

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

MEETING AGENDA

Wednesday, October 22, 2025, at 6:30 p.m.

**Meeting to be held at:
Parkway Center Clubhouse
7461 S Falkenburg Rd.
Riverview, FL 33578**



11555 Heron Bay Blvd.
Coral Springs, FL 33076
(954) 603-0033

Parkway Center Community Development District

Board of Supervisors

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

Staff

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

Meeting Agenda

Wednesday, October 22, 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. **Staff Reports**
 - A. District Counsel
 - B. Field Inspection Report
 - C. Landscape Report
 - D. Aquatic Report
 - E. District Engineer
 - F. District Manager
 1. Discussion of TECO Lighting Project Installment
 - G. On-Site Manager Report
5. **Business Items**
6. **Business Administration**
 - A. Consideration of Minutes from the Regular Meeting on September 24, 2025
(Under Separate Cover)
 - B. Consideration of the September 2025 Check Register
and Operation & Maintenance Report.....Page 3
7. **Old Business**
8. **Supervisors' Requests or Comments**
9. **Public Comments (Comments limited to (3) minutes Per Speaker)**
10. **Adjournment**

The next CDD Meeting is scheduled for Tuesday, November 18, 2025, at 6:30 p.m.

District Office:

11555 Heron Bay Blvd.
Coral Springs, FL 33076
(954) 603-0033

<https://www.myoakcreekcommunity.net/>

Meeting Location:

Parkway Center Clubhouse
7461 S. Falkenburg Rd.
Riverview, FL 33578

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(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	100165	09/08/25	V00247	ENVERA SYSTEMS	759904	Active Video Monitoring Sept 2025	SECURITY SERVICE	534174-53600	\$1,194.14
001	100166	09/08/25	V00010	LANDSCAPE MAINTENANCE	354982	Irrigation pump controller repair August 2025	IRRIGATION	546930-53908	\$1,176.78
001	100166	09/08/25	V00010	LANDSCAPE MAINTENANCE	353531	Sept 2025 Landscape contract	IRRIGATION	546300-53908	\$18,917.75
001	100166	09/08/25	V00010	LANDSCAPE MAINTENANCE	354983	wet check repairs 8.26.25	IRRIGATION	546930-53908	\$137.70
001	100166	09/08/25	V00010	LANDSCAPE MAINTENANCE	354980	pump 1 controller Repair August 2025	IRRIGATION	546930-53908	\$195.00
001	100166	09/08/25	V00010	LANDSCAPE MAINTENANCE	354981	Controller 1 zone 19 August 2025	IRRIGATION	546930-53908	\$355.51
001	100167	09/08/25	V00253	BLUE LIFE POOL SERVICE LLC	20369	Pool Service Sept 2025	POOL SERVICE	546074-53908	\$1,600.00
001	100167	09/08/25	V00253	BLUE LIFE POOL SERVICE LLC	20210	pool contract May 2025	POOL SERVICE	546074-53908	\$619.00
001	100168	09/08/25	V00278	S2W SECURITY LLC	INV-4706	Roaming Security Guards Sept 2025	security	534174-53908	\$1,794.00
001	100169	09/08/25	V00039	FIELDS CONSULTING GROUP, LLC	3648	sings for the district August 2025	sign repari	546635-53908	\$1,300.00
001	100170	09/08/25	V00199	INFRAMARK LLC	157191	Postage August 2025	postage	541024-53908	\$4.44
001	100170	09/08/25	V00199	INFRAMARK LLC	158092	Management Contract Sept 2025	DISTRICT INVOICE	532001-51301	\$2,389.75
001	100170	09/08/25	V00199	INFRAMARK LLC	158092	Management Contract Sept 2025	DISTRICT INVOICE	531142-51301	\$500.00
001	100170	09/08/25	V00199	INFRAMARK LLC	158092	Management Contract Sept 2025	DISTRICT INVOICE	531150-51301	\$2,403.33
001	100170	09/08/25	V00199	INFRAMARK LLC	158092	Management Contract Sept 2025	DISTRICT INVOICE	531122-53908	\$2,308.92
001	100170	09/08/25	V00199	INFRAMARK LLC	158092	Management Contract Sept 2025	DISTRICT INVOICE	531020-51301	\$266.67
001	100171	09/17/25	V00266	CENTURY FIRE HOLDINGS LLC	40009914	Annual Alarm inspection Sept 2025	century	549900-53908	\$564.38
001	100172	09/17/25	V00245	ECO PEST SOLUTIONS	11112	pet control Sept 2025	PEST CONTROL	549900-57201	\$150.00
001	100173	09/17/25	V00010	LANDSCAPE MAINTENANCE	356296	Controller 1 and Amenity Center Controller	IRRIGATION	546930-53908	\$606.20
001	100174	09/19/25	V00010	LANDSCAPE MAINTENANCE	357044	controller B repaired riverview drive entrance	IRRIGATION	546930-53908	\$477.56
001	100175	09/19/25	V00278	S2W SECURITY LLC	INV-4715	patrol services for clubhouse	patrol	531116-53908	\$1,196.00
001	100176	09/19/25	V00011	STANTEC CONSULTING	2452692	Engineer services Sept 12 2025	DISTRICT ENGINEER	531147-51301	\$5,711.00
001	100177	09/19/25	V00032	ALL A/C AND REFRIGERATION LLC	072225-	AC Check	ac services	549001-53908	\$250.00
001	1181	09/10/25	V00278	S2W SECURITY LLC	INV-4680	July 2025 Security Services	SECURITY weekly	534174-53908	\$1,430.00
001	1181	09/10/25	V00278	S2W SECURITY LLC	INV-4693	July 18-25 security services	SECURITY weekly	534174-51301	\$1,196.00
001	1181	09/10/25	V00278	S2W SECURITY LLC	INV-4701	security patrol 8/1/25- 8/10/25	security patrol	531116-57201	\$962.00
001	1182	09/23/25	V00038	EGIS INSURANCE	29659	Prepaid Insurance	INSURANCE POLICY 10/01/25-10/01/26	155100-51301	\$34,774.00
001	1183	09/30/25	V00275	CLAUDIA BRYANT	CB-092425	BOARD 9/24/25	Supervisor Fees	511100-51101	\$200.00
001	1184	09/30/25	V00236	JO ANN WARD	JW-092425	BOARD 9/24/25	Supervisor Fees	511100-51101	\$200.00
001	1185	09/30/25	V00171	KOKO L. MILLER	KM-092425	BOARD 9/24/25	Supervisor Fees	511100-51101	\$200.00
001	300138	09/02/25	V00069	CHARTER COMMUNICATIONS ACH	2463929081425-ACH	Spectrum August -Sept 2025	INTERNET	549001-53908	\$371.92
001	300140	09/08/25	V00242	B.O.C.C.	081825-2368-ACH	BOCC August 2025	water	543018-53908	\$913.61
001	300141	09/17/25	V00244	TECO ACH	082925-0319-ACH	TECO Sept 2025	ELECTRIC	543013-53100	\$9,580.60
001	300143	09/19/25	V00268	BANKUNTIED CC PMT	083125-8747-ACH	CC PAYMENT	Playground Equipment and Maintenance	546996-57201	\$379.00
001	300144	09/15/25	V00189	DOORKING INC. ACH	2587467-ACH	CELL SUB	Entry/Gate/Walls Maintenance	546413-53908	\$34.95
001	300145	09/05/25	V00075	REPUBLIC SERVICES #696 ACH	0696-001292315 ACH	GARBAGE	Garbage - Recreational Facility	543185-53400	\$366.05
001	300146	09/19/25	V00015	BOCC HILLSBOROUGH COUNTY ACH	091725-2368-ACH	water sewage usage Sept 2025	WATER	543018-53600	\$912.56
001	300147	09/24/25	V00108	NAVITAS CREDIT CORP -ACH	090425-9292-ACH	Contract Payment Sept 2025	EQUIPMENT	546996-57201	\$766.03
001	300148	09/24/25	V00108	NAVITAS CREDIT CORP -ACH	090625-2792- ACH	Credit Card Contract Payment for Playground equipment	EQUIPMENT	546996-57201	\$319.46
001	300151	09/25/25	V00244	TECO ACH	090525-5560-ACH	TECO August 1-29 205	ELECTRIC	543013-53100	\$1,499.52
001	300152	09/25/25	V00244	TECO ACH	090525-0146-ACH	TECO August 1-29 205	ELECTRIC	543013-53100	\$829.58
001	300153	09/25/25	V00244	TECO ACH	090525-1963-ACH	TECO August 1-29 205	ELECTRIC	543013-53100	\$310.89
001	300154	09/25/25	V00244	TECO ACH	090525-0609-ACH	TECO August 1-29 205	ELECTRIC	543013-53100	\$616.26
001	300155	09/25/25	V00244	TECO ACH	090525-0369-ACH	TECO August 1-29 205	ELECTRIC	543013-53100	\$654.93
001	300159	09/30/25	V00268	BANKUNTIED CC PMT	093025-8747 ACH	CC PAYMENT	Dues, Licenses, Subscriptions	554020-51301	\$60.07
Fund Total									\$100,695.56

Total Checks Paid	\$100,695.56
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PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	4/30/2025	20210	\$619.00	\$619.00	POOL SERVICE
DOORKING INC. ACH	9/14/2025	2587467-ACH	\$34.95	\$34.95	CELL SUB
ECO PEST SOLUTIONS	9/5/2025	11112	\$150.00	\$150.00	PEST CONTROL
ENVERA SYSTEMS	9/2/2025	759904	\$1,194.14	\$1,194.14	SECURITY SERVICE
FIELDS CONSULTING GROUP, LLC	9/3/2025	3648	\$1,300.00	\$1,300.00	sign repari
INFRAMARK LLC	9/5/2025	158092	\$2,308.92		DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158092	\$266.67	\$2,575.59	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	8/31/2025	354982	\$1,176.78	\$1,176.78	IRRIGATION
LANDSCAPE MAINTENANCE	8/31/2025	354983	\$137.70	\$137.70	IRRIGATION
LANDSCAPE MAINTENANCE	8/31/2025	354980	\$195.00	\$195.00	IRRIGATION
LANDSCAPE MAINTENANCE	9/8/2025	356296	\$606.20	\$606.20	IRRIGATION
NAVITAS CREDIT CORP -ACH	8/1/2025	082525-2792-ACH	\$319.46	\$319.46	EQUIPMENT
NAVITAS CREDIT CORP -ACH	9/4/2025	090425-9292-ACH	\$766.03	\$766.03	EQUIPMENT
NAVITAS CREDIT CORP -ACH	9/6/2025	090625-2792- ACH	\$319.46	\$319.46	EQUIPMENT
REPUBLIC SERVICES #696 ACH	8/17/2025	0696-001292315 ACH	\$366.05	\$366.05	GARBAGE
S2W SECURITY LLC	9/15/2025	INV-4715	\$1,196.00	\$1,196.00	patrol
Monthly Contract Subtotal			\$10,956.36	\$10,956.36	
Variable Contract					
DECISIONHR	9/19/2025	250090190020 ACH	\$1,992.14	\$1,992.14	PAYROLL 01/10/25
DECISIONHR	9/5/2025	250090190019 ACH	\$1,992.14	\$1,992.14	PAYROLL 09/2025
Variable Contract Subtotal			\$3,984.28	\$3,984.28	
Utilities					
B.O.C.C.	8/18/2025	081825-2368-ACH	\$913.61	\$913.61	water
BOCC HILLSBOROUGH COUNTY ACH	8/18/2025	081825-2368-ACH	\$913.61	\$913.61	WATER
BOCC HILLSBOROUGH COUNTY ACH	9/17/2025	091725-2368-ACH	\$912.56	\$912.56	WATER
TECO ACH	8/29/2025	082925-0319-ACH	\$9,580.60	\$9,580.60	ELECTRIC

