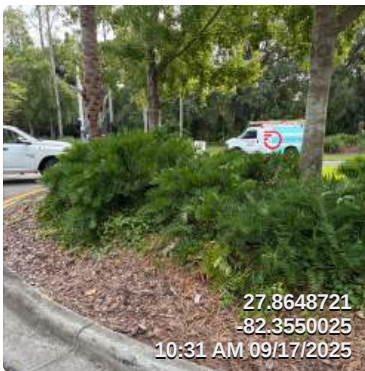
Please remove all weeds growing within the Confederate Jasmine in the center island at the community entrance from Riverview Drive to maintain a clean and healthy landscape.



Item 21

Assigned To: LMP

Please clean out the Crinum lilies in the center island as you come into the community from Riverview Drive. This includes removing any dead foliage, spent blooms, and debris to promote healthy growth and improve appearance.



Item 22

Assigned To: LMP

Please remove all vines growing on the coontie palms in the center island at the Still Creek entrance on Riverview Drive to maintain plant health and appearance.

Item 23

Please ensure that the Oak Creek sign at the Still Creek Drive entrance off Riverview Road remains fully visible. Remove the tall weeds growing in the coontie palms in front of the sign to improve visibility and maintain a tidy appearance.



Item 24

Assigned To: LMP

Please remove all sucker growth and weeds from the Parsons Juniper in the center island at the Baywood entrance to promote healthy plant growth and maintain a clean appearance.

Item 25

Assigned To: LMP

Please improve the overall landscape detailing in the district-owned areas to the west of South Falkenburg Road along The Bern. Ensure that trimming and maintenance tasks are completed in a timely and consistent manner to enhance the appearance and health of the plantings.



Item 26

Assigned To: LMP

Please remove all vines growing within the Viburnum hedge on both the east and west sides of Blue Beach Drive to maintain the health and appearance of the hedge.

Item 27

Assigned To: LMP

Please diagnose the cause of yellowing and signs of decline in the St. Augustine grass along Blue Beach Drive. After diagnosis, apply the appropriate treatment to restore the health and appearance of the turf.



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

The workshop commencing at 5:00 P.M and regular meeting of the Board of Supervisors of Parkway Center Community Development District commencing at 6:30 p.m. was held on Wednesday, August 27, 2025 at the Parkway Center Clubhouse, located at 7461 S. Falkenburg Road, Riverview, FL 33578.

Present and constituting a quorum were:

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

Also present were:

Alba Sanchez	District Manager
Dale Wentzel	On site Manager
Clay Wright (remote)	Field Supervisor
David Manfrin	LMP

Residents

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

Workshop Meeting

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 discussed during the workshop meeting.

Regular Meeting – 6:30 P.M.

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 Hearing for Adoption of the Fiscal Year 2026 Budget

On MOTION by Ms. O'Connor seconded by Ms. Bryant, with all in favor, the public hearing was opened. 4-0

A. Discussion of the Budget

A high-level discussion of the fiscal year 2026 budget ensued.

B. Consideration of Resolution 2025-04; Adopting the Fiscal Year 2026 Budget

On MOTION by Ms. Ward seconded by Mr. Miller, with all in favor, Resolution 2025-04 the annual appropriation resolution of the District relating to the annual appropriations and adopting the budget for fiscal year beginning October 1, 2025 and ending September 30, 2026 was adopted. 4-0

C. Consideration of Resolution 2025-05; Levying O&M Assessments for FY2026

On MOTION by Mr. Miller seconded by Ms. Ward, with all in favor, Resolution 2025-05 imposing special assessments and certifying an assessment roll providing a severability clause and providing an effective date was adopted. 4-0

Close the Public Hearing

On MOTION by Ms. Ward seconded by Mr. Miller, with all in favor, the public hearing was closed at 6:48 P.M. 4-0

FOURTH ORDER OF BUSINESS

Public Comment on Agenda

Mrs. Cappucci thanked Inframark for their prompt responses to her queries.

FIFTH ORDER OF BUSINESS

Attorney Report

No report.

SIXTH ORDER OF BUSINESS

Landscape Report

Mr. David Manfrin of LMP was in attendance.

A. LMP Proposal-Remove 2 Pine Trees

B. LMP Proposal-Remove 7 Dead Pine Trees

On MOTION by Ms. Bryant seconded by Mr. Miller, with all in favor, agenda item 6A, the LMP proposals to remove 2 Pine trees and agenda item 6B, the LMP proposal to remove 7 dead Pine trees were approved. 4-0

SEVENTH ORDER OF BUSINESS

Aquatic Report

No report.

EIGHTH ORDER OF BUSINESS

Engineer's Report

No report.

NINTH ORDER OF BUSINESS

District Manager's Report

A. Consideration of Resolution 2025-06 Adopting the FY 2026 Meeting Schedule

On MOTION by Ms. Ward seconded by Ms. Bryant with all in favor, Resolution 2025-06 adopting the fiscal year 2026 meeting schedule, amending the November and December 2025 meeting dates to November 18 and December 17, 2025 was adopted as amended. 4-0

B. Consideration of Resolution 2025-07 Adopting the Fiscal Year 2025 Goals and Objectives

On MOTION by Mr. Miller seconded by Ms. Ward, with all in favor, Resolution 2025-07 adopting the fiscal year 2025 Goals & Objectives was adopted. 4-0

C. Quarterly Website Compliance Audit Report

The Parkway Center CDD Quarterly Compliance Audit Report was presented for review.

D. Proposal From Illuminations Lighting for Holiday Lighting

The proposal was reviewed and the Board asked management to reach out to the vendor to revise the proposal to only include lights on all monuments, no wreaths or bows and no illumination of the clubhouse this year.

Also, keep the tree lights on Still River and Still Creek roundabout on Riverview.

TENTH ORDER OF BUSINESS

District On-Site Manager's Report

A. Field Inspection – August 2025

Clay Wright presented the field inspection report.

On MOTION by Ms. O'Connor seconded by Mr. Miller, with all in favor, purchasing No Fishing signs for a total of \$1,305 was approved. 4-0

B. Quote From Admiral Furniture

This item was tabled to next summer.

August 27, 2025

PARKWAY CENTER CDD

The Board asked management to look for 2 Sunbrella fabric umbrellas on Amazon if they can be found for \$300, proceed with the purchase.

ELEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the July 23, 2025 Meeting

The spelling of Ms. Cappucci will be corrected on the July 23, 2025 meeting minutes.

On MOTION by Ms. Ward seconded by Mr. Miller, with all in favor, the minutes of the July 23, 2025 meeting were approved as amended. 4-0

TWELFTH ORDER OF BUSINESS

Consideration of the Check Register & O&M Report July 31, 2025

On MOTION by Ms. Ward seconded by Mr. Miller, with all in favor, the July 31, 2025 Check Register and O&M Report and were accepted. 4-0

THIRTEENTH ORDER OF BUSINESS

Old Business

Management will reach out to Munyon and request they return to fix the following before the invoice is paid: Sanctuary side of Ipolito, the white topper on the back side is not painted. Dale Wentzel will contact Charter to request a savings on the current Bill. Inframark sent him copies of all invoices in order to proceed.