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	9/5/2025	090525-5560-ACH	\$1,499.52	\$1,499.52	ELECTRIC
TECO ACH	9/5/2025	090525-0146-ACH	\$829.58	\$829.58	ELECTRIC
TECO ACH	9/5/2025	090525-1963-ACH	\$310.89	\$310.89	ELECTRIC
TECO ACH	9/5/2025	090525-0609-ACH	\$616.26	\$616.26	ELECTRIC
TECO ACH	9/5/2025	090525-0369-ACH	\$654.93	\$654.93	ELECTRIC
Utilities Subtotal			\$16,231.56	\$16,231.56	
Regular Services					
ALL A/C AND REFRIGERATION LLC	7/22/2025	072225-	\$250.00	\$250.00	ac services
BANKUNTIED CC PMT	7/30/2025	073125-8747-ACH	\$60.07	\$60.07	CC PAYMENT
BANKUNTIED CC PMT	8/31/2025	083125-8747-ACH	\$379.00	\$379.00	CC PAYMENT
BLUE LIFE POOL SERVICE LLC	9/1/2025	20369	\$1,600.00	\$1,600.00	POOL SERVICE
CENTURY FIRE HOLDINGS LLC	9/4/2025	40009914	\$564.38	\$564.38	century
CHARTER COMMUNICATIONS ACH	8/14/2025	2463929081425-ACH	\$371.92	\$371.92	INTERNET
CLAUDIA BRYANT	9/24/2025	CB-092425	\$200.00	\$200.00	BOARD 9/24/25
INFRAMARK LLC	8/28/2025	157191	\$4.44	\$4.44	postage
INFRAMARK LLC	9/5/2025	158092	\$2,389.75		DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158092	\$500.00		DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158092	\$2,403.33	\$5,293.08	DISTRICT INVOICE
JO ANN WARD	9/24/2025	JW-092425	\$200.00	\$200.00	BOARD 9/24/25
KOKO L. MILLER	9/24/2025	KM-092425	\$200.00	\$200.00	BOARD 9/24/25
LANDSCAPE MAINTENANCE	9/1/2025	353531	\$18,917.75	\$18,917.75	IRRIGATION
LANDSCAPE MAINTENANCE	8/31/2025	354981	\$355.51	\$355.51	IRRIGATION
LANDSCAPE MAINTENANCE	9/16/2025	357044	\$477.56	\$477.56	IRRIGATION
S2W SECURITY LLC	9/1/2025	INV-4706	\$1,794.00	\$1,794.00	security
STANTEC CONSULTING	9/12/2025	2452692	\$5,711.00	\$5,711.00	DISTRICT ENGINEER
Regular Services Subtotal			\$36,378.71	\$36,378.71	
Additional Services					

PARKWAY CENTER CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
EGIS INSURANCE	9/19/2025	29659	\$34,774.00	\$34,774.00	INSURANCE POLICY 10/01/25-10/01/26
Additional Services Subtotal			\$34,774.00	\$34,774.00	
TOTAL			\$102,324.91	\$102,324.91	

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
20210	04/30/2025	\$619.00	05/30/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	FEEDER	NEW CHEMICAL STENNER PUMP FOR THE CHLORINE	1	559.00	559.00
	LABOR REPAIR.	FULL INSTALLATION	1	60.00	60.00

SUBTOTAL	619.00
TAX	0.00
TOTAL	619.00
BALANCE DUE	\$619.00

Pay invoice

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2587467
STATEMENT DATE
September 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
8/14/2025	Credit: Autopay	(\$32.95)
8/14/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
8/14/2025	9/13/2025		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

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 # 11112
Invoice Date 09/05/2025

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: 09/26/2025

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

Envera

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

Invoice	
Invoice Number 759904	Date 09/02/2025
Customer Number 400493	Due Date 10/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		09/02/2025	10/01/2025

Quantity	Description	Months	Rate	Amount
2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL				
1.00	Active Video Monitoring 10/01/2025 - 10/31/2025	1.00	\$800.00	\$800.00
1.00	Passive Standard Camera 10/01/2025 - 10/31/2025	1.00	\$30.00	\$30.00
1.00	Service & Maintenance 10/01/2025 - 10/31/2025	1.00	\$364.14	\$364.14
			Subtotal:	\$1194.14
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$1194.14

Date	Invoice #	Description	Amount	Balance Due
9/2/2025	759904	Monitoring Services	\$1194.14	\$1194.14

Envera

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

Invoice	
Invoice Number 759904	Date 09/02/2025
Customer Number 400493	Due Date 10/01/2025

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

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.com
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to
Inframark
Parkway CDD
Attn: Clay Wright
2005 Pan Am Circle #300
Tampa, FL 33607

Shipping info

Ship date: 01/30/2024

Invoice details

Invoice no.: 3648
Terms: Due on receipt
Invoice date: 09/03/2025
Due date: 10/01/2025

Sales Rep: Mike Fields

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	Item #1 : (8605 Deep Maple Drive) New "Baywood/Summerwood Well with Phone #" (24x18) 3mm maxmetal sign (Black on back); Installed with new 7-ft black fluted round post + acorn finial top (cemented). Includes art setup.	1	\$450.00	\$450.00
2.	Install (Signage)	Item #2 : (Pinetree Dr - East side of road pond) "No Swimming, No Fishing..." (24x18) 3mm maxmetal sign (Black on back); Installed on existing post with new hardware.	6	\$100.00	\$600.00
3.	Install (Signage)	Item #3 : (9051 Spruce Creek Circle) "No Swimming, No Fishing..." (24x18) 3mm maxmetal sign (Black on back); Installed on existing post with new hardware. Straighten leaning post.	1	\$100.00	\$100.00
4.	Install (Signage)	Item #4 : (Deer Chase Dr + S. Falkenberg Rd) - Straighten leaning post. Dig around post and reset level (Add light cement if needed)	1	\$50.00	\$50.00

5.	Install (Signage)	**OPTIONAL NEW SIGN** for Item #4 "No Trespassing Parkway CDD Property (b/w)" (24x18) 3mm maxmetal sign (Black on back); Replace old sign with new sign on existing post. New hardware (if needed).	1	\$100.00	\$100.00
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			Total	\$1,300.00	
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2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

158092

CUSTOMER ID

C2303

PO#

INVOICE

DATE

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

BILL TO

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

Services provided for the Month of: September 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
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Tax	\$0.00
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Total Due	\$7,868.67
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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

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

Account Name: INFRAMARK, LLC

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

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

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 354982

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

Date	Due Date
08/31/25	9/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$1,176.78

#359141 - Irrigation pump at controller I

Irrigation pump at controller I located in the field at the corner of Round Leaf Ln. and Nightshade Dr.

The control box is tripping. The motor still has good continuity and resistance. The control box start capacitor is bad, and the relay. Two pressure gauges are non-functional. Recommend replacing the control box and gauges. After replacement, we can get proper amp draws on the motor to ensure it is functioning correctly.

Control Components - 08/29/2025

5 HP Grundfos Deluxe Control Box 230V 1PH	1.00EA	\$928.20	\$928.20
Installation Fee	1.00EA	\$214.50	\$214.50
Pressure Gauge 0-100 PSI	1.00EA	\$17.04	\$17.04
Pressure Gauge 0-160 PSI	1.00EA	\$17.04	\$17.04

Grand Total \$1,176.78

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,033.13	\$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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(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 354983

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

Date	Due Date
08/31/25	9/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$137.70

#359295 - Wet Check Repairs 8-26-25

The following repairs were performed during the wet check executed on 8-26-25.

Controller H -

2 - 6" spray heads replaced.

3 - spray nozzles replaced.

Controller I

12 drip couplers

10 drip staples

4 feet drip line

Lateral Components - 08/26/2025

Irrigation Technician Labor	1.25HR	\$65.00	\$81.25
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	3.00EA	\$2.35	\$7.05
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	2.00EA	\$16.66	\$33.32
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	0.10BG	\$22.00	\$2.20
Rain Bird XF Coupling 17 mm	12.00EA	\$0.79	\$9.48
Rainbird Drip Line 500' Roll "by the ft."	4.00FT	\$1.10	\$4.40

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Grand Total **\$137.70**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,033.13	\$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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Clock Type/ #	<u>Hunter ACC2/ Controller H</u>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	☒	Time/Date Adjust	Y	(N)	Pgm A	1				12:00am
Rain Sensor	☒	bad		Battery Replaced	Y	(N)		2				

Notes:

		Programs											
Zone #	Type	A	B	C	D	Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
						Labor		Hrs	Rate	Amount			
1	S	:20				ok (W side Exit)		Supervisor:	0.75	65.00			
2	S	:20				ok (SW side Exit)		Technician:					
3	D		:20			ok Island Blends		Total Labor Charges \$					
4	D		:20			ok Island Mille		Materials		QTY	Unit	Extended	
5	S				:15	ok Island Shrub		PROSOSSI	2	16.65	33.32		
6	S				:20	Island Turf		HISSST	3	2.35	7.05		
7	S				:20	Still River & Falkenberg shrub							
8	S	:35				ok Still River North to Hydrant (1)							
9	D		:20			ok "							
10	S	:35				(1-6 Spray Hydrant (1) North to Light Pole (2) raise & move 2 nozzle							
11	D		:20			ok "							
12	S	:35				ok Light Pole (2) North to Hydrant (2)							
13	S	:35				ok Hydrant (2) North to Light Pole (3)							
14	S	:35				(1-6 Spray Hydrant (2) North to Natural Area across from Castle Creek							
15	D		:20			ok Light Pole (2) North to Natural Area (Large Zone)							
16						N/A							
17	S				:25	ok Turf, Still River, Falk to Roundabout							
18	S				:20	ok shrub Still River Info Board to Roundabout							
19	S			:10		ok Flower							
20	S				:25	ok shrub Still River south side of Falkenberg							
21													
22													
23								Total Materials	\$	40.37			
24								Total Labor	\$	48.75			
Season Adjust %								100%	100%	100%	100%		
Run Time								3:45	1:40	:10	2:05		
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information													
								Bill To:					

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

OPP 359295
 23287764 Allowed Scheduled



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CAD

Date: 8/26/25
Technician: Tom
Arrive/ Depart: 7:15 - 9:45

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

Clock Type/ #	<u>Hunter AXL2 / Controller J</u>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	(Y)	Time/Date Adjust	Y	(N)			12:00am			12:00am
Rain Sensor	ok	(N)		Battery Replaced	Y	(N)						
Notes: <u>Rain Sensor Need Replaced. (2" Rain, Sensor not activated)</u>						Pgm A	1					
							2					
						Pgm B	1		9:00pm			9:00pm
							2					
						Pgm C	1		7:00am			7:00am
							2					
						Pgm D	1					
							2					

Programs					2					
Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
1	S	130				ok re programmed desolders 1 & 2 to 2 & 1	Labor	Hrs	Rate	Amount
2	S	130				ok	Supervisor:	0.5	65.00	32.50
3	D		160			4 drip breaks (squirrels)	Technician:			
4	S	130				ok	Total Labor Charges \$			
5	S	130				ok	Materials	QTY	Unit	Extended
6	D		160			ok capped end line at oak tree	XFFCoup	12	0.79	9.48
7	S	130				ok re programmed desolders 1 & 2 to 2 & 1	TL56	10	0.22	2.20
8	S	130				ok North of Towne Lake	XFD0912	4	1.10	4.40
9	S	130				ok South of Towne Lake				
10	S	130				ok Bending Elm way (Ent)				
11	D		160			135 drip line breaks (squirrels)				
12	S	130				ok Bending Elm (Exit Sidewalk)				
13	S	130				ok Bending Elm (Islands & Exit)				
14	S			120		ok				
15										
16										
17										
18										
19										
20										
21										
22										
23							Total Materials	\$ 16.08		
24							Total Labor	\$ 32.50		
Season Adjust %						100%	100%	100%		
Run Time						5:00	3:00	1:20		
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information						Bill To:				

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

359 295
WT 23287764 Allocated Scheduled

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 354980

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

Date	Due Date
08/31/25	9/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$195.00

#358664 - Pump service call - pump at controller I at Nightshade & Roundleaf in field

Pump at controller I - in field at Round Leaf Ln. and Nightshade Dr.

Troubleshoot and diagnose irrigation pump.

NOTE: All repairs to be proposed.

Control Components - 08/26/2025

Pump service call - inspect and diagnose.	1.00EA	\$195.00	\$195.00
---	--------	----------	----------

Grand Total	\$195.00
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1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,033.13	\$0.00	\$0.00	\$0.00	\$0.00

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Invoice 356296

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

Date	Due Date
09/08/25	10/8/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$606.20

#359306 - Replace two rain sensor 8-26-25

Controller I and the Amenity Center Controller have bad rain sensors.

During the wet check executed on 8-26-25 the technician determined the rain sensors are not functioning. Replacement is necessary.

Control Components - 09/05/2025

Irrigation Tech Labor	1.50HR	\$65.00	\$97.50
Rain Bird Rain/Freeze Sensor Wireless w/Controller Interface	2.00EA	\$254.35	\$508.70

Grand Total \$606.20

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,639.33	\$0.00	\$0.00	\$0.00	\$0.00

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

Return Service Requested

Invoice Date: 08/04/2025

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

Remittance Section

Contract Number: 41082792
Due Date: 8/25/2025
Amount Due: \$319.46

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

000410827922025080400000319468

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
8/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

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CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41082792-1	Contract Payment	08/25/2025	\$298.61			\$20.85		\$319.46
SUBTOTALS:			\$298.61			\$20.85		\$319.46

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DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
8/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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Return Service Requested

Invoice Date: 09/04/2025

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

Remittance Section

Contract Number:

40819292

Due Date:

9/25/2025

Amount Due:

\$766.03

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000408192922025090400000766037

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DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
9/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

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CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Contract Payment	09/25/2025	\$766.03					\$766.03
SUBTOTALS:			\$766.03					\$766.03

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PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
9/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

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ATLANTA, GA 311935204

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SUITE 100
COLUMBIA, SC 29210

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

Return Service Requested

Invoice Date: 09/04/2025

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

Remittance Section

Contract Number: 41082792
Due Date: 9/25/2025
Amount Due: **\$319.46**

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

000410827922025090400000319467

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DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
9/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

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CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41082792-1	Contract Payment	09/25/2025	\$298.61			\$20.85		\$319.46
SUBTOTALS:			\$298.61			\$20.85		\$319.46

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PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
9/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

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201 EXECUTIVE CENTER DR.
SUITE 100
COLUMBIA, SC 29210

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5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

An upcoming invoice will reflect a rate adjustment.
Please contact us with any questions.

Account Number 3-0696-0046402
Invoice Number 0696-001292315
Invoice Date August 17, 2025
Previous Balance \$365.25
Payments/Adjustments -\$365.25
Current Invoice Charges \$366.05

Total Amount Due \$366.05	Payment Due Date September 06, 2025
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 08/06	5555555	-\$365.25

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 09/01-09/30			\$251.70	\$251.70
Container Refresh 09/01-09/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$105.35
CURRENT INVOICE CHARGES				\$366.05

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Total Enclosed

Address Service Requested

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

Total Amount Due	\$366.05
Payment Due Date	September 06, 2025
Account Number	3-0696-0046402
Invoice Number	0696-001292315

☐

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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.

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IMPORTANT INFORMATION

(Continued from Page 1)

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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-4715

Balance Due
\$1,196.00

Bill To

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

Invoice Date : 15 Sep 2025

Terms : Custom

Due Date : 20 Sep 2025

Subject :

Pool Security at Parkway Center CDD
9-5-25_9-7-25
9-11-25_9-13-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 9-5-25 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 9-6-25 12:00pm-9:00pm	9.00	26.00	234.00
3	Professional Services 9-7-25 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 9-11-25 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 9-12-25 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 9-13-25 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





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
250090190020	9/19/2025	ACH	9/19/2025

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 250090190020	PERIOD START 8/31/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 9/13/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery



INVOICE

Issued to:

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

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190019	9/5/2025	ACH	9/5/2025

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 250090190019	PERIOD START 8/17/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 8/30/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	08/18/2025	09/08/2025

Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	07/16/2025	56921	08/14/2025	57072	15100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$45.60
Water Base Charge	\$214.09
Water Usage Charge	\$15.55
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$519.16
Sewer Usage Charge	\$98.45

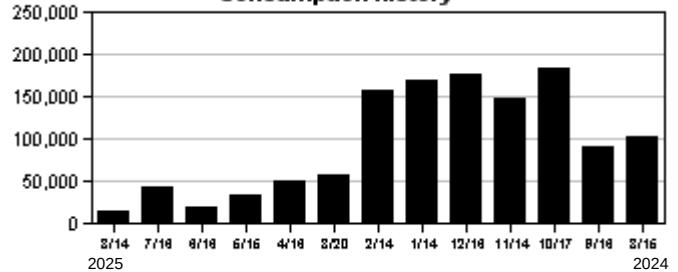
Summary of Account Charges

Previous Balance	\$2,221.83
Net Payments - Thank You	\$-2,221.83
Total Account Charges	\$913.61
AMOUNT DUE	\$913.61

Notice

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

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

907 0

DUE DATE

09/08/2025

**Auto Pay Scheduled
DO NOT PAY**



0055896523689 00000913616



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	08/18/2025	09/08/2025

Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	07/16/2025	56921	08/14/2025	57072	15100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$45.60
Water Base Charge	\$214.09
Water Usage Charge	\$15.55
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$519.16
Sewer Usage Charge	\$98.45

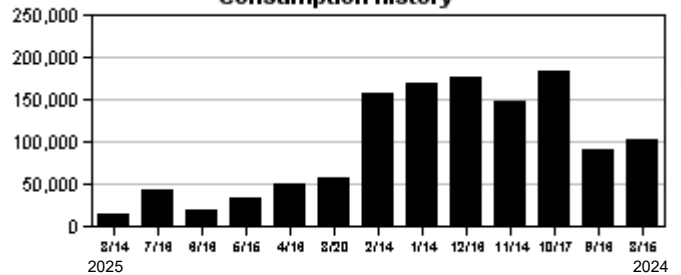
Summary of Account Charges

Previous Balance	\$2,221.83
Net Payments - Thank You	\$-2,221.83
Total Account Charges	\$913.61
AMOUNT DUE	\$913.61

Notice

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Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

5,401 0

DUE DATE

09/08/2025

**Auto Pay Scheduled
DO NOT PAY**



0055896523689 00000913616



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	09/17/2025	10/08/2025

Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	08/14/2025	57072	09/15/2025	57222	15000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$45.30
Water Base Charge	\$214.09
Water Usage Charge	\$15.45
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$519.16
Sewer Usage Charge	\$97.80

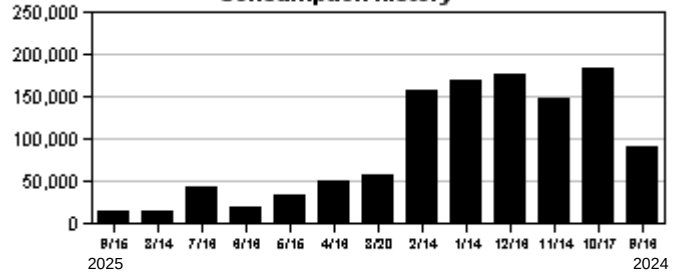
Summary of Account Charges

Previous Balance	\$913.61
Net Payments - Thank You	\$-913.61
Total Account Charges	\$912.56
AMOUNT DUE	\$912.56

Notice

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

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

817 0

DUE DATE

10/08/2025

**Auto Pay Scheduled
DO NOT PAY**



0055896523689 00000912568



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

Statement Date: September 04, 2025

Amount Due: \$9,580.60

Due Date: September 18, 2025

Account #: 311000070319

DO NOT PAY. Your account will be drafted on September 18, 2025

Your Locations With The Highest Usage



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

1,377
KWH



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

766
KWH



Scan here to interact
with your bill online.

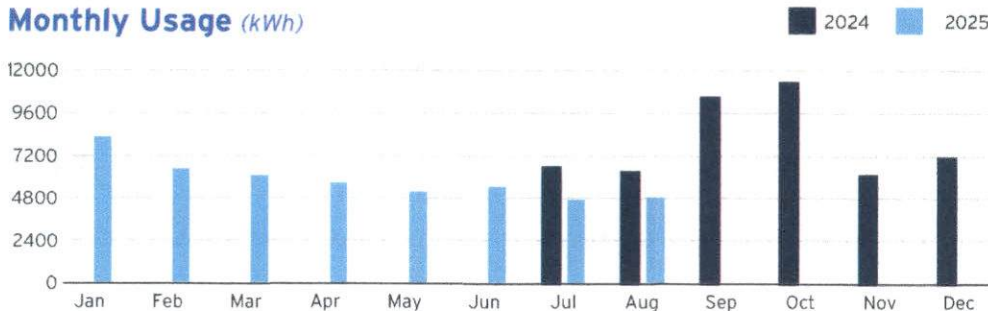


DOWNED IS DANGEROUS!

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: September 18, 2025

Amount Due: \$9,580.60

Payment Amount: \$ _____

700625003521

Your account will be
drafted on September 18, 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	07/31/2025	21,700		21,700		0 kWh	1	30 Days	\$19.38

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

Sub-Account Number: 211001738759

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000326790	07/31/2025	50,462		49,914		548 kWh	1	30 Days	\$104.51
									 24.3%

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	07/31/2025	54,304		52,927		1,377 kWh	1	30 Days	\$233.33
									 0.4%

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

Sub-Account Number: 211001739302

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000705281	07/31/2025	20,473		20,263		210 kWh	1	30 Days	\$52.01
									 6.6%

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	07/31/2025	58,180		57,445		735 kWh	1	30 Days	\$133.57
									8.4%

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

Sub-Account Number: 211014450376

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492499	07/31/2025	50,874		50,108		766 kWh	1	30 Days	\$138.40
									23.9%

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	07/31/2025	37,514		36,859		655 kWh	1	30 Days	\$121.15
									9.0%

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

Sub-Account Number: 211014450897

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000536130	07/31/2025	14,679		14,509		170 kWh	1	30 Days	\$45.79
									6.3%

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	07/31/2025	35,451		35,094		357 kWh	1	30 Days	\$74.85
									1.7%

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

Sub-Account Number: 211014451317

Amount: \$249.85

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

☒ Increased ☐ Same ☐ Decreased

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

Sub-Account Number: 211014451523

Amount: \$484.31

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

Sub-Account Number: 211014451713

Amount: \$388.67

Total Current Month's Charges

\$9,580.60



Sub-Account #: 211001738486
Statement Date: 08/29/2025

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

Meter Read

Meter Location: # A Pmp

Service Period: 07/02/2025 - 07/31/2025

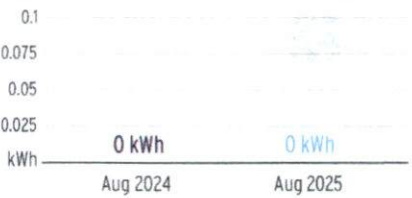
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	07/31/2025	21,700		21,700		0 kWh	1	30 Days

Charge Details

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

Avg kWh Used Per Day



Current Month's Electric Charges \$19.38

Billing information continues on next page →

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Sub-Account #: 211001738759
Statement Date: 08/29/2025

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

Meter Read

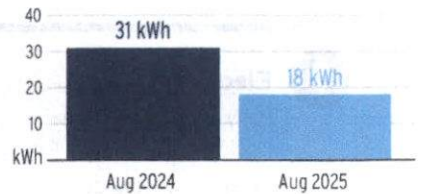
Service Period: 07/02/2025 - 07/31/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000326790	07/31/2025	50,462	49,914	548 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	548 kWh @ \$0.08641/kWh	\$47.35
Fuel Charge	548 kWh @ \$0.03391/kWh	\$18.58
Storm Protection Charge	548 kWh @ \$0.00577/kWh	\$3.16
Clean Energy Transition Mechanism	548 kWh @ \$0.00418/kWh	\$2.29
Storm Surcharge	548 kWh @ \$0.02121/kWh	\$11.62
Florida Gross Receipt Tax		\$2.61
Electric Service Cost		\$104.51