Inframark to contact Aquaworx, a new timer is needed on the bucket to run from 10 am to 8 pm.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests or Comments

There were none.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were none.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Miller seconded by Ms. O'Connor, with all in favor, the meeting was adjourned at 8:15 p.m. 4-0.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(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	100148	08/06/25	V00010	LANDSCAPE MAINTENANCE	348574	August 2025 PARKWAY center landscape contract	IRRIGATION	546300-53908	\$18,917.75
001	100148	08/06/25	V00010	LANDSCAPE MAINTENANCE	347118	July 2025 dead palm tree removal	IRRIGATION	546930-53908	\$2,650.00
001	100149	08/06/25	V00247	ENVERA SYSTEMS	758779	August 2025 Envera	SECURITY SERVICE	534174-53600	\$1,194.14
001	100150	08/06/25	V00037	DON HARRISON ENTERPRISES LLC	3163	July 2025 monthly electric inspection	MAINTENANCE	549001-57201	\$690.00
001	100151	08/15/25	V00245	ECO PEST SOLUTIONS	10707	Eco Pest Solutions August 2025 Routine Service	PEST CONTROL	549900-57201	\$150.00
001	100152	08/15/25	V00199	INFRAMARK LLC	155235	August 2025 Managemetn fee	DISTRICT INVOICE	532001-51301	\$2,389.75
001	100152	08/15/25	V00199	INFRAMARK LLC	155235	August 2025 Managemetn fee	DISTRICT INVOICE	531142-51301	\$500.00
001	100152	08/15/25	V00199	INFRAMARK LLC	155235	August 2025 Managemetn fee	DISTRICT INVOICE	531150-51301	\$2,403.33
001	100152	08/15/25	V00199	INFRAMARK LLC	155235	August 2025 Managemetn fee	DISTRICT INVOICE	531122-53908	\$2,308.92
001	100152	08/15/25	V00199	INFRAMARK LLC	155235	August 2025 Managemetn fee	DISTRICT INVOICE	531020-51301	\$266.67
001	100153	08/15/25	V00061	TIMES PUBLISHING COM	46021-080325	legal advertisement 2025	legal	548002-51301	\$1,985.60
001	100155	08/21/25	V00007	FIRST CHOICE AQUATIC WEED	112812	July 2025 aquatic maint	WATERWAY MAINT.	531085-53908	\$1,846.00
001	100156	08/21/25	V00281	BUSINESS OBSERVER INC	25-02379H	legal advertisement August 2025	legal advertisement	548002-51101	\$67.81
001	100157	08/21/25	V00061	TIMES PUBLISHING COM	46685-081025	LEGAL AD	Legal Advertising	548002-51301	\$552.00
001	100158	08/21/25	V00253	BLUE LIFE POOL SERVICE LLC	19975	Regular pool monthly August 2025	POOL SERVICE	546074-53908	\$1,600.00
001	100160	08/21/25	V00272	TERMI-NATE PEST MANAGEMENT LLC	93690301	August 2025 bee removal	monument	546413-51301	\$400.00
001	100161	08/28/25	V00010	LANDSCAPE MAINTENANCE	351093	LMP annual rotation August 2025	IRRIGATION	546036-53908	\$3,985.00
001	100161	08/28/25	V00010	LANDSCAPE MAINTENANCE	351117	LMP hunter nozzle replacement for annuals August 2025	IRRIGATION	546930-53908	\$105.43
001	100161	08/28/25	V00010	LANDSCAPE MAINTENANCE	351116	irrigation broken head at clubhouse	IRRIGATION	546930-53908	\$107.68
001	100162	08/28/25	V00118	BURR & FORMAN LLP	1585798	Legal services July 2025	LEGAL COUNSEL	531146-51401	\$130.00
001	100163	08/28/25	V00007	FIRST CHOICE AQUATIC WEED	112981	monthly waterway services August 2025	WATERWAY MAINT.	531085-53908	\$2,276.00
001	100164	08/28/25	V00011	STANTEC CONSULTING	2440671	engineer services August 2025	DISTRICT ENGINEER	531147-51301	\$696.26
001	1176	08/04/25	V00244	TECO ACH	20251388	ELECTRIC	Electricity - Streetlights	543013-53100	\$3,840.98
001	1177	08/29/25	V00275	CLAUDIA BRYANT	CB-082725	BOARD 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	1177	08/29/25	V00275	CLAUDIA BRYANT	CB-082725-WS	WORKSHOP 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	1178	08/29/25	V00236	JO ANN WARD	JW-082725	BOARD 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	1178	08/29/25	V00236	JO ANN WARD	JW-082725-WS	WORKSHOP 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	1179	08/29/25	V00171	KOKO L. MILLER	KM-082725	BOARD 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	1179	08/29/25	V00171	KOKO L. MILLER	KM-082725-WS	WORKSHOP 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	1180	08/29/25	V00183	TANYA O'CONNOR	TO-082725	BOARD 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	1180	08/29/25	V00183	TANYA O'CONNOR	TO-082725-WS	WORKSHOP 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	300126	08/19/25	V00244	TECO ACH	080525-0319 ACH	August 2025 TECO	ELECTRIC	543013-53100	\$9,556.47
001	300127	08/22/25	V00108	NAVITAS CREDIT CORP -ACH	080425 ACH	Post parkway center credit card August 2025	EQUIPMENT	549900-57201	\$766.03
001	300128	08/25/25	V00244	TECO ACH	080625-5560 ACH	August 2025 teco	ELECTRIC	543013-53100	\$1,615.86
001	300129	08/25/25	V00244	TECO ACH	080625-1963 ACH	August 2025 TECO	ELECTRIC	543013-53100	\$310.89
001	300130	08/25/25	V00244	TECO ACH	080625-0369 ACH	August 2025 TECO	ELECTRIC	543013-53100	\$654.93
001	300131	08/25/25	V00244	TECO ACH	080625-0609 ACH	August 2025 TECO	ELECTRIC	543013-53100	\$616.26
001	300132	08/25/25	V00244	TECO ACH	080625-0146 ACH	August 2025 TECO	ELECTRIC	543013-53100	\$829.58
001	300133	08/06/25	V00075	REPUBLIC SERVICES #696 ACH	0696-001285761 ACH	GARBAGE	Garbage - Recreational Facility	543185-53400	\$365.25
001	300134	08/18/25	V00189	DOORKING INC. ACH	2566205 ACH	DOORKING SVCS	Clubhouse Security Systems	534174-53908	\$34.95
001	300137	08/22/25	V00108	NAVITAS CREDIT CORP -ACH	082525-2792-ACH	EQMNT	EQUIPMENT	546996-57201	\$319.46
001	300139	08/20/25	V00015	BOCC HILLSBOROUGH COUNTY ACH	081825-2368-ACH	WATER	Utility - Water	543018-53600	\$913.61

Fund Total **\$66,646.61**

Total Checks Paid **\$66,646.61**

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
DON HARRISON ENTERPRISES LLC	8/1/2025	3163	\$690.00	\$690.00	MAINTENANCE
DOORKING INC. ACH	8/14/2025	2566205 ACH	\$34.95	\$34.95	DOORKING SVCS
ENVERA SYSTEMS	8/1/2025	758779	\$1,194.14	\$1,194.14	SECURITY SERVICE
FIRST CHOICE AQUATIC WEED	7/31/2025	112812	\$1,846.00	\$1,846.00	WATERWAY MAINT.
FIRST CHOICE AQUATIC WEED	8/22/2025	112981	\$2,276.00	\$2,276.00	WATERWAY MAINT.
INFRAMARK LLC	8/1/2025	155235	\$2,389.75		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155235	\$2,403.33		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155235	\$2,308.92	\$7,102.00	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	8/1/2025	348574	\$18,917.75	\$18,917.75	IRRIGATION
REPUBLIC SERVICES #696 ACH	7/17/2025	0696-001285761 ACH	\$365.25	\$365.25	GARBAGE
S2W SECURITY LLC	8/1/2025	INV-4693	\$1,196.00	\$1,196.00	SECURITY weekly
TECO ACH	8/5/2025	080525-0319 ACH	\$9,556.47	\$9,556.47	ELECTRIC
TERMI-NATE PEST MANAGEMENT LLC	8/11/2025	93690301	\$400.00	\$400.00	monument
TIMES PUBLISHING COM	8/10/2025	46685-081025	\$552.00	\$552.00	LEGAL AD
Monthly Contract Subtotal			\$44,130.56	\$44,130.56	
Variable Contract					
DECISIONHR	8/8/2025	250090190017-ACH	\$1,998.86	\$1,998.86	PAYROLL 08/08/25
DECISIONHR	8/22/2025	250090190018-ACH	\$1,992.14	\$1,992.14	PAYROLL 08/22/25
Variable Contract Subtotal			\$3,991.00	\$3,991.00	
Utilities					
TECO ACH	7/15/2025	20251388	\$3,840.98	\$3,840.98	ELECTRIC
TECO ACH	8/6/2025	080625-5560 ACH	\$1,615.86	\$1,615.86	ELECTRIC
TECO ACH	8/6/2025	080625-1963 ACH	\$310.89	\$310.89	ELECTRIC