Current Month's Electric Charges

\$104.51

Billing information continues on next page →



Sub-Account #: 211001739070
Statement Date: 08/29/2025

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

Meter Read



Service Period: 07/02/2025 - 07/31/2025

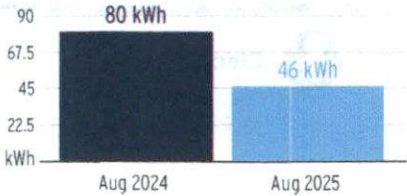
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000325661	07/31/2025	54,304	52,927	1,377 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,377 kWh @ \$0.08641/kWh	\$118.99
Fuel Charge	1,377 kWh @ \$0.03391/kWh	\$46.69
Storm Protection Charge	1,377 kWh @ \$0.00577/kWh	\$7.95
Clean Energy Transition Mechanism	1,377 kWh @ \$0.00418/kWh	\$5.76
Storm Surcharge	1,377 kWh @ \$0.02121/kWh	\$29.21
Florida Gross Receipt Tax		\$5.83
Electric Service Cost		\$233.33

Avg kWh Used Per Day



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Current Month's Electric Charges \$233.33

Billing information continues on next page →



Sub-Account #: 211001739302
Statement Date: 08/29/2025

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

Meter Read

Service Period: 07/02/2025 - 07/31/2025

Rate Schedule: General Service - Non Demand

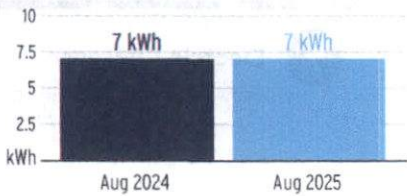
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000705281	07/31/2025	20,473	20,263	210 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day

⚡

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	210 kWh @ \$0.08641/kWh	\$18.15
Fuel Charge	210 kWh @ \$0.03391/kWh	\$7.12
Storm Protection Charge	210 kWh @ \$0.00577/kWh	\$1.21
Clean Energy Transition Mechanism	210 kWh @ \$0.00418/kWh	\$0.88
Storm Surcharge	210 kWh @ \$0.02121/kWh	\$4.45
Florida Gross Receipt Tax		\$1.30
Electric Service Cost		\$52.01



Current Month's Electric Charges

\$52.01

Billing information continues on next page →



Sub-Account #: 211001739567
Statement Date: 08/29/2025

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

Service Period: 07/02/2025 - 07/31/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	5856 kWh @ \$0.03412/kWh	\$199.81
Fixture & Maintenance Charge	71 Fixtures	\$1629.19
Lighting Pole / Wire	71 Poles	\$2333.77
Lighting Fuel Charge	5856 kWh @ \$0.03363/kWh	\$196.94
Storm Protection Charge	5856 kWh @ \$0.00559/kWh	\$32.74
Clean Energy Transition Mechanism	5856 kWh @ \$0.00043/kWh	\$2.52
Storm Surcharge	5856 kWh @ \$0.01230/kWh	\$72.03
Florida Gross Receipt Tax		\$12.92

Lighting Charges

\$4,479.92

Current Month's Electric Charges

\$4,479.92

Billing information continues on next page →



Sub-Account #: 211001739864
Statement Date: 08/29/2025

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

Service Period: 07/02/2025 - 07/31/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	448 kWh @ \$0.03412/kWh	\$15.29
Fixture & Maintenance Charge	28 Fixtures	\$262.64
Lighting Pole / Wire	28 Poles	\$920.36
Lighting Fuel Charge	448 kWh @ \$0.03363/kWh	\$15.07
Storm Protection Charge	448 kWh @ \$0.00559/kWh	\$2.50
Clean Energy Transition Mechanism	448 kWh @ \$0.00043/kWh	\$0.19
Storm Surcharge	448 kWh @ \$0.01230/kWh	\$5.51
Florida Gross Receipt Tax		\$0.99
Lighting Charges		\$1,222.55

Current Month's Electric Charges **\$1,222.55**

Billing information continues on next page →

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Sub-Account #: 211001800955
Statement Date: 08/29/2025

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

Service Period: 07/23/2025 - 08/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	496 kWh @ \$0.03412/kWh	\$16.92
Fixture & Maintenance Charge	31 Fixtures	\$290.78
Lighting Pole / Wire	31 Poles	\$526.07
Lighting Fuel Charge	496 kWh @ \$0.03363/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: 08/29/2025

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

Service Period: 07/23/2025 - 08/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	560 kWh @ \$0.03412/kWh	\$19.11
Fixture & Maintenance Charge	35 Fixtures	\$328.30
Lighting Pole / Wire	35 Poles	\$593.95
Lighting Fuel Charge	560 kWh @ \$0.03363/kWh	\$18.83
Storm Protection Charge	560 kWh @ \$0.00559/kWh	\$3.13
Clean Energy Transition Mechanism	560 kWh @ \$0.00043/kWh	\$0.24
Storm Surcharge	560 kWh @ \$0.01230/kWh	\$6.89
Florida Gross Receipt Tax		\$1.24

Lighting Charges **\$971.69**

Current Month's Electric Charges

\$971.69

Billing information continues on next page →



Sub-Account #: 211014450103
Statement Date: 08/29/2025

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

Meter Read

Meter Location: # B

Service Period: 07/02/2025 - 07/31/2025

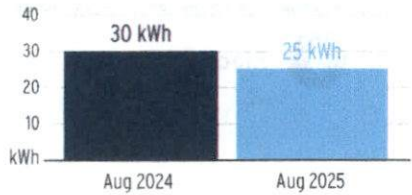
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000538189	07/31/2025	58,180	57,445	735 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	735 kWh @ \$0.08641/kWh	\$63.51
Fuel Charge	735 kWh @ \$0.03391/kWh	\$24.92
Storm Protection Charge	735 kWh @ \$0.00577/kWh	\$4.24
Clean Energy Transition Mechanism	735 kWh @ \$0.00418/kWh	\$3.07
Storm Surcharge	735 kWh @ \$0.02121/kWh	\$15.59
Florida Gross Receipt Tax		\$3.34
Electric Service Cost		\$133.57

Avg kWh Used Per Day



Current Month's Electric Charges \$133.57

Billing information continues on next page →

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Sub-Account #: 211014450376
Statement Date: 08/29/2025

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

Meter Read

Meter Location: # C

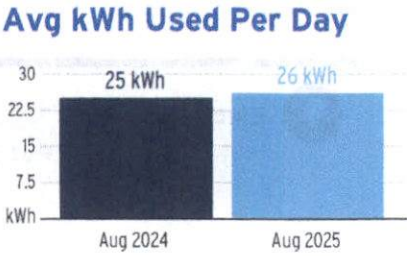
Service Period: 07/02/2025 - 07/31/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492499	07/31/2025	50,874	50,108	766 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	766 kWh @ \$0.08641/kWh	\$66.19
	Fuel Charge	766 kWh @ \$0.03391/kWh	\$25.98
	Storm Protection Charge	766 kWh @ \$0.00577/kWh	\$4.42
	Clean Energy Transition Mechanism	766 kWh @ \$0.00418/kWh	\$3.20
	Storm Surcharge	766 kWh @ \$0.02121/kWh	\$16.25
	Florida Gross Receipt Tax		\$3.46
	Electric Service Cost		\$138.40



Current Month's Electric Charges \$138.40

Billing information continues on next page →

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Sub-Account #: 211014450640
Statement Date: 08/29/2025

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

Meter Read



Meter Location: # D

Service Period: 07/02/2025 - 07/31/2025

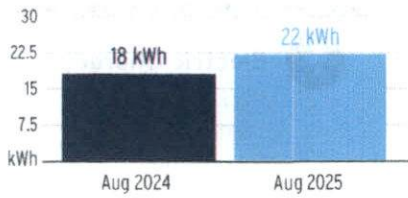
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492524	07/31/2025	37,514	36,859	655 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	655 kWh @ \$0.08641/kWh		\$56.60
Fuel Charge	655 kWh @ \$0.03391/kWh		\$22.21
Storm Protection Charge	655 kWh @ \$0.00577/kWh		\$3.78
Clean Energy Transition Mechanism	655 kWh @ \$0.00418/kWh		\$2.74
Storm Surcharge	655 kWh @ \$0.02121/kWh		\$13.89
Florida Gross Receipt Tax			\$3.03
Electric Service Cost			\$121.15

Avg kWh Used Per Day



Current Month's Electric Charges **\$121.15**

Billing information continues on next page →



Sub-Account #: 211014450897
Statement Date: 08/29/2025

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

Meter Read

Meter Location: # A

Service Period: 07/02/2025 - 07/31/2025

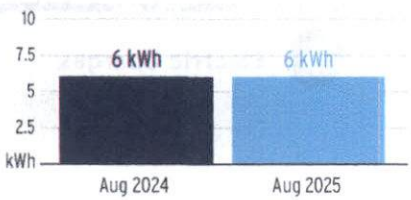
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000536130	07/31/2025	14,679		14,509		170 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	170 kWh @ \$0.08641/kWh		\$14.69
Fuel Charge	170 kWh @ \$0.03391/kWh		\$5.76
Storm Protection Charge	170 kWh @ \$0.00577/kWh		\$0.98
Clean Energy Transition Mechanism	170 kWh @ \$0.00418/kWh		\$0.71
Storm Surcharge	170 kWh @ \$0.02121/kWh		\$3.61
Florida Gross Receipt Tax			\$1.14
Electric Service Cost			\$45.79



Current Month's Electric Charges \$45.79

Billing information continues on next page →



Sub-Account #: 211014451127
Statement Date: 08/29/2025

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

Meter Read

Service Period: 07/02/2025 - 07/31/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323057	07/31/2025	35,451		35,094		357 kWh	1	30 Days

Charge Details



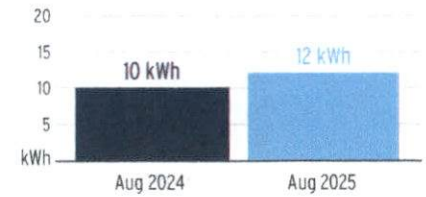
Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	357 kWh @ \$0.08641/kWh	\$30.85
Fuel Charge	357 kWh @ \$0.03391/kWh	\$12.11
Storm Protection Charge	357 kWh @ \$0.00577/kWh	\$2.06
Clean Energy Transition Mechanism	357 kWh @ \$0.00418/kWh	\$1.49
Storm Surcharge	357 kWh @ \$0.02121/kWh	\$7.57
Florida Gross Receipt Tax		\$1.87

Electric Service Cost

\$74.85

Avg kWh Used Per Day



Current Month's Electric Charges

\$74.85

Billing information continues on next page →



Sub-Account #: 211014451317
Statement Date: 08/29/2025

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

Service Period: 07/23/2025 - 08/20/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	144 kWh @ \$0.03412/kWh	\$4.91
Fixture & Maintenance Charge	9 Fixtures	\$84.42
Lighting Pole / Wire	9 Poles	\$152.73
Lighting Fuel Charge	144 kWh @ \$0.03363/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: 08/29/2025

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

Service Period: 07/23/2025 - 08/20/2025

Rate Schedule: Lighting Service



Charge Details



Electric Charges

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

Lighting Energy Charge	240 kWh @ \$0.03412/kWh	\$8.19
Fixture & Maintenance Charge	15 Fixtures	\$140.70
Lighting Pole / Wire	19 Poles	\$322.43
Lighting Fuel Charge	240 kWh @ \$0.03363/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: 08/29/2025

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

Service Period: 07/23/2025 - 08/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	224 kWh @ \$0.03412/kWh	\$7.64
Fixture & Maintenance Charge	14 Fixtures	\$131.32
Lighting Pole / Wire	14 Poles	\$237.58
Lighting Fuel Charge	224 kWh @ \$0.03363/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

\$9,580.60

Amount Due: \$1,499.52

Due Date: September 26, 2025

Account #: 221008055560

DO NOT PAY. Your account will be drafted on September 26, 2025

Account Summary

Current Service Period: August 01, 2025 - August 29, 2025

Previous Amount Due	\$1,615.86
Payment(s) Received Since Last Statement	-\$1,615.86

Current Month's Charges	\$1,499.52
--------------------------------	-------------------

Amount Due by September 26, 2025	\$1,499.52
---	-------------------

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 **41.43% higher** than the same period last year.

 Your peak billing demand was **25% higher** than the same period last year.



Scan here to view your account online.

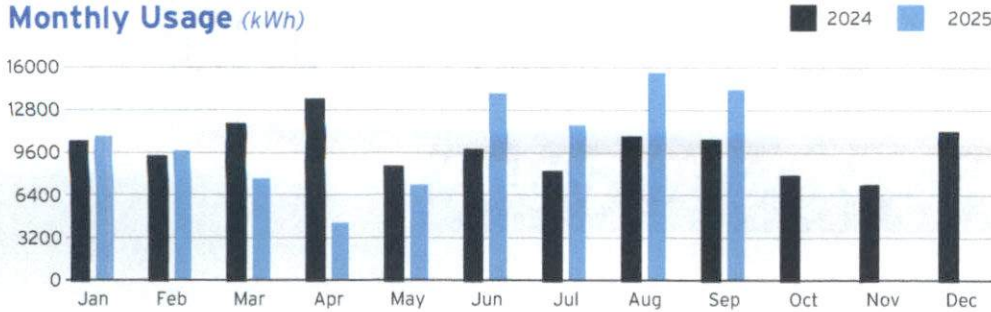
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TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



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Account #: 221008055560

Due Date: September 26, 2025

Amount Due: \$1,499.52

Payment Amount: \$ _____

672371936319

Your account will be drafted on September 26, 2025

00003846 FTECO109062500320810 00000 03 00000000 18437 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: September 05, 2025
Charges Due: September 26, 2025

Meter Read

Meter Location: CLUBHOUSE

Service Period: Aug 01, 2025 - Aug 29, 2025

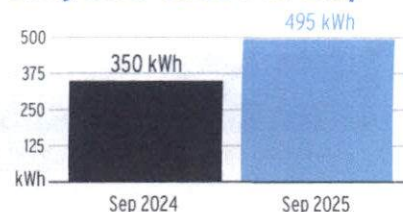
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000813546	08/29/2025	73,414	59,072	14,342 kWh	1	29 Days
1000813546	08/29/2025	29.69	0	29.69 kW	1	29 Days

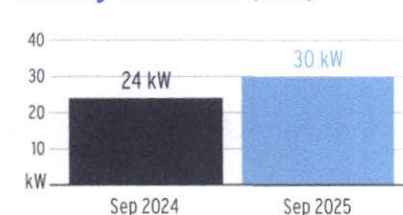
Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
	Billing Demand Charge	30 kW @ \$18.07000/kW	\$542.10
	Energy Charge	14,342 kWh @ \$0.00773/kWh	\$110.86
	Fuel Charge	14,342 kWh @ \$0.03391/kWh	\$486.34
	Capacity Charge	30 kW @ \$0.30000/kW	\$9.00
	Storm Protection Charge	30 kW @ \$2.08000/kW	\$62.40
	Energy Conservation Charge	30 kW @ \$0.93000/kW	\$27.90
	Environmental Cost Recovery	14,342 kWh @ \$0.00068/kWh	\$9.75
	Clean Energy Transition Mechanism	30 kW @ \$1.15000/kW	\$34.50
	Storm Surcharge	14,342 kWh @ \$0.01035/kWh	\$148.44
	Florida Gross Receipt Tax		\$37.49
	Electric Service Cost		\$1,499.52

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$1,499.52

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

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: September 05, 2025

Amount Due: \$829.58

Due Date: September 26, 2025

Account #: 211001800146

DO NOT PAY. Your account will be drafted on September 26, 2025

Account Summary

Current Service Period: August 01, 2025 - August 29, 2025

Previous Amount Due \$829.58

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

Current Month's Charges \$829.58

Amount Due by September 26, 2025 \$829.58

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



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with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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: September 26, 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: \$ _____

635335088473

Your account will be
drafted on September 26, 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 CREEK PH 1C-1 RD
RIVERVIEW, FL 33569-0000

Account #: 211001800146
Statement Date: September 05, 2025
Charges Due: September 26, 2025

Service Period: Aug 01, 2025 - Aug 29, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	304 kWh @ \$0.03412/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$624.53
Lighting Fuel Charge	304 kWh @ \$0.03363/kWh	\$10.22
Storm Protection Charge	304 kWh @ \$0.00559/kWh	\$1.70
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.67
Lighting Charges		\$829.58

Total Current Month's Charges \$829.58

00000040-0000406-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.

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.



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

Statement Date: September 05, 2025

Amount Due: \$310.89

Due Date: September 26, 2025

Account #: 221007991963

DO NOT PAY. Your account will be drafted on September 26, 2025

Account Summary

Current Service Period: August 01, 2025 - August 29, 2025

Previous Amount Due \$310.89

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

Current Month's Charges \$310.89

Amount Due by September 26, 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.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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: September 26, 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: \$ _____

672371936318

Your account will be
drafted on September 26, 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: September 05, 2025
Charges Due: September 26, 2025

Service Period: Aug 01, 2025 - Aug 29, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	162 kWh @ \$0.03412/kWh	\$5.53
Fixture & Maintenance Charge	6 Fixtures	\$126.66
Lighting Pole / Wire	6 Poles	\$169.92
Lighting Fuel Charge	162 kWh @ \$0.03363/kWh	\$5.45
Storm Protection Charge	162 kWh @ \$0.00559/kWh	\$0.91
Clean Energy Transition Mechanism	162 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	162 kWh @ \$0.01230/kWh	\$1.99
Florida Gross Receipt Tax		\$0.36

Lighting Charges

\$310.89

Total Current Month's Charges

\$310.89

00000040-0000408-Page 8 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free: **866-689-6469**

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: September 05, 2025

Amount Due: \$616.26

Due Date: September 26, 2025

Account #: 211001800609

DO NOT PAY. Your account will be drafted on September 26, 2025

Account Summary

Current Service Period: August 01, 2025 - August 29, 2025

Previous Amount Due \$616.26

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

Current Month's Charges \$616.26

Amount Due by September 26, 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.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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: September 26, 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: \$ _____

635335088475

Your account will be
drafted on September 26, 2025

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

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

Make check payable to: TECO

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



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

Account #: 211001800609
Statement Date: September 05, 2025
Charges Due: September 26, 2025

Service Period: Aug 01, 2025 - Aug 29, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	260 kWh @ \$0.03412/kWh	\$8.87
Fixture & Maintenance Charge	13 Fixtures	\$166.01
Lighting Pole / Wire	13 Poles	\$427.31
Lighting Fuel Charge	260 kWh @ \$0.03363/kWh	\$8.74
Storm Protection Charge	260 kWh @ \$0.00559/kWh	\$1.45
Clean Energy Transition Mechanism	260 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	260 kWh @ \$0.01230/kWh	\$3.20
Florida Gross Receipt Tax		\$0.57
Lighting Charges		\$616.26

Total Current Month's Charges **\$616.26**

00000040-0000410-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**
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- 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

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888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

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

Statement Date: September 05, 2025

Amount Due: \$654.93

Due Date: September 26, 2025

Account #: 211001800369

DO NOT PAY. Your account will be drafted on September 26, 2025

Account Summary

Current Service Period: August 01, 2025 - August 29, 2025

Previous Amount Due \$654.93

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

Current Month's Charges \$654.93

Amount Due by September 26, 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.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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: September 26, 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: \$ _____

635335088474

Your account will be
drafted on September 26, 2025

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

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

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



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

Account #: 211001800369
Statement Date: September 05, 2025
Charges Due: September 26, 2025

Service Period: Aug 01, 2025 - Aug 29, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	240 kWh @ \$0.03412/kWh	\$8.19
Fixture & Maintenance Charge	15 Fixtures	\$140.70
Lighting Pole / Wire	15 Poles	\$493.05
Lighting Fuel Charge	240 kWh @ \$0.03363/kWh	\$8.07
Storm Protection Charge	240 kWh @ \$0.00559/kWh	\$1.34
Clean Energy Transition Mechanism	240 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	240 kWh @ \$0.01230/kWh	\$2.95
Florida Gross Receipt Tax		\$0.53

Lighting Charges \$654.93

Total Current Month's Charges

\$654.93

00000040-0000412-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

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In-Person

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Tampa, FL 33601-0111

Contact Us

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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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ALL A/C & REFRIGERATION, LLC.
504 S. 56TH STREET
TAMPA, FL 33619
(813) 317-7788 FLCRAFTSMAN@YAHOO.COM
LIC# AC1814875



Equipment Care

EPA Certified

WORK ORDER
INVOICE

PCW 72225

CUSTOMER INFORMATION

Customer Name <i>FAIRWAY LTD</i>				
Address <i>FAIRWAY BLVD</i>			Contact Name	
City <i>Tampa</i>	State	Zip	Contact Title	Phone

EQUIPMENT INFORMATION

Equipment Description <i>A/C</i>		Customer PO#		Local Purchase PO#			
Mfg.	Model	Volts Rated	Volts Supplied	Gas ☐ Nat. Type ☐ LP	Pressure Rated	Pressure Supplied	
Serial #		Phase	Amps	L1	L2	L3	Wattage

SERVICE INFORMATION

☐ Cooking	☐ Refrigeration	☐ Beverage	☐ Install	☐ Start Up	☐ Preventive Maintenance
Problem Description <i>① A/C check</i>					

SERVICE PERFORMED

<i>① Completed preventive maintenance. cleaned coils. flushed drain. checked operation.</i>					

PARTS INFORMATION

LABOR INFORMATION

OEM PART #	DESCRIPTION	ORDER QTY	INSTALL QTY	SALE PRICE EACH	EXTENDED PRICE	DATE	MILES	START TIME	ARRIVE TIME	FINISH TIME	TOTAL LABOR	
											TOTAL PARTS	
											SUB TOTAL	
											SALES TAX	
											FREIGHT	
											TRIP CHARGE	
											TOTAL	<i>\$250</i>

WARRANTY INFORMATION

NGM will process warranty claims pending manufacturer approval. The customer is responsible for any charges which are not approved by the manufacturer.

☐ OEM Warranty Labor	☐ OEM Warranty Parts	☐ Install Date	☐ Warranty Auth. #
☐ Warranty Labor	☐ Warranty Parts	☐ Original W/O #	
☐ Warranty Not Applicable			

TECHNICIAN SIGN-OFF

PRINT: <i>mk</i>	DATE: <i>7-22-25</i>
SIGN: _____	DATE: _____

WORK APPROVED BY

PRINT: _____	DATE: _____
SIGN: _____	DATE: _____



PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	\$105,000.00
Credit Available	\$104,939.00
Statement Closing Date	July 31, 2025
Days in Billing Cycle	31
Previous Balance	\$59.08
- Payments & Credits	\$59.08
+ Purchases & Other Charges	\$60.07
+ Fees	\$0.00
= New Balance	\$60.07

PAYMENT INFORMATION

New Balance	\$60.07
Minimum Payment Due	\$60.07
Payment Due Date	August 25, 2025

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

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

Or email: CommercialCard@BankUnited.com

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX8747 \$59.08-	
07/25	07/25	F5681006E00CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	59.08-
		DALE H. WENTZEL JR	TOTAL XXXXXXXXXXXX8662 \$60.07	
07/10	07/10	24204295Z008ZMBA6	Microsoft-G101745398 701-2817490 WA	8.25
			MCC: 5045 MERCHANT ZIP: 98052	
07/23	07/24	24692166Q2YDM7Y4Q	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.84
			MCC: 4814 MERCHANT ZIP: 33178	
07/28	07/29	24204296H01K09040	Google Microsoft OneD 650-2530000 CA	0.99
			MCC: 5817 MERCHANT ZIP: 94043	
07/28	07/29	24204296H02VZA43N	Google One 650-2530000 CA	2.99
			MCC: 5816 MERCHANT ZIP: 94043	

IMPORTANT ACCOUNT INFORMATION

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

\$60.07 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS
YOUR AUTOMATIC PAYMENT ON 08/25/25.