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	8/6/2025	080625-0369 ACH	\$654.93	\$654.93	ELECTRIC
TECO ACH	8/6/2025	080625-0609 ACH	\$616.26	\$616.26	ELECTRIC
TECO ACH	8/6/2025	080625-0146 ACH	\$829.58	\$829.58	ELECTRIC
Utilities Subtotal			\$7,868.50	\$7,868.50	
Regular Services					
BLUE LIFE POOL SERVICE LLC	8/1/2025	19975	\$1,600.00	\$1,600.00	POOL SERVICE
BURR & FORMAN LLP	8/22/2025	1585798	\$130.00	\$130.00	LEGAL COUNSEL
BUSINESS OBSERVER INC	8/15/2025	25-02379H	\$67.81	\$67.81	legal advertisement
CLAUDIA BRYANT	8/27/2025	CB-082725	\$200.00	\$200.00	BOARD 8/27/25
CLAUDIA BRYANT	8/27/2025	CB-082725-WS	\$200.00	\$200.00	WORKSHOP 8/27/25
ECO PEST SOLUTIONS	8/1/2025	10707	\$150.00	\$150.00	PEST CONTROL
INFRAMARK LLC	8/1/2025	155235	\$500.00		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155235	\$266.67	\$766.67	DISTRICT INVOICE
JO ANN WARD	8/27/2025	JW-082725	\$200.00	\$200.00	BOARD 8/27/25
JO ANN WARD	8/27/2025	JW-082725-WS	\$200.00	\$200.00	WORKSHOP 8/27/25
KOKO L. MILLER	8/27/2025	KM-082725	\$200.00	\$200.00	BOARD 8/27/25
KOKO L. MILLER	8/27/2025	KM-082725-WS	\$200.00	\$200.00	WORKSHOP 8/27/25
LANDSCAPE MAINTENANCE	7/31/2025	347118	\$2,650.00	\$2,650.00	IRRIGATION
LANDSCAPE MAINTENANCE	8/18/2025	351093	\$3,985.00	\$3,985.00	IRRIGATION
LANDSCAPE MAINTENANCE	8/18/2025	351117	\$105.43	\$105.43	IRRIGATION
LANDSCAPE MAINTENANCE	8/18/2025	351116	\$107.68	\$107.68	IRRIGATION
NAVITAS CREDIT CORP -ACH	8/4/2025	080425 ACH	\$766.03	\$766.03	EQUIPMENT
S2W SECURITY LLC	8/15/2025	INV-4701	\$962.00	\$962.00	security patrol
STANTEC CONSULTING	8/20/2025	2440671	\$696.26	\$696.26	DISTRICT ENGINEER
TANYA O'CONNOR	8/27/2025	TO-082725	\$200.00	\$200.00	BOARD 8/27/25

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TANYA O'CONNOR	8/27/2025	TO-082725-WS	\$200.00	\$200.00	WORKSHOP 8/27/25
TIMES PUBLISHING COM	8/3/2025	46021-080325	\$1,985.60	\$1,985.60	legal
Regular Services Subtotal			\$15,572.48	\$15,572.48	
TOTAL			\$71,562.54	\$71,562.54	

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
<i>Don</i>			1.5		240.00

CUSTOMER SIGNATURE

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2566205
STATEMENT DATE
August 14, 2025

SUBSCRIBER

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

User ID: ParkwayCenter

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
7/14/2025	Credit: Autopay	(\$32.95)
7/14/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
7/14/2025	8/13/2025		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

<i>Invoice</i>	
Invoice Number 758779	Date 08/01/2025
Customer Number 400493	Due Date 09/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		08/01/2025	09/01/2025

Quantity	Description	Months	Rate	Amount
<i>2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL</i>				
1.00	Active Video Monitoring 09/01/2025 - 09/30/2025	1.00	\$800.00	\$800.00
1.00	Passive Standard Camera 09/01/2025 - 09/30/2025	1.00	\$30.00	\$30.00
1.00	Service & Maintenance 09/01/2025 - 09/30/2025	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
8/1/2025	758779	Monitoring Services	\$1194.14	\$1194.14

Envera

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

<i>Invoice</i>	
Invoice Number 758779	Date 08/01/2025
Customer Number 400493	Due Date 09/01/2025

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

P.O. Box 593258
Orlando, FL 32859

Invoice

Date	Invoice #
7/31/2025	112812

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	8/30/2025

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

P.O. Box 593258
Orlando, FL 32859

Invoice

Date	Invoice #
8/22/2025	112981

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	9/21/2025

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
Quarterly waterway service for the month this invoice is dated	430.00

Thank you for your business.

Total	\$2,276.00
Payments/Credits	\$0.00
Balance Due	\$2,276.00

[illegible]

[illegible]



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#
155235

CUSTOMER ID
C2303

PO#

INVOICE

DATE
8/1/2025

NET TERMS
Due On Receipt

DUE DATE
8/1/2025

Services provided for the Month of: August 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.

Please Remit Payment to:

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



Invoice 348574

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

Date	Due Date
08/01/25	8/31/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#347501 - Parkway Center CDD - 2025/2026 Maintenance Renewal August 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)
\$22,538.92	\$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.

JuniperLandscaping.com
8137576500



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	0696-001285761
Invoice Date	July 17, 2025
Previous Balance	\$360.58
Payments/Adjustments	-\$360.58
Current Invoice Charges	\$365.25

Total Amount Due \$365.25	Payment Due Date August 06, 2025
--	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/07	5555555	-\$360.58

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 08/01-08/31			\$251.70	\$251.70
Container Refresh 08/01-08/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$104.55
CURRENT INVOICE CHARGES				\$365.25

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
SUITE 300
TAMPA FL 33607-6008

Total Amount Due	\$365.25
Payment Due Date	August 06, 2025
Account Number	3-0696-0046402
Invoice Number	0696-001285761



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	

S2W Security
 admin@s2wsecurity.com
 2406 State Road 60 E Suite 1829
 Valrico Florida 33595

Invoice

Invoice# INV-4693

Balance Due
\$1,196.00

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

Invoice Date : 01 Aug 2025
 Terms : Custom
 Due Date : 06 Aug 2025

Subject :
 Pool Security at Parkway Center CDD
 7-18-25_7-20-25
 7-25-25_6-27-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 7-18-25 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 7-19-25 12:00pm-9:00pm	9.00	26.00	234.00
3	Professional Services 7-20-25 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 7-25-25 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 7-26-25 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 7-27-25 12:00pm-9:00pm	9.00	26.00	234.00
Sub Total				1,196.00
No Tax (0%)				0.00
Total				\$1,196.00
Balance Due				\$1,196.00

Notes

Thanks for your business.

Payment Options



Terms & Conditions

Terms & Conditions

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

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

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

Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of \$39.00 in addition to the daily interest fee mentioned above. The parties agree that due to the nature of the services to be provided by Secur2ware, the payments to be made by the Customer for the term of this agreement form an integral part of Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix Secure2ware's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by Secure2ware in preparation of Legal Documents and Billable Action including Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgement of this clause will be enforceable. The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO

YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. Satisfaction Guarantee: All of our products come with at least a 1 year manufacturer's warranty. We guarantee all of our work for the first 30 days after installation. If you are not satisfied with your purchase please contact Secure2ware, Inc to process a partial refund. The following applicable charges will apply: 30% equipment restocking fee, labor charges for the original installation and a service call fee for the removal of the equipment from the property. All cancellations must be in writing within 3 days after installation.

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

Keith Ware
Authorized Signature



Confidentiality Statement:

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

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

Legal Notice:

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

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

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

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

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

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

Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com





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

Statement Date: August 05, 2025

Amount Due: \$9,556.47

Due Date: August 19, 2025

Account #: 311000070319

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

Your Locations With The Highest Usage

8421 CASTLE CREEK
DR LITES, RIVERVIEW, FL 33578-0000 **1,371 KWH**

8380 STILL RIVER
DR, RIVERVIEW, FL 33569-0000 **724 KWH**



Scan here to interact with your bill online.