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

PAYMENT INFORMATION

Account number ending in	8747
Payment Due Date	August 25, 2025
New Balance	\$60.07
Minimum Payment Due	\$60.07
Past Due Amount	\$0.00
Amount Enclosed:	\$

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

LATE FEE CALCULATION

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$59.08	\$0.00

(v) = variable (f) = fixed

IMPORTANT MESSAGES

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



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Jul 28, 2025

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

Mon, Jul 28, 2025 at 12:27 AM



Thank you

You've made a subscription purchase from Microsoft Corporation on Google Play. Your subscription will **automatically renew on Aug 28, 2025** unless canceled before then. You can cancel anytime. [Manage your subscriptions](#)

Order number: GPA.3358-7410-1343-43715

Order date: Jul 28, 2025 12:27:01 AM EDT

Your account: parkwaycenterclubhouse@gmail.com

Item	Price
Microsoft 365 Storage 50 GB - Monthly (Microsoft OneDrive) Auto-renewing subscription	\$0.99/month
	Tax: \$0.00
	Total: \$0.99/month
Payment method:	Visa-8662
Play Points earned	 +1

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

Questions? Visit [Microsoft Corporation](#).



Google Play

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Please don't reply to this email, as we are unable to respond from this email address. If you need support, visit the [Google Play Help Center](#).



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Jul 28, 2025

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

Mon, Jul 28, 2025 at 11:36 AM



Thank you

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

Order number: SOP.3305-4293-6544-76223..5
Order date: Jul 28, 2025 11:36:10 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

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

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

Questions? Visit [Google LLC](#).

[Quoted text hidden]



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Hooray! Your Auto-Refill payment was processed

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

Tue, Jul 22, 2025 at 11:55 AM

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



Success

Your Auto-Refill[∞] payment is complete!

Looks like you're cruisin' down easy street from here on out. You won't be charged again until 07/21/2025.

Straight Talk Phone Number:
xxx-xxx-9572

Plan Amount:
\$45

Taxes:
\$0

Discounts:

\$1

Total:

\$44

Payment Method:

Ending in VISA ***8662**



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



∞Credit card and Account required for enrollment.

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ST-18775-B01

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

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

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

Invoice Summary

Billing Profile	Parkway Center CDD
Invoice Number	G101745398
Invoice Date In UTC	07/10/2025

Total Amount	USD 8.25
Due on 07/10/2025	

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

Invoice for activity on 07/09/2025

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

<https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G101745398>

Billing Summary

Charges	8.25
Subtotal	8.25
Sales Tax (0.00%)	0.00

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

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

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

Section Summary

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

Details By Section

Parkway Center CDD

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

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

Payment Instructions:

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



PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	\$105,000.00
Credit Available	\$104,621.00
Statement Closing Date	August 31, 2025
Days in Billing Cycle	31
Previous Balance	\$60.07
- Payments & Credits	\$60.07
+ Purchases & Other Charges	\$379.00
+ Fees	\$0.00
= New Balance	\$379.00

PAYMENT INFORMATION

New Balance	\$379.00
Minimum Payment Due	\$379.00
Payment Due Date	September 25, 2025

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

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

Or email: CommercialCard@BankUnited.com

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX8747 \$60.07-	
08/25	08/25	F5681007D00CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	60.07-
		DALE H. WENTZEL JR	TOTAL XXXXXXXXXXXX8662 \$379.00	
08/06	08/07	24275396SS66G6725	AFFORDABLE LOCK & SECURIT813-2327600 FL MCC: 7699 MERCHANT ZIP: 33613	164.00
08/10	08/10	24011346Y2X52P5BY	MICROSOFT#G107071911 MICROSOFT.COM WA MCC: 5045 MERCHANT ZIP: 98052	8.25
08/12	08/13	24692167033PBTQZ4	AMAZON MKTPL*N288B6EQ3 Amzn.com/bill WA MCC: 5942 MERCHANT ZIP: 98109	124.95
08/13	08/13	2401134712X5GY67R	AMAZON RETA* D943046N3 WWW.AMAZON.CO WA MCC: 5331 MERCHANT ZIP: 98109	29.98
08/22	08/24	24692167A32JWB249	STRAIGHTTALK*SERVICES 877-430-2355 FL MCC: 4814 MERCHANT ZIP: 33178	47.84
08/28	08/28	24204297G00ZXG8G2	Google Microsoft OneD 650-2530000 CA MCC: 5817 MERCHANT ZIP: 94043	0.99
08/28	08/29	24204297G01KN2X31	Google One 650-2530000 CA MCC: 5734 MERCHANT ZIP: 94043	2.99

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

PAYMENT INFORMATION

Account number ending in	8747
Payment Due Date	September 25, 2025
New Balance	\$379.00
Minimum Payment Due	\$379.00
Past Due Amount	\$0.00
Amount Enclosed:	\$

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

IMPORTANT ACCOUNT INFORMATION

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

\$379.00 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS
YOUR AUTOMATIC PAYMENT ON 09/25/25.

LATE FEE CALCULATION

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$60.07	\$0.00

(v) = variable (f) = fixed

IMPORTANT MESSAGES

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



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Hooray! Your Auto-Refill payment was processed

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

Thu, Aug 21, 2025 at 7:14 AM

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



Success

Your Auto-Refill[∞] payment is complete!

Looks like you're cruisin' down easy street from
here on out. You won't be charged again until
08/20/2025.

Straight Talk Phone Number:
xxx-xxx-9572

Plan Amount:
\$45

Taxes:
\$0

Discounts:

\$1

Total:

\$44

Payment Method:

Ending in VISA ***8662**



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



∞Credit card and Account required for enrollment.

When you purchase, activate, or use a Straight Talk product or Straight Talk Wireless services, you agree to comply with the latest Terms and Conditions of Service, which are subject to change from time to time without notice. Straight Talk® is a registered trademark of TracFone Wireless, Inc., a Verizon company. ©2021 TracFone Wireless, Inc. [9700 NW 112th Avenue, Miami, FL 33178](#). All rights reserved. [Unsubscribe](#) | [Privacy Policy](#)

ST-18775-B01



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Aug 28, 2025

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

Thu, Aug 28, 2025 at 12:27 AM



Thank you

Your subscription from Microsoft Corporation on Google Play has renewed.

[Manage your subscriptions](#)

Order number: GPA.3358-7410-1343-43715..0
Order date: Aug 28, 2025 12:27:01 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

Item	Price
Microsoft 365 Storage 50 GB - Monthly (Microsoft OneDrive) Auto-renewing subscription	\$0.99/month
	Tax: \$0.00
	Total: \$0.99/month
Payment method:	Visa-8662
Play Points earned	 +1

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

Questions? Visit [Microsoft Corporation](#).



Google Play

All your entertainment in one place, available anywhere. [Learn more](#) >



Final Details for Order #112-6397753-2197054

Order Placed: August 12, 2025
Amazon.com order number: 112-6397753-2197054
Order Total: \$124.95

Shipped on August 12, 2025	
Items Ordered	Price
1 of: Club Wipes USA Sanitizing Wipes: 5000 Unscented Wipes (8" x 5"): 4 Refill Mega Rolls for Floor Stand and Wall Dispensers - For Gyms, Restaurants, Offices Sold by: The Kindly Co (seller profile) Business Price Condition: New	\$124.95
Shipping Address: Dale Wentzel 38035 WOODSIDE LN ZEPHYRHILLS, FL 33542-5969 United States	Item(s) Subtotal: \$124.95 Shipping & Handling: \$0.00 ----- Total before tax: \$124.95 Sales Tax: \$0.00 -----
Shipping Speed: Expedited Shipping	Total for This Shipment: \$124.95 -----

Payment information	
Payment Method: Visa Last digits: 8662	Item(s) Subtotal: \$124.95 Shipping & Handling: \$0.00 -----
Billing address Dale Wentzel Jr / Parkway Center CDD 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320 United States	Total before tax: \$124.95 Estimated Tax: \$0.00 ----- Grand Total: \$124.95
Credit Card transactions	Visa ending in 8662: August 12, 2025: \$124.95

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



Affordable Lock & Security Solutions
1-888-999-LOCK (5625)
www.affordablelock.com

Licenses: EG13000564 HCLOC14001

Please Remit Payments To:
PO Box 31261
Tampa, FL 33631-3261

BILL TO

Parkway Center CDD
Inframark 2005 Pam Am Cir Suite 300
Tampa, FL 33607

INVOICE
316355

INVOICE DATE
Aug 06, 2025

JOB ADDRESS

Parkway Center CDD
7461 S Falkenburg Rd
Riverview, FL 33578

Completed Date: 8/6/2025

Technician: Ben D.

Payment Term: COD - DUE ON COMPLETION

Due Date: 8/6/2025

DESCRIPTION OF WORK

Repaired One lock

TASK	DESCRIPTION	QTY	PRICE	TOTAL
INITIAL 1 LAB	Mechanical Lock Service. Includes First Half Hour Labor.	1.00	\$164.00	\$164.00

PAID ON	TYPE	MEMO	AMOUNT
8/6/2025	Visa		\$164.00

SUB-TOTAL	\$164.00
FLORIDA STATE TAX 6%	\$0.00
HILLSBOROUGH COUNTY TAX 1.5%	\$0.00
TOTAL DUE	\$164.00
PAYMENT	\$164.00
BALANCE DUE	\$0.00

Thank You For Choosing Affordable Lock & Security

Please Ask About Other Services We Offer:

*Locksmith Services

*High-Security Locks

- *Key card Access Control Systems
- *Security Cameras
- *Automatic Door Operators
- *Safes, Alarms, Doors, and More...

NOTE: A late charge of 1.5% per month (APR 18%) will be charged if not paid within the terms stated above

NOTE: Invoices over \$2,500 paid by credit card will be charged a 4% fee

Warranty Policy: 30 Days Labor and Manufacturer Warranty on Material

[Review Us Here!](#)

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt.



Sign here

Date 8/6/2025

CUSTOMER ACKNOWLEDGEMENT

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



Sign here

Date 8/6/2025

I authorize Affordable Lock & Security to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.



Sign here

Date 8/6/2025



Final Details for Order #112-6397753-2197054

Order Placed: August 12, 2025
Amazon.com order number: 112-6397753-2197054
Order Total: \$124.95

Shipped on August 12, 2025	
Items Ordered	Price
1 of: Club Wipes USA Sanitizing Wipes: 5000 Unscented Wipes (8" x 5"): 4 Refill Mega Rolls for Floor Stand and Wall Dispensers - For Gyms, Restaurants, Offices Sold by: The Kindly Co (seller profile) Business Price Condition: New	\$124.95
Shipping Address: Dale Wentzel 38035 WOODSIDE LN ZEPHYRHILLS, FL 33542-5969 United States	Item(s) Subtotal: \$124.95 Shipping & Handling: \$0.00 ----- Total before tax: \$124.95 Sales Tax: \$0.00 -----
Shipping Speed: Expedited Shipping	Total for This Shipment: \$124.95 -----

Payment information	
Payment Method: Visa Last digits: 8662	Item(s) Subtotal: \$124.95 Shipping & Handling: \$0.00 -----
Billing address Dale Wentzel Jr / Parkway Center CDD 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320 United States	Total before tax: \$124.95 Estimated Tax: \$0.00 ----- Grand Total: \$124.95
Credit Card transactions	Visa ending in 8662: August 12, 2025: \$124.95

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



Final Details for Order #112-9739533-3558637

Order Placed: August 12, 2025
Amazon.com order number: 112-9739533-3558637
Order Total: \$29.98

Shipped on August 12, 2025	
Items Ordered	Price
1 Of: Amazon Basics Trash Bags, Tall Kitchen Drawstring, Unscented, 13 Gallon, 200 Count, Pack of 1 Sold by: Amazon (seller profile) Business Price Condition: New	\$19.99
Shipping Address: Dale Wentzel 38035 WOODSIDE LN ZEPHYRHILLS, FL 33542-5969 United States	Item(s) Subtotal: \$19.99 Shipping & Handling: \$9.99 ----- Total before tax: \$29.98 Sales Tax: \$0.00 -----
Shipping Speed: One-Day Shipping	Total for This Shipment: \$29.98 -----

Payment information	
Payment Method: Visa Last digits: 8662	Item(s) Subtotal: \$19.99 Shipping & Handling: \$9.99 -----
Billing address Dale Wentzel Jr / Parkway Center CDD 210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071-7320 United States	Total before tax: \$29.98 Estimated Tax: \$0.00 ----- Grand Total: \$29.98

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



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Aug 28, 2025

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

Thu, Aug 28, 2025 at 11:36 AM



Thank you

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

Order number: SOP.3305-4293-6544-76223..6
Order date: Aug 28, 2025 11:36:10 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

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

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

Questions? Visit [Google LLC](#).