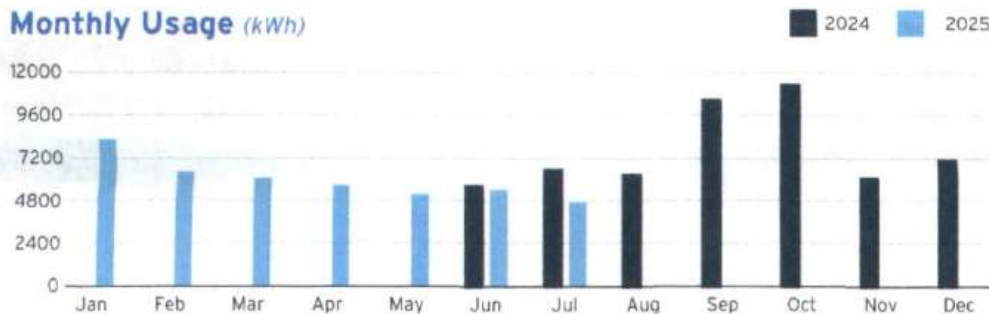


DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage (kWh)



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



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

Account #: 311000070319

Due Date: August 19, 2025

Amount Due: \$9,556.47

Payment Amount: \$ _____

701000002668

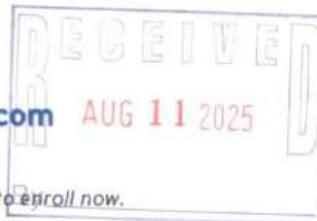
Your account will be drafted on August 19, 2025



Pay your bill online at TampaElectric.com

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

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



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	07/01/2025	21,700		21,700		0 kWh	1	29 Days	\$18.74

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	07/01/2025	49,914		49,190		724 kWh	1	29 Days	\$131.23
									▼ 23.1%

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	07/01/2025	52,927		51,556		1,371 kWh	1	29 Days	\$231.74
									▼ 18.7%

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	07/01/2025	20,263		20,066		197 kWh	1	29 Days	\$49.34
									▼ 13.6%

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	07/01/2025	57,445		56,767		678 kWh	1	29 Days	\$124.07
									▼ 13.5%

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	07/01/2025	50,108		49,490		618 kWh	1	29 Days	\$114.76
									▼ 19.0%

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	07/01/2025	36,859		36,258		601 kWh	1	29 Days	\$112.11
									▲ 40.7%

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	07/01/2025	14,509		14,349		160 kWh	1	29 Days	\$43.60
									▼ 12.6%

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	07/01/2025	35,094		34,743		351 kWh	1	29 Days	\$73.27
									▼ 9.5%

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

\$9,556.47



Sub-Account #: 211001738486
Statement Date: 07/31/2025

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

Meter Read

Meter Location: # A Pmp

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	07/01/2025	21,700	21,700		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	Electric Service Cost		\$18.74

Avg kWh Used Per Day



Current Month's Electric Charges \$18.74

Billing information continues on next page →

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Sub-Account #: 211001738759
Statement Date: 07/31/2025

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

Meter Read

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	07/01/2025	49,914	49,190		724 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	724 kWh @ \$0.08641/kWh	\$62.56
Fuel Charge	724 kWh @ \$0.03391/kWh	\$24.55
Storm Protection Charge	724 kWh @ \$0.00577/kWh	\$4.18
Clean Energy Transition Mechanism	724 kWh @ \$0.00418/kWh	\$3.03
Storm Surcharge	724 kWh @ \$0.02121/kWh	\$15.36
Florida Gross Receipt Tax		\$3.28
Electric Service Cost		\$131.23

Current Month's Electric Charges

\$131.23

Billing information continues on next page →



Sub-Account #: 211001739070
Statement Date: 07/31/2025

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

Meter Read

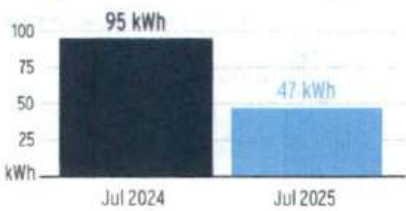
Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	07/01/2025	52,927		51,556		1,371 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,371 kWh @ \$0.08641/kWh	\$118.47
Fuel Charge	1,371 kWh @ \$0.03391/kWh	\$46.49
Storm Protection Charge	1,371 kWh @ \$0.00577/kWh	\$7.91
Clean Energy Transition Mechanism	1,371 kWh @ \$0.00418/kWh	\$5.73
Storm Surcharge	1,371 kWh @ \$0.02121/kWh	\$29.08
Florida Gross Receipt Tax		\$5.79
Electric Service Cost		\$231.74

Avg kWh Used Per Day



Current Month's Electric Charges \$231.74

Billing information continues on next page →

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Sub-Account #: 211001739302
Statement Date: 07/31/2025

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

Meter Read


Service Period: 06/03/2025 - 07/01/2025

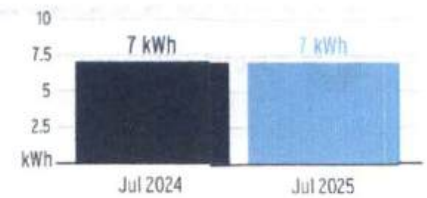
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000705281	07/01/2025	20,263	20,066	197 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	197 kWh @ \$0.08641/kWh	\$17.02
Fuel Charge	197 kWh @ \$0.03391/kWh	\$6.68
Storm Protection Charge	197 kWh @ \$0.00577/kWh	\$1.14
Clean Energy Transition Mechanism	197 kWh @ \$0.00418/kWh	\$0.82
Storm Surcharge	197 kWh @ \$0.02121/kWh	\$4.18
Florida Gross Receipt Tax		\$1.23
Electric Service Cost		\$49.34



Current Month's Electric Charges

\$49.34

Billing information continues on next page →



Sub-Account #: 211001739567
Statement Date: 07/31/2025


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

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: Lighting Service

Charge Details





Electric Charges

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

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Sub-Account #: 211001739864
Statement Date: 07/31/2025

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

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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
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Billing information continues on next page →

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Sub-Account #: 211001800955
Statement Date: 07/31/2025

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

Service Period: 06/21/2025 - 07/22/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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: 07/31/2025

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

Service Period: 06/21/2025 - 07/22/2025 Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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 →

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Sub-Account #: 211014450103
Statement Date: 07/31/2025

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

Meter Read

Meter Location: # B
Service Period: 06/03/2025 - 07/01/2025
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	07/01/2025	57,445	56,767		678 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	678 kWh @ \$0.08641/kWh	\$58.59
Fuel Charge	678 kWh @ \$0.03391/kWh	\$22.99
Storm Protection Charge	678 kWh @ \$0.00577/kWh	\$3.91
Clean Energy Transition Mechanism	678 kWh @ \$0.00418/kWh	\$2.83
Storm Surcharge	678 kWh @ \$0.02121/kWh	\$14.38
Florida Gross Receipt Tax		\$3.10
Electric Service Cost		\$124.07

Avg kWh Used Per Day



Current Month's Electric Charges \$124.07

Billing information continues on next page →



Sub-Account #: 211014450376
Statement Date: 07/31/2025

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

Meter Read

Meter Location: # C

Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492499	07/01/2025	50,108	49,490	618 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	618 kWh @ \$0.08641/kWh	\$53.40
Fuel Charge	618 kWh @ \$0.03391/kWh	\$20.96
Storm Protection Charge	618 kWh @ \$0.00577/kWh	\$3.57
Clean Energy Transition Mechanism	618 kWh @ \$0.00418/kWh	\$2.58
Storm Surcharge	618 kWh @ \$0.02121/kWh	\$13.11
Florida Gross Receipt Tax		\$2.87
Electric Service Cost		\$114.76



Current Month's Electric Charges	\$114.76
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Billing information continues on next page →



Sub-Account #: 211014450640
Statement Date: 07/31/2025

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

Meter Read

Meter Location: # D

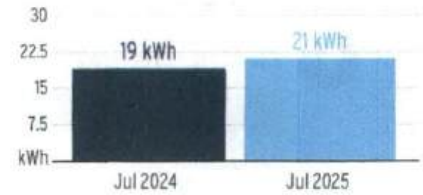
Service Period: 06/03/2025 - 07/01/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000492524	07/01/2025	36,859	36,258	601 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	601 kWh @ \$0.08641/kWh	\$51.93
Fuel Charge	601 kWh @ \$0.03391/kWh	\$20.38
Storm Protection Charge	601 kWh @ \$0.00577/kWh	\$3.47
Clean Energy Transition Mechanism	601 kWh @ \$0.00418/kWh	\$2.51
Storm Surcharge	601 kWh @ \$0.02121/kWh	\$12.75
Florida Gross Receipt Tax		\$2.80
Electric Service Cost		\$112.11

Current Month's Electric Charges

\$112.11

Billing information continues on next page →



Sub-Account #: 211014450897
Statement Date: 07/31/2025

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

Meter Read

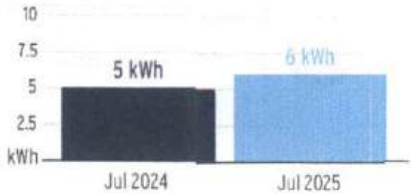
Meter Location: # A
Service Period: 06/03/2025 - 07/01/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000536130	07/01/2025	14,509	14,349	160 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	160 kWh @ \$0.08641/kWh	\$13.83
Fuel Charge	160 kWh @ \$0.03391/kWh	\$5.43
Storm Protection Charge	160 kWh @ \$0.00577/kWh	\$0.92
Clean Energy Transition Mechanism	160 kWh @ \$0.00418/kWh	\$0.67
Storm Surcharge	160 kWh @ \$0.02121/kWh	\$3.39
Florida Gross Receipt Tax		\$1.09
Electric Service Cost		\$43.60

Avg kWh Used Per Day



Current Month's Electric Charges \$43.60

Billing information continues on next page →

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Sub-Account #: 211014451127
Statement Date: 07/31/2025

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

Meter Read



Service Period: 06/03/2025 - 07/01/2025

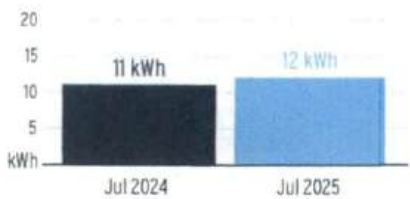
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323057	07/01/2025	35,094	34,743		351 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	351 kWh @ \$0.08641/kWh	\$30.33
Fuel Charge	351 kWh @ \$0.03391/kWh	\$11.90
Storm Protection Charge	351 kWh @ \$0.00577/kWh	\$2.03
Clean Energy Transition Mechanism	351 kWh @ \$0.00418/kWh	\$1.47
Storm Surcharge	351 kWh @ \$0.02121/kWh	\$7.44
Florida Gross Receipt Tax		\$1.83
Electric Service Cost		\$73.27

Avg kWh Used Per Day



Current Month's Electric Charges **\$73.27**

Billing information continues on next page →



Sub-Account #: 211014451317
Statement Date: 07/31/2025

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

Service Period: 06/21/2025 - 07/22/2025

Rate Schedule: Lighting Service

Charge Details

<div>⚡</div> Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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
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Billing information continues on next page →

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Sub-Account #: 211014451523
 Statement Date: 07/31/2025

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

Service Period: 06/21/2025 - 07/22/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	240 kWh @ \$0.03412/kWh	\$8.19
Fixture & Maintenance Charge	15 Fixtures	\$140.70
Lighting Pole / Wire	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: 07/31/2025

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

Service Period: 06/21/2025 - 07/22/2025 Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 \$9,556.47

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**Termi-Nate Pest Management
LLC**

1737 Oakwood Estates Dr
Plant City, FL 33563
813-365-6924-office

INVOICE

Termi-Nate Pest Management

Parkway Center CCD
7461 South Falkenburg Road
Riverview, FL 33578

Service Address

Parkway Center CCD
7461 South Falkenburg Road
Riverview, FL 33578

Parkway Center CCD
8139911116 Main

Account # 4929-1182
Invoice # 93690301
Invoice Date 08/11/25

Invoice Total \$400.00

ITEM	DESCRIPTION	COST	QTY	PRICE
	one time service			
1 TIME		\$400.00	1	\$400.00
	ONE APPLICATION TREATMENT - NO FOLLOW-UPS			

Terms

Payment is due on receipt.
Please mail All payments to:
1737 Oakwood Estates Dr
Plant city FL 33563

Subtotal \$400.00

Total \$400.00

Amount Paid \$0.00

Amount Due \$400.00

Account Balance \$0.00

Balance Due \$400.00

Notes

Thank you for your business.
Make all checks payable to :
Termi-Nate Pest Management LLC

Service Date: 08/11/25

www.Termi-Nate.com

MATERIAL / EPA #	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Delta Dust .05% 432-772	4 oz						

LIL Nate Tech JB259031

CLIENT SIGNATURE

Parkway Center CCD / 08/11/25

TECH SIGNATURE

LIL Nate Tech / 08/11/25



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

Agenda Page 61

vertising Run Dates	Advertiser Name	
8/10/25-8/10/25	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
8/10/2025	Deirdre Bonett	TB117541
Total Amount Due		Invoice Number
\$552.00		46685-081025

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
8/10/25	8/10/25	46685	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Proposed Budget Affidavit Fee	2	1.00x53.00 L	\$550.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
8/10/25-8/10/25	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
8/10/2025	Deirdre Bonett	TB117541
Total Amount Due		Invoice Number
\$552.00		46685-081025

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

PARKWAY CENTER COMMUNITY DEV
DISTRICT
2005 Pan Am Cir Ste 300 # Attn
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

46685

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Proposed Budget was published in said newspaper by print in the issues of 08/10/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

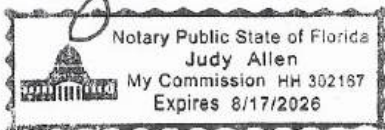
Sworn to and subscribed before me this 08/10/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced

Judy Allen



Notice of Public Hearing and Board of Supervisors Meeting of the Parkway Center Community Development District

The Board of Supervisors (the "Board") of the Parkway Center Community Development District (the "District") will hold a public hearing and a meeting on **Wednesday, August 27, 2025, at 6:30 p.m. Parkway Center Clubhouse Located at 7461 S Falkenburg Rd Riverview, FL 33578.**

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting (<http://myoakcreekcommunity.net>), or may be obtained by contacting the District Manager's office via email at Alba.Sanchez@inframark.com or via phone at (813) 482-1614.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at The Clubhouse or by conference line. Please check the District's website at <http://myoakcreekcommunity.net>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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
District Manager
Run Date: August 10, 2025

46685



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
250090190017	8/8/2025	ACH	8/8/2025

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	PERIOD START	STATEMENTS PROCESSED/PRINTED
250090190017	7/20/2025	1/0
CLIENT ID	PERIOD END	DELIVERY METHOD
9019	8/2/2025	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 250090190018	PAYROLL DATE 8/22/2025	PAYMENT BY ACH	DRAFT DATE 8/22/2025
-----------------------------------	----------------------------------	--------------------------	--------------------------------

DESCRIPTION	AMOUNT
Gross Wages	1,680.00
Social Security Tax	104.16
Medicare Tax	24.36
Risk Management	92.90
Administration Fees	90.72
GROSS PAYROLL AMOUNT	\$1,992.14
TOTAL INVOICE	\$1,992.14

PAYROLL ID 250090190018	PERIOD START 8/3/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 8/16/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery



Invoice

Date	Invoice #
07/15/2025	20251388

ALBA SANCHEZ
 PARKWAY CENTER CDD
 2654 CYPRESS RIDGE BLVD ST 101

 WESLEY CHAPEL, FL 33544-6322

Tampa Electric Company
c/o ED Billing
P.O. Box 173169
Tampa, FL 33672

Company	WR#	Customer #
2201	2623471	0000014605

Description	Amount	
Location: 7100 BLUE BEECH DR Bore 424' 2" hdpe, install 2 35' concrete poles. Construction will not be scheduled until the payment has been received and Tampa Electric Company is in receipt of signed and executed easements (when required). Invoice valid for 30 days.	\$3,840.98	
<i>Make check or money order payable to Tampa Electric. To pay by credit card, visit https://tampaelectric.com/constructionpayment (convenience fee required)</i> <i>For inquiries regarding this invoice, call your Tampa Electric Field Engineer @ (813)228-4111.</i>	Total	\$3,840.98
	Payments/Credits	\$0.00
	Balance Due	\$3,840.98
Pursuant to FPSC Rule 25-6.064, Florida Administrative Code, a customer may request a review of a Contribution-in-Aid-of-Construction charge within 12 months following the in-service date of the new or upgraded facilities. Upon request, Tampa Electric shall true up the charge to reflect actual costs and revenue received. Based on the true-up calculation, the customer will either receive a refund from Tampa Electric for any overcharges, or receive a bill for undercharged amounts. To request a review, please contact One Source at 813-635-1500 option#2.		