[Quoted text hidden]

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
20369	09/01/2025	\$1,600.00	10/01/2025	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



INVOICE

Invoice Date	Invoice #
09/04/2025	40009914

Bill To: Parkway CDD
2005 Pan Am Circle #300
Tampa, FL 33607

Customer PO:	Terms:	Invoice Due Date:	Job No:	Service Rendered Date:
See Below	NET 30	10/04/2025		

Quantity	Description	Reference	Unit Price	Extended Price
1	Annual Fire Alarm System Monitoring Subscriber Account Fee (Sep 2025 - Aug 2026) Parkway Center Amenity 7461 South Falkenburg Road Riverview, FL 33578	40009914	\$525.00	\$525.00

Subtotal: \$525.00
Tax: \$39.38
Total: \$564.38

Thank you for your business. For your convenience we now accept Visa, MasterCard, & Discover. Please Note: There is a 2.5% processing fee for all credit card payments over \$5,000.00
Please Note: All invoices are due 30 days from transaction date. If you have any questions or concerns, please contact us at (727) 530-4521.

Please include your invoice number and make checks payable to Century Fire Protection, LLC. Submit all mailed payments to 2450 Satellite Blvd, Duluth, GA 30096.

I hereby acknowledge the satisfactory completion of the above-described work. I further acknowledge and agree: full payment for work performed is due 30 days following completion of work. If full payment is not received by the date due, then (i) interest shall accrue at the rate of 18% per annum beginning on the date the work was completed; (ii) CFP will proceed with all available legal remedies to collect the amount owed, including without limitation, the filing of mechanics liens; and (iii) I will pay all cost of enforced collection incurred by CFP, including, without limitation, CFP's attorneys' fees, not to exceed however limitations imposed by applicable law.

August 14, 2025
Invoice Number: 2463929081425
Account Number: **8337 12 028 2463929**
Security Code: **5433**
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Auto Pay Notice

Contact Us

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

Summary

Service from 08/14/25 through 09/13/25
details on following pages

Previous Balance	371.92
Payments Received -Thank You!	-371.92
Remaining Balance	\$0.00
Spectrum Business™ TV	112.99
Spectrum Business™ Internet	180.00
Spectrum Business™ Voice	35.00
Other Charges	28.00
Taxes, Fees and Charges	15.93
Current Charges	\$371.92
YOUR AUTO PAY WILL BE PROCESSED 08/31/25	
Total Due by Auto Pay	\$371.92

NEWS AND INFORMATION

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

IMPORTANT PHONE UPDATE

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 14 08152025 NNNNNNNN 01 001005 0004

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



August 14, 2025

PARKWAY CENTER CBD

Invoice Number: 2463929081425
Account Number: 8337 12 028 2463929
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028246392900371922

August 14, 2025



Invoice Number:
Account Number:
Security Code:

PARKWAY CENTER CBD
2463929081425
8337 12 028 2463929
5433

Contact Us

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

8633 2390 DY RP 14 08152025 NNNNNNNN 01 001005 0004

Charge Details

Previous Balance		371.92
EFT Payment	07/31	-371.92
Remaining Balance		\$0.00

Payments received after 08/14/25 will appear on your next bill.

Service from 08/14/25 through 09/13/25

Spectrum Business™ TV

Spectrum Business		80.00
Premier		
Promotional Discount		-15.01
Your promotional price will expire on 01/13/26		
Spectrum Receivers	2 Receivers at 14.00 each	28.00
DVR Service		20.00
		\$112.99

Spectrum Business™ TV Total \$112.99

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$180.00

Spectrum Business™ Voice**Phone number (813) 570-8126**

Spectrum Business Voice	50.00
Promotional Discount	-15.00

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

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$35.00

Other Charges

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

Taxes, Fees and Charges

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

Current Charges	\$371.92
Total Due by Auto Pay	\$371.92

Billing Information

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

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

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

Continued on the next page....

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

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

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: September 24 2025

	Name	In Attendance Please X	Paid
1	Koko Miller	x	\$200.00
2	JoAnn Ward	x	\$200.00
3	Tanya O'Connor	Not present	\$200.00
4	Claudia Bryant	x	\$200.00

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

Approved for payment: Yes

Jennifer Goldywn
District Manager Signature

9/24/2025
Date

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

157191

CUSTOMER ID

C2303

PO#

INVOICE

DATE

8/28/2025

NET TERMS

Due On Receipt

DUE DATE

8/28/2025

BILL TO

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

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	6	Ea	0.74		4.44
Subtotal					4.44

Subtotal

\$4.44

Tax

\$0.00

Total Due

\$4.44

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.

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: September 24 2025

	Name	In Attendance Please X	Paid
1	Koko Miller	x	\$200.00
2	JoAnn Ward	x	\$200.00
3	Tanya O'Connor	Not present	\$200.00
4	Claudia Bryant	x	\$200.00

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

Approved for payment: Yes

Jennifer Goldwyn
District Manager Signature

9/24/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: September 24 2025

Name	In Attendance Please X	Paid
1 Koko Miller	☒	\$200.00
2 JoAnn Ward	☐	\$200.00
3 Tanya O'Connor	Not present	\$200.00
4 Claudia Bryant	☒	\$200.00

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

Approved for payment: Yes

Jennifer Goldywn
District Manager Signature

9/24/2025
Date

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 353531

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

Date	Due Date
09/01/25	10/1/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#347501 - Parkway Center CDD - 2025/2026 Maintenance Renewal September 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)
\$18,917.75	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 354981

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

Date	Due Date
08/31/25	9/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$355.51

#359074 - Bad Decoder 8-25-25

Controller I zone 19 - would not operate from the controller. The technician troubleshot this to a failed decoder that was out of warranty. The technician replaced the bad decoder restoring operation.

Control Components - 08/25/2025

Irrigation Tech Labor	1.00HR	\$65.00	\$65.00
Pro-Trade Irrigation/Lighting Wire Connector Blue/Blue 20 Pack	0.10BG	\$51.40	\$5.14
70A-Hunter ICD -100 Decoder single station	1.00EA	\$285.37	\$285.37

Grand Total \$355.51

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,033.13	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CDD

Date	8/25/25
Technician	Tom
Arrive/ Depart	7:30 - 10:30 1

Page 1 of 2

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

Clock Type/ #	Battery Date	Confirm Time/ Date	Time/Date Adjust	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Hunter I-CORE DUAL / Controller I		(Y)	(N)	Pgm A 1				12:00Am			12:00Am
Rain Sensor	OK	Bad	Battery Replaced	2							

Notes:

* No water. Pump Control Box issues

* Located & re-programmed all valve decoders.
- arranged in a logical sequence

Programs					Zone Information					Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D						Labor	Hrs	Rate
1	R	:60				4	✓				Supervisor:	3	65.00
2	S	:30				7	✓				Technician:		175.00
3	S	:30				8	✓				Total Labor Charges \$		
4	S	:30				10	✓				Materials	QTY	Unit
5	S	:30				11	✓						Extended
6	S	:30				14	✓						
7	S	:40				16	✓						
8	S	:30				17	✓						
9	S	:30				18	✓						
10	D			:35		9	✓						
11	D			:35		34	✓						
12	D			:35		33	✓						
13	D			:35		32	✓						
14	R	:60				12	✓						
15	D			:35		13	✓						
16	D/B			:60	:30	6	✓						
17	R	:30				5	✓						
18	R/B	:60				3	✓						
19	B			:05		15	✓						
20	S		:25			19	✓						
21	S		:25			20	✓						
22	D			:35		29, 30	✓						
23	S		:25			21	✓						
24	D			:35		28	✓						
Season Adjust %					100%	105%	100%	100%			Total Materials	\$	
Run Time					7:40	3:00	7:00	:30			Total Labor	\$	195.00
											Grand Total	\$	195.00

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

Bill To:



Property: Parkway Center CDD

Date	8/25/25
Technician	Tom
Arrive/ Depart	

Page 2 of 2

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

Clock Type/ #								Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Battery Date				Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1						
Rain Sensor		ok	bad			Battery Replaced	Y	N								
Notes:									Pgm B	1						
										2						
									Pgm C	1						
										2						
									Pgm D	1						
										2						

		Programs						Technician Use Only (Use Standard Invoice forms for additional charges)				
Zone #	Type	A	B	C	D	Zone Information		Labor		Hrs	Rate	Amount
1 X	D			1:35		2X 27	✓	Supervisor:				
2 X	S			1:25		2X 22	✓	Technician:				
3 X	S			1:20		2X 23	✓	Total Labor Charges		\$		
4 X	D			1:35		2X 26	✓	Materials		QTY	Unit	Extended
5 X	B			1:05		2X 25	✓					
6 X	B			1:05		2X 24	✓					
7 X	D			1:35		2X 25	✓					
8 X	S			1:15		2X 24	✓					
9 X												
10 X												
11 X												
12 X												
13 X												
14 X												
15 X												
16 X												
17 X												
18 X												
19 X												
20 X												
21 X												
22 X												
23 X												
24 X												
25 X												
26 X	R			1:30		1	✓	Total Materials		\$		
27 X	S			1:15		2	✓	Total Labor		\$		
28 X								Grand Total		\$		
Season Adjust %								Bill To:				
Run Time												

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

Irrigation Service/Proposal Request

Property: Parkway Center CDD

DATE 8/25/25

Location Controller I, Zone 19

West side Falkenburg Rd

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____

FSR/PROPOSAL # 359074

Description of Work to be performed:

WT 23287164

Zone not working. Error message

- Located valve, replaced defective decoder (Date Code Jan 19)

Materials needed :

1 - ICD100 285.37

2 - King Blue (2.57) 5.14

Foreman: Tom

Manager

Date Completed 8/25/25

Total Man Hours 1 @ 65

Inspected by

Date

Special Tools Needed:

Materials 290.51

Labor 65.00

Total 355.51

Allocated Scheduled

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 357044

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

Date	Due Date
09/16/25	10/16/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$477.56

#359434 - Replace faulty irrigation controller

Controller B - Right side of Riverview Dr. entrance.

Replace faulty irrigation controller.