Amount Due: **\$1,615.86**

Due Date: August 27, 2025

Account #: 221008055560

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$1,380.02

Payment(s) Received Since Last Statement -\$1,380.02

Current Month's Charges **\$1,615.86**

Amount Due by August 27, 2025 \$1,615.86

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

Your Energy Insight

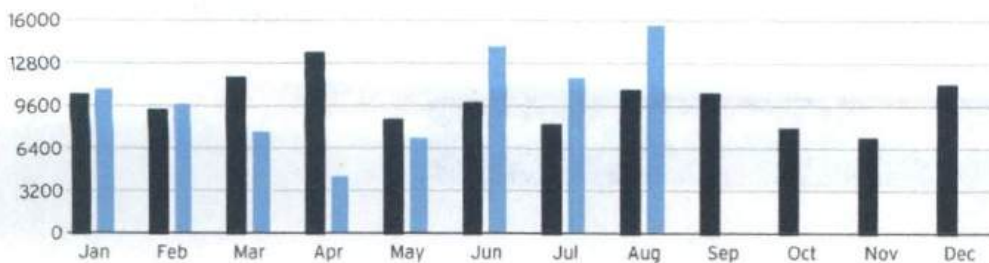
Your average daily kWh used was **45.13% higher** than the same period last year.

Your peak billing demand was **23.08% 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

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



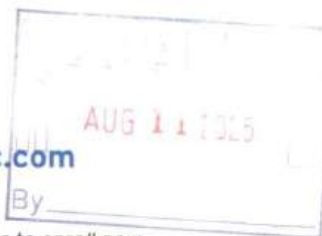
To ensure prompt credit, please return stub portion of this bill with your payment.



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.



Account #: 221008055560

Due Date: August 27, 2025

Amount Due: **\$1,615.86**

Payment Amount: \$ _____

684717551862

Your account will be
drafted on August 27, 2025

00004307 FTECO108072500070710 00000 03 00000000 18431 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: August 06, 2025
Charges Due: August 27, 2025

Meter Read

Meter Location: CLUBHOUSE

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	07/31/2025	59,072	43,452		15,620 kWh	1	30 Days
1000813546	07/31/2025	32.48	0		32.48 kW	1	30 Days

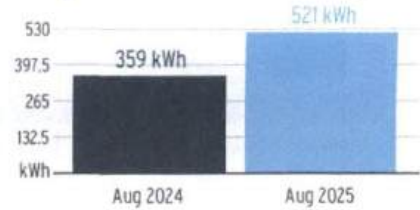
Charge Details



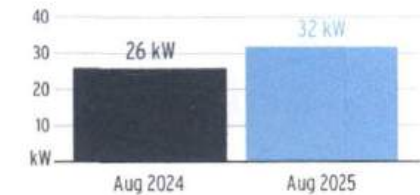
Electric Charges

Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	32 kW @ \$18.07000/kW	\$578.24
Energy Charge	15,620 kWh @ \$0.00773/kWh	\$120.74
Fuel Charge	15,620 kWh @ \$0.03391/kWh	\$529.67
Capacity Charge	32 kW @ \$0.30000/kW	\$9.60
Storm Protection Charge	32 kW @ \$2.08000/kW	\$66.56
Energy Conservation Charge	32 kW @ \$0.93000/kW	\$29.76
Environmental Cost Recovery	15,620 kWh @ \$0.00068/kWh	\$10.62
Clean Energy Transition Mechanism	32 kW @ \$1.15000/kW	\$36.80
Storm Surcharge	15,620 kWh @ \$0.01035/kWh	\$161.67
Florida Gross Receipt Tax		\$40.40
Electric Service Cost		\$1,615.86

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$1,615.86

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

Statement Date: August 06, 2025

Agenda Page 68

Amount Due: \$310.89

Due Date: August 27, 2025

Account #: 221007991963

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$310.89

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

Current Month's Charges \$310.89

Amount Due by August 27, 2025 \$310.89

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



Scan here to view
your account online.

**Let's be honest.
You don't
need me
anymore.**

You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

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: August 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$310.89

Payment Amount: \$ _____

684717551861

Your account will be
drafted on August 27, 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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$310.89

00000047-0000477-Page 12 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: August 06, 2025

Agenda Page 70

Amount Due: \$654.93

Due Date: August 27, 2025

Account #: 211001800369

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$654.93

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

Current Month's Charges \$654.93

Amount Due by August 27, 2025 \$654.93

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



Scan here to view
your account online.

**Let's be honest.
You don't
need me
anymore.**

You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

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



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

Account #: 211001800369

Due Date: August 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$654.93

Payment Amount: \$ _____

645211573586

Your account will be
drafted on August 27, 2025

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

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

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

00000047-0000479-Page 15 of 18



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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



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	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

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$654.93

00000047-0000479-Page 16 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 06, 2025

Agenda Page 72

Amount Due: \$616.26

Due Date: August 27, 2025

Account #: 211001800609

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$616.26

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

Current Month's Charges \$616.26

Amount Due by August 27, 2025 \$616.26

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



Scan here to view
your account online.

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

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



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

Account #: 211001800609

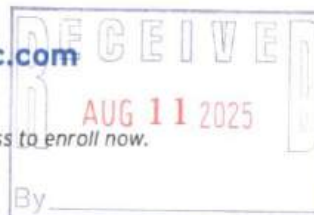
Due Date: August 27, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$616.26

Payment Amount: \$ _____

645211573587

Your account will be
drafted on August 27, 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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

0000047-0000473-Page 4 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: August 06, 2025

Agenda Page 74

Amount Due: \$829.58

Due Date: August 27, 2025

Account #: 211001800146

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$829.58

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

Current Month's Charges \$829.58

Amount Due by August 27, 2025 \$829.58

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



Scan here to view
your account online.

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

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



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

Account #: 211001800146

Due Date: August 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$829.58

Payment Amount: \$ _____

645211573585

Your account will be
drafted on August 27, 2025

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

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

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




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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

00000047-0000475-Page 8 of 18

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

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.

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
19975	08/01/2025	\$1,600.00	08/31/2025	Net 30	

DATE	ITEM	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



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

22 Aug 2025
 Invoice # 1585798
 Bill Atty: S. Steady
 As of 07/31/25

1202882 PARKWAY CENTER CDD
 0002817 Parkway General File

BILL SUMMARY THROUGH JULY 31, 2025

Professional Services	\$130.00
TOTAL DUE THIS BILL	\$130.00

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

22 Aug 2025
Invoice # 1585798
Page 2

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

22 Aug 2025
Invoice # 1585798
Bill Atty: S. Steady
As of 07/31/25

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
07/07/25	Emails with Koko and Mark regarding document.	SIS	0.20	325.00	\$65.00
07/11/25	Review TECO agreement and email Alba and Koko.	SIS	0.20	325.00	\$65.00
Total Services					\$130.00

Total Services and Disbursements \$130.00

TOTAL NOW DUE \$130.00

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	\$325.00	0.40	\$130.00
TOTALS		0.40	\$130.00

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02379H

Date 08/15/2025

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

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

Description

Amount

Serial # 25-02379H Notice of Workshop Meeting RE: Parkway Center CDD Board of Supervisors Special Workshop on 8/27/25 @ 5:00 PM Published: 8/15/2025	\$67.81
--	---------

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$67.81

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

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

NOTICE

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

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

INVOICE

Legal Advertising

NOTICE OF WORKSHOP MEETING PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Parkway Center Community Development District will hold a Special Workshop to address any and all business which may properly come before them related to the Employee Benefits and Resident Rental Agreements on Wednesday, August 27, 2025 at 5:00 p.m., at the Parkway Center CDD Clubhouse located at 7461 S. Falkenburg Road, Riverview, FL 33578. This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting/workshop may be continued in progress without additional notice to a time, date, and location stated on the record

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Alba Sanchez, District Manager
August 15, 2025

25-02379H

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

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Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: August 27 2025

	Name	In Attendance Please X	Paid
1	Koko Miller	<input type="checkbox"/>	\$200.00
2	JoAnn Ward	<input type="checkbox"/>	\$200.00
3	Tanya O'Connor	<input type="checkbox"/>	\$200.00
4	Claudia Bryant	<input checked="" type="checkbox"/>	\$200.00

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

Approved for payment: Yes

Alba Sanchez
District Manager Signature

8/27/2025
Date

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - WORKSHOP

Board Meeting Date: August 27 2025

	Name	In Attendance Please X	Paid
1	Koko Miller	<input checked="" type="checkbox"/>	\$200.00
2	JoAnn Ward	<input checked="" type="checkbox"/>	\$200.00
3	Tanya O'Connor	<input checked="" type="checkbox"/>	\$200.00
4	Claudia Bryant	<input checked="" type="checkbox"/>	\$200.00

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

Approved for payment: Yes

Alba Sanchez
District Manager Signature

8/27/2025
Date

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

REVISED 8/27/2025 18:55

INVOICE

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



Parkway Center
7461 S Falkenburg Rd
Riverview, FL 33578

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

Parkway Center
813-493-0489 Mobile

Account # JK1021
Invoice # 10707
Invoice Date 08/01/2025

Invoice Total \$150.00

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

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

Terms

Payment is due on receipt.

Notes

Good morning today we treated and web dusted around the clubhouse, and knocked down a couple wasp nests.
Thank you for your business.

Service Date: 08/22/2025

ecopestsolutions1@gmail.com
ECO-PESTSOLUTIONS.COM

Subtotal	\$150.00
No Tax	\$0.00
Total	\$150.00
Amount Paid	\$0.00
Amount Due	\$150.00
Account Balance	\$150.00
Balance Due	\$300.00

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: August 27 2025

	Name	In Attendance Please X	Paid
1	Koko Miller	<input type="checkbox"/>	\$200.00
2	JoAnn Ward	<input checked="" type="checkbox"/>	\$200.00
3	Tanya O'Connor	<input type="checkbox"/>	\$200.00
4	Claudia Bryant	<input checked="" type="checkbox"/>	\$200.00

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

Approved for payment: Yes

Alba Sanchez
District Manager Signature

8/27/2025
Date

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - WORKSHOP

Board Meeting Date: August 27 2025

	Name	In Attendance Please X	Paid
1	Koko Miller	<input type="checkbox"/>	\$200.00
2	JoAnn Ward	<input checked="" type="checkbox"/>	\$200.00
3	Tanya O'Connor	<input type="checkbox"/>	\$200.00
4	Claudia Bryant	<input checked="" type="checkbox"/>	\$200.00

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

Approved for payment: Yes

Alba Sanchez
District Manager Signature

8/27/2025
Date

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

REVISED 8/27/2025 18:55

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: August 27 2025

	Name	In Attendance Please X	Paid
1	Koko Miller	<input checked="" type="checkbox"/>	\$200.00
2	JoAnn Ward	<input type="checkbox"/>	\$200.00
3	Tanya O'Connor	<input type="checkbox"/>	\$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
District Manager Signature

8/27/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - WORKSHOP

Board Meeting Date: August 27 2025

	Name	In Attendance Please X	Paid
1	Koko Miller	<input checked="" type="checkbox"/>	\$200.00
2	JoAnn Ward	<input type="checkbox"/>	\$200.00
3	Tanya O'Connor	<input type="checkbox"/>	\$200.00
4	Claudia Bryant	<input checked="" type="checkbox"/>	\$200.00

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

Approved for payment: Yes

Alba Sanchez
District Manager Signature

8/27/2025
Date

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

REVISED 8/27/2025 18:55

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 347118

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

Date	Due Date
07/31/25	8/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#351330 - Remove Dead Palms and Pine Tress	\$2,650.00



Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761



Proposal provide for remove two decline palm trees 1) on Still Creek dr and 1) on Castle Creek & S Falkenburg. Remove 6 dead pine trees 1) on Still Creek dr ,3) on Hamlet round about and ,2) on Quarter Horse cul-de-sac.

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

Scope of Work:

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

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

species.

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

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

Work Force

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

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

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

Property Owner's Responsibility

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

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

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

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

Safety Measures

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Worker Safety

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

Protection of People and Property

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

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

Tree Removal - 07/29/2025

Grand Total \$2,650.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,621.17	\$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.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 351093

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

Date	Due Date
08/18/25	9/17/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$3,985.00

#351783 - Annual Rotation-August

New Annual Rotation

This rotation will include new soil amendments

Landscape Material - 08/11/2025

Command Soil	7.00Yard	\$145.00	\$1,015.00
Seasonal Annuals - 04"	1,080.04"	\$2.75	\$2,970.00
	00		

Grand Total	\$3,985.00
--------------------	-------------------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,985.00	\$0.00	\$0.00	\$0.00	\$0.00

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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 351117

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

Date	Due Date
08/18/25	9/17/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$105.43

#356845 - Irrigation modifications new annuals 8-12-25

The follwong modifications were necessary to ensure coverage of the annuals.

Lateral Components - 08/12/2025

Hunter PRO Nozzle 8 ft. Radius Half Circle	5.00EA	\$2.35	\$11.75
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$28.68	\$28.68
Irrigation Tech Labor	1.00HR	\$65.00	\$65.00

Grand Total **\$105.43**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$4,198.11	\$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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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 351116

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

Date	Due Date
08/18/25	9/17/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$107.68

#356840 - service call broken head

Head broken by vehicle traffic. The technician moved and replaced the head.

Lateral Components - 08/12/2025

Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00EA	\$28.66	\$28.66
Irrigation Tech Labor	1.00HR	\$65.00	\$65.00
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	5.00EA	\$2.21	\$11.05
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 Coupling 1/2 in. Socket	1.00EA	\$0.75	\$0.75

Grand Total **\$107.68**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$4,198.11	\$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



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

Return Service Requested

Invoice Date: 08/04/2025

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

Remittance Section

Agenda Page 95

Contract Number:

40819292

Due Date:

8/25/2025

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.

000408192922025080400000766038

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
8/25/2025	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	08/25/2025	\$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 96

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
8/25/2025	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:

- 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>

S2W Security

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

Invoice

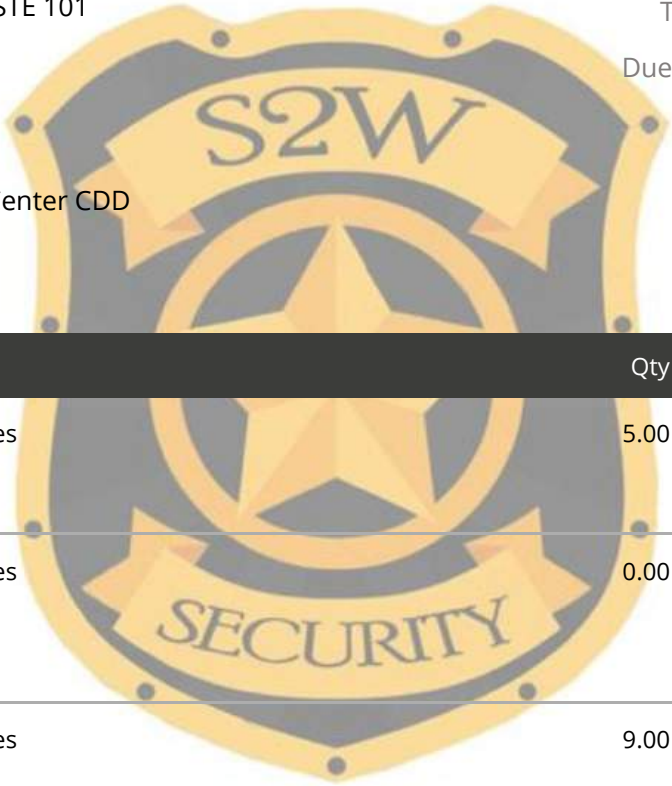
Invoice# INV-4701

Balance Due
\$962.00

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

Invoice Date : 15 Aug 2025
Terms : Custom
Due Date : 20 Aug 2025

Subject :
Pool Security at Parkway Center CDD
7-18-25_7-20-25
7-25-25_6-27-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 8-1-25 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 8-2-25 12:00pm-9:00pm no guard present	0.00	0.00	0.00
3	Professional Services 8-3-25 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 8-8-25 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 8-9-25 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 8-10-25 12:00pm-9:00pm	9.00	26.00	234.00
Sub Total				962.00
No Tax (0%)				0.00
Total				\$962.00
Balance Due				\$962.00

Notes

Thanks for your business.