Control Components - 09/05/2025

Irrigation Tech Labor	1.00HR	\$65.00	\$65.00
Hunter Battery Operated Controller XC	1.00EA	\$398.46	\$398.46
Hybrid Fixed Indoor/Outdoor 6 Station			
Duracell Procell AA Battery 1.5V 3.13 Ah	6.00EA	\$2.35	\$14.10

Grand Total **\$477.56**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,334.15	\$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

S2W Security

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

Invoice

Invoice# INV-4706**Balance Due****\$1,794.00**

Bill To

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

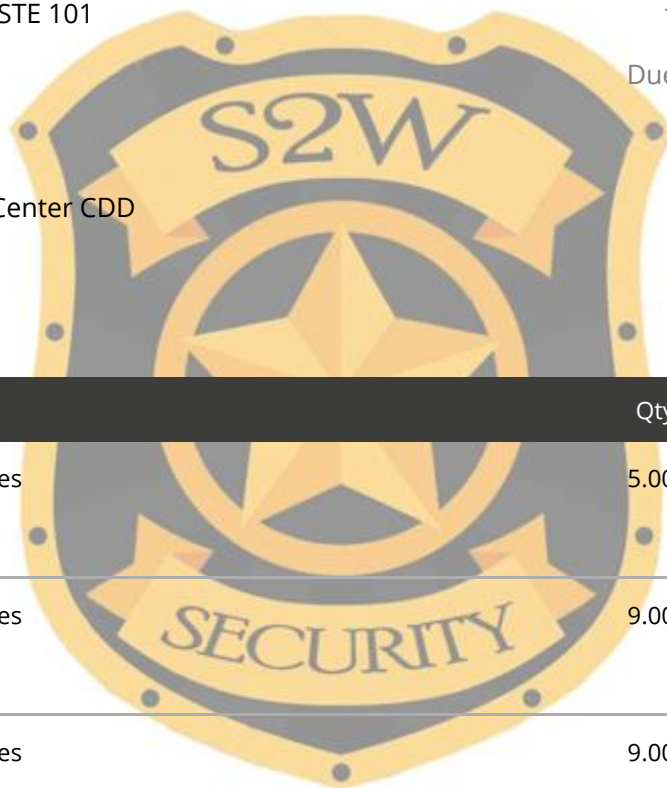
Invoice Date : 01 Sep 2025

Terms : Custom

Due Date : 06 Sep 2025

Subject :

Pool Security at Parkway Center CDD
8-15-25_8-17-25
8-22-25_8-24-25
8-29-25_8-31-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 8-15-25 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 8-16-25 12:00pm-9:00pm	9.00	26.00	234.00
3	Professional Services 8-17-25 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 8-22-25 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 8-23-25 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 8-24-25 12:00pm-9:00pm	9.00	26.00	234.00
7	Professional Services 8-29-25 4:00pm-9:00pm	5.00	26.00	130.00
8	Professional Services 8-30-25 12:00pm-9:00pm	9.00	26.00	234.00

#	Item & Description	Qty	Rate	Amount
9	Professional Services 8-31-25 12:00pm-9:00pm	9.00	26.00	234.00
Sub Total				1,794.00
No Tax (0%)				0.00
Total				\$1,794.00
Balance Due				\$1,794.00

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.

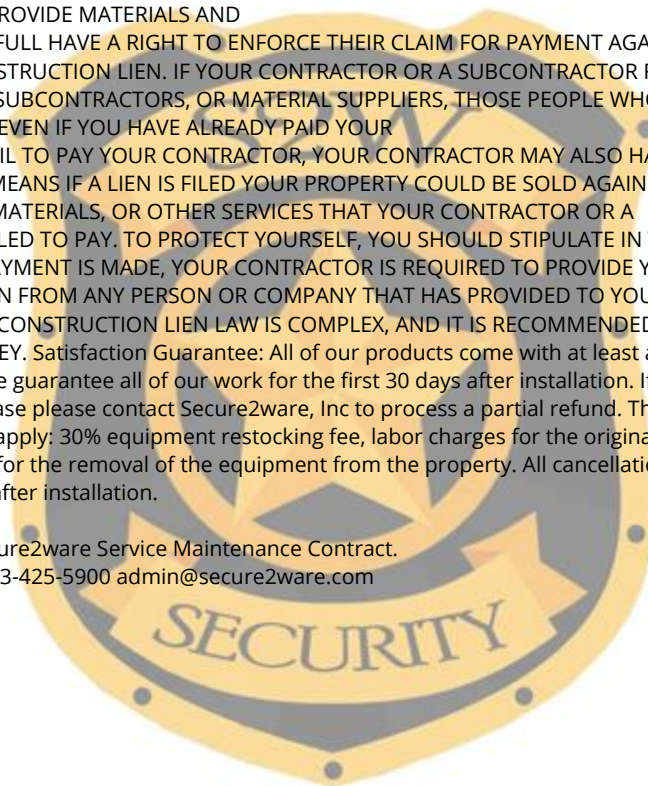
Notes: 1. Secure2ware Inc. requests that customers police all installation areas, such as closets, entertainment centers, data closets, etc. prior to commencement of project. (If a Secure2ware Technician has to temporarily move any of the customer's property, we will not be held liable for any damages.) 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

Page 1 of 3

Invoice Number	2452692
Invoice Date	September 12, 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:	\$8,063.76
Authorization Budget Remaining:	\$115.24
Authorization Billed to Date:	\$13,774.76
Current Invoice Due:	\$5,711.00
For Period Ending:	September 5, 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

Page 2 of 3

Invoice Number

2452692

Project Number

238202083

Top Task 2025 **2025 FY General Cons****Low Task 2025** **2025 FY General Cons****Professional Services****Billing Level**

	Date	Hours	Rate	Current Amount
Level 04				
Candileri, Amanda L	2025-08-19	0.25	133.00	33.25
Candileri, Amanda L	2025-08-21	0.25	133.00	33.25
Candileri, Amanda L	2025-08-26	0.25	133.00	33.25
Candileri, Amanda L	2025-08-28	0.25	133.00	33.25
Candileri, Amanda L	2025-08-29	0.25	133.00	33.25
		1.25		166.25
Level 08				
Donaldson Jr, Daniel M (Dan)	2025-08-27	4.00	177.00	708.00
Donaldson Jr, Daniel M (Dan)	2025-08-28	6.50	177.00	1,150.50
		10.50		1,858.50
Level 09				
Nurse, Vanessa M	2025-08-27	0.50	183.00	91.50
Nurse, Vanessa M	2025-09-04	0.25	183.00	45.75
		0.75		137.25
Level 14				
Foster, Mark H	2025-08-18	0.25	240.00	60.00
Foster, Mark H	2025-08-28	1.50	240.00	360.00
Foster, Mark H	2025-08-29	0.50	240.00	120.00
		2.25		540.00
Usage - 1-Person Survey Crew	2025-08-21	0.50	150.00	75.00
Usage - 1-Person Survey Crew	2025-08-25	5.00	150.00	750.00
		5.50		825.00
Usage - 2-Person Survey Crew	2025-08-18	10.50	208.00	2,184.00
		10.50		2,184.00
Professional Services Subtotal		30.75		5,711.00

Low Task 2025 Subtotal**5,711.00****Top Task 2025 Total****5,711.00**

INVOICE

Invoice Number
Project Number

2452692
238202083

Total Fees & Disbursements

\$5,711.00

INVOICE TOTAL (USD)

\$5,711.00

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-08-19	238202083	2025	Direct - Regular	CANDILERI, AMANDA L	0.25	133.00	33.25	COORDINATE FIELD NOTES AND UPDATE FIELD BOOK LOG	
2025-08-21	238202083	2025	Direct - Regular	CANDILERI, AMANDA L	0.25	133.00	33.25	TIMESHEET ENTRY FOR FIELD CREW (MS RFF)	
2025-08-26	238202083	2025	Direct - Regular	CANDILERI, AMANDA L	0.25	133.00	33.25	COORDINATE FIELD NOTES AND UPDATE FIELD BOOK LOG	
2025-08-28	238202083	2025	Direct - Regular	CANDILERI, AMANDA L	0.25	133.00	33.25	TIMESHEET ENTRY FOR FIELD CREW (MS)	
2025-08-29	238202083	2025	Direct - Regular	CANDILERI, AMANDA L	0.25	133.00	33.25	TIMESHEET ENTRY FOR FIELD CREW (DF)	
2025-08-27	238202083	2025	Direct - Regular	DONALDSON JR, DANIEL M (DAN)	4.00	177.00	708.00	SURVEY PREP	
2025-08-28	238202083	2025	Direct - Regular	DONALDSON JR, DANIEL M (DAN)	6.50	177.00	1,150.50	SURVEY PREP	
2025-08-18	238202083	2025	Direct - Regular	FOSTER, MARK H	0.25	240.00	60.00	FIELD CREW COORD FOR FENCE LOCATIONS	
2025-08-28	238202083	2025	Direct - Regular	FOSTER, MARK H	1.50	240.00	360.00	BOUNDARY SURVEY FOR FENCE LOCATION	
2025-08-29	238202083	2025	Direct - Regular	FOSTER, MARK H	0.50	240.00	120.00	BOUNDARY SURVEY FOR FENCE LOCATION	
2025-08-27	238202083	2025	Direct - Regular	NURSE, VANESSA M	0.50	183.00	91.50	ENTERED FY2026 TASK INFO INTO PIPELINE & PREPARED TASK 2026 PSF	
2025-09-04	238202083	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	SENT FY2026 INFO TO PA TO OPEN 2026 TASK	
2025-08-18	238202083	2025	Usage - 2-Person Survey Crew	SURVANCE, MICHAEL S (MIKE)	10.50	208.00	2,184.00	PC M SURVANCE 2MAN R FONTE FALCON - BOUNDARY	
2025-08-21	238202083	2025	Usage - 1-Person Survey Crew	SURVANCE, MICHAEL S (MIKE)	0.50	150.00	75.00	PC M SURVANCE 1MAN - LOCATE FENCE	
2025-08-25	238202083	2025	Usage - 1-Person Survey Crew	SURVANCE, MICHAEL S (MIKE)	5.00	150.00	750.00	PC M SURVANCE 1MAN - TOPO / BOUNDARY	
Total Labor:					30.75		\$5,711.00		
Total Professional Services					30.75		\$5,711.00		
Total subTask 2025					30.75		\$5,711.00		
Total Top Task 2025					30.75		\$5,711.00		
Total Project					30.75		\$5,711.00		



INVOICE

Customer	Parkway Center Community Development District
Acct #	784
Date	09/19/2025
Customer Service	Christina Wood
Page	1 of 1

Parkway Center Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 34,774.00
Payment Amount	
Payment for:	Invoice#29659
100125719	

Thank You

Please detach and return with payment



Customer: Parkway Center Community Development District

Invoice	Effective	Transaction	Description	Amount
29659	10/01/2025	Renew policy	Policy #100125719 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	34,774.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 34,774.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/19/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Parkway Center Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Parkway Center Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125719

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,809,742
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$23,527

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Parkway Center Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125719

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$23,527
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$7,380
Public Officials and Employment Practices Liability	\$3,867
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$34,774

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Parkway Center Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Parkway Center Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$1,809,742	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Parkway Center Community Development District**

Policy No.: 100125719
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
1	Fence/Wall - Masonry		2000	10/01/2025		\$112,750		\$112,750
	8217 Moccasin Trail Dr Riverview FL 33578		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
2	Entry Features - Masonry		2000	10/01/2025		\$169,125		\$169,125
	Various Riverview FL 33578		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
3	Irrigation Equipment (Well Pumps (3), Controllers)		2000	10/01/2025		\$39,463		\$39,463
	Various Riverview FL 33578		Pump / lift station	10/01/2026				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
4	Amenity Center		2021	10/01/2025		\$681,625		\$740,255
	7461 S. Falkenburg Road Riverview FL 33578		Joisted masonry	10/01/2026		\$58,630		
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
5	Amenity Center Fence		2021	10/01/2025		\$50,738		\$50,738
	7461 S. Falkenburg Road Riverview FL 33578		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
6	Zero Entry Pool		2021	10/01/2025		\$669,223		\$669,223
	7461 S. Falkenburg Road Riverview FL 33578		Below ground liquid storage tank / pool	10/01/2026				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
7	Playground		2020	10/01/2025		\$28,188		\$28,188
	S Falkenburg Rd Riverview FL 33578		Non combustible	10/01/2026				
			Total:	Building Value \$1,751,112		Contents Value \$58,630		Insured Value \$1,809,742

Sign: _____

Print Name: _____

Date: _____