Payment Options



Terms & Conditions

Terms & Conditions

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

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

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

Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of \$39.00 in addition to the daily interest fee mentioned above. The parties agree that due to the nature of the services to be provided by Secur2ware, the payments to be made by the Customer for the term of this agreement form an integral part of Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix Secure2ware's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by Secure2ware in preparation of Legal Documents and Billable Action including Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgement of this clause will be enforceable. The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS

TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. Satisfaction Guarantee: All of our products come with at least a 1 year manufacturer's warranty. We guarantee all of our work for the first 30 days after installation. If you are not satisfied with your purchase please contact Secure2ware, Inc to process a partial refund. The following applicable charges will apply: 30% equipment restocking fee, labor charges for the original installation and a service call fee for the removal of the equipment from the property. All cancellations must be in writing within 3 days after installation.

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

Keith Ware
Authorized Signature



Confidentiality Statement:

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

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

Legal Notice:

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

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

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

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

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

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

Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com





INVOICE

Invoice Number	2440671
Invoice Date	August 20, 2025
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
Federal Tax ID
11-2167170

Project Description: Parkway Center Community Development District

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$13,890.00
Authorization Previously Billed:	\$7,367.50
Authorization Budget Remaining:	\$5,826.24
Authorization Billed to Date:	\$8,063.76
Current Invoice Due:	\$696.26
For Period Ending:	August 8, 2025

Contact Name:	Inframark
Invoice email:	InframarkCMS@payableslockbox.com
Client contact email:	gene.roberts@inframark.com

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

INVOICE

Invoice Number	2440671
Project Number	238202083

Top Task 2025	2025 FY General Cons
---------------	----------------------

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 07				
Nurse, Vanessa M	2025-04-18	0.25	167.00	41.75
Nurse, Vanessa M	2025-04-24	0.25	167.00	41.75
Nurse, Vanessa M	2025-07-01	0.25	167.00	41.75
Nurse, Vanessa M	2025-07-02	2.00	167.00	334.00
		2.75		459.25
Level 09				
Nurse, Vanessa M	2025-07-23	0.25	183.00	45.75
		0.25		45.75
Level 10				
Waag, R Tyson (Tyson)	2025-07-02	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-07-03	0.50	190.00	95.00
		1.00		190.00
Professional Services Subtotal		4.00		695.00

Disbursements

	Date	Cost	%	Current Amount
Direct - Printing				
ARC	2025-07-30	1.26	0.00	1.26
17274ARC073025B				
Disbursements Subtotal				1.26

Top Task 2025 Total	696.26
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Total Fees & Disbursements	\$696.26
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INVOICE TOTAL (USD)	\$696.26
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Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-04-18	238202083	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-04-24	238202083	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-07-01	238202083	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-07-02	238202083	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	RESEARCH RE: PARCEL 8 OWNERSHIP/INCLUSION IN THE DISTRICT	
2025-07-02	238202083	2025	Direct - Regular	NURSE, VANESSA M	1.50	167.00	250.50	PDATED SWFWMD INSPECTION SPREADSHEET; RESEARCH RE: ERP 2629.77	
2025-07-23	238202083	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-07-02	238202083	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION AND RESPOND TO DM REGARDING PARCEL 10 QUESTION.	
2025-07-03	238202083	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION REGARDING PARCEL 8.	
2025-07-30	238202083	2025	Direct - Printing	ARC	1.26	1.00	1.26	17274ARC073025B11	17274ARC0730 25B
Total Project 238202083					5.26		\$696.26		

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: August 27 2025

	Name	In Attendance Please X	Paid
1	Koko Miller	<div>X</div>	\$200.00
2	JoAnn Ward	<div>X</div>	\$200.00
3	Tanya O'Connor	<div>X</div>	\$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
District Manager Signature

8/27/2025
Date

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - WORKSHOP

Board Meeting Date: August 27 2025

	Name	In Attendance Please X	Paid
1	Koko Miller	<input type="checkbox" value="x"/>	\$200.00
2	JoAnn Ward	<input type="checkbox" value="x"/>	\$200.00
3	Tanya O'Connor	<input type="checkbox" value="x"/>	\$200.00
4	Claudia Bryant	<input type="checkbox" value="x"/>	\$200.00

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

Approved for payment: Yes

Alba Sanchez
District Manager Signature

8/27/2025
Date

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

REVISED 8/27/2025 18:55



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

Agenda Page 108

vertising Run Dates	Advertiser Name	
8/3/25-8/3/25	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
8/3/2025	Deirdre Bonett	TB117541
Total Amount Due		Invoice Number
\$1,985.60		46021-080325

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
8/3/25	8/3/25	46021	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x8.00 IN	\$0.00
8/3/25	8/3/25	46021	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x8.00 IN	\$1,983.60
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
8/3/25-8/3/25	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
8/3/2025	Deirdre Bonett	TB117541
Total Amount Due		Invoice Number
\$1,985.60		46021-080325

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

PARKWAY CENTER COMMUNITY DEV
DISTRICT
2005 Pan Am Cir Ste 300 # Attn
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

46021


Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
 COUNTY OF HERNANDO, CITRUS, PASCO,
 PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 08/03/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

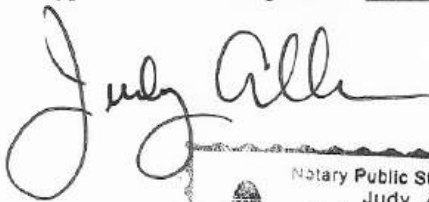
Signature of Affiant 

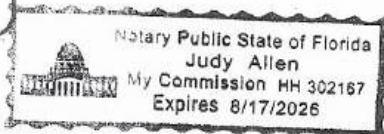
Sworn to and subscribed before me this 08/03/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____





Notice of Public Hearing and Board of Supervisors Meeting of the Parkway Center Community Development District

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The Board of Supervisors (the “**Board**”) of the Parkway Center Community Development District (the “**District**”) will hold a public hearing and a meeting on **Wednesday, August 27, 2025, at 6:30 p.m. Parkway Center CDD Clubhouse Located at 7461 S Falkenburg Rd Riverview, FL 33578.**

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement

of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting (<http://myoakcreekcommunity.net>), or may be obtained by contacting the District Manager's office via email at Alba.Sanchez@inframark.com or via phone at (813) 482-1614.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Summary of Assessments

ERU Value	Unit Count		Fiscal Year 2025					Fiscal Year 2026					Inc (Dec) in Annual CDD Fees Per Unit(%)	
	O&M(I)	Senior Bond DS	Senior Bond Debt Service	Amorty Bond Debt Service	O&M Per Unit	Amorty O&M Budget	Fiscal Year 2025 Total Assessment	Senior Bond Debt Service	Amorty Bond Debt Service	O&M Per Unit	Amorty O&M Budget	Fiscal Year 2026 Total Assessment	Debt Service	O&M
Phase 1 - Series 2008														
SF40'	1.00	199	199	\$318.06	\$171.44	\$445.13	\$1,035.49	\$318.06	\$171.44	\$445.13	\$1,035.49	\$1,035.49	\$0.00	\$0.00
SF50'	1.25	217	217	\$397.53	\$171.44	\$556.41	\$1,226.24	\$397.53	\$171.44	\$556.41	\$1,226.24	\$1,226.24	\$0.00	\$0.00
SF65'	1.50	73	72	\$477.09	\$171.44	\$667.69	\$1,417.08	\$477.09	\$171.44	\$667.69	\$1,417.08	\$1,417.08	\$0.00	\$0.00
Phase 2 - Series 2018-1/2018-2														
Townhome	0.75	604	416	\$251.24	\$171.44	\$333.85	\$857.39	\$251.24	\$171.44	\$333.85	\$857.39	\$857.39	\$0.00	\$0.00
SF50'	1.25	607	605	\$418.73	\$171.44	\$556.41	\$1,247.44	\$418.73	\$171.44	\$556.41	\$1,247.44	\$1,247.44	\$0.00	\$0.00
SF60'	1.50	96	96	\$502.47	\$171.44	\$667.69	\$1,442.46	\$502.47	\$171.44	\$667.69	\$1,442.46	\$1,442.46	\$0.00	\$0.00
	1,796	1,605												

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at The Clubhouse or by conference line. Please check the District's website at <http://myoakcreekcommunity.net>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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
District Manager

