

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

MEETING AGENDA

Wednesday, December 17, 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

Page 2 of 215

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
Nathaniel Neidlinger, Field Supervisor
Jonathan Sciortino, District Accountant
Crystal Yem, District Admin

Meeting Agenda

Wednesday, December 17, 2025 – 6:30 p.m.

Zooms Meeting Information

Meeting ID: 832 1556 4329 Passcode: 140459

<https://us06web.zoom.us/j/83215564329?pwd=YRBV1t4PEuFkvEljmLbvl9RKjwwXTR.1>

All cellular phones must be turned off during the meeting.

-
1. Pledge of Allegiance
 2. Call to Order/Roll Call
 3. Public Comments on Agenda
 4. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. Accountant Report
 - D. Field Inspection Report.....Page 3
 - E. Landscape Report.....Page 14
 1. Consideration of Removal of the Dead Pine Tree Proposal.....Page 25
 - F. Aquatic Report
 - G. District Manager
 - H. On-Site Manager Report
 5. Business Items
 - A. Consideration of Janitorial Proposal.....Page 30
 6. Business Administration
 - A. Consideration of Minutes from the Regular Meeting on November 18, 2025.....Page 42
 - B. Review of the October 2025 Financials.....Page 47
 - C. Consideration of the October 2025 Check Register and Operation & Maintenance Report.....Page 59
 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 Wednesday, January 28, 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 CDD

Monday, 01 December 2025

Prepared For Board Of Supervisors

27 Items Identified

27 Items Incomplete

Nathan Neidlinger

Nathan Neidlinger

Field Inspection Coordinator

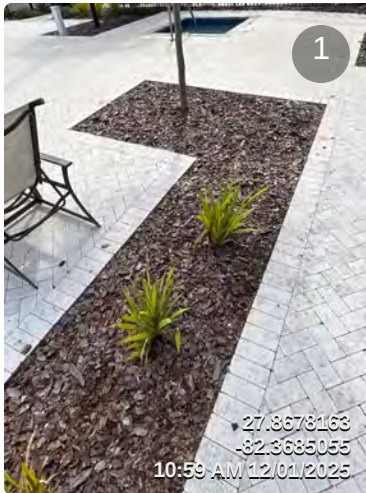


SCAN HERE
For Our Services

Items 1

Assigned To: LMP

Please trim off dead material from plants around the inside of the pool.



Items 2

Assigned To: LMP

Please trim the fakahatchee inside the pool area.



Items 3

Assigned To: LMP/Board

There are a few dead trees outside the pool fence, near the 78th St. sidewalk that should be removed. LMP can we please get a proposal to remove these.



Items 4

Assigned To: LMP

Please remove any dead plant material from the 78th St/Falkenburg monument plant bed and trim the tops off the shrubs to make the community's name more visible.



Items 5

Assigned To: LMP

Please remove the plants at the Belmont entrance.



Items 6

Assigned To: Maintenance

Can maintenance straighten this stop sign at the Belmont entrance on Deer Chase?



Items 7

Assigned To: Monument Lighting

Don, there is possibly a broken light at the Belmont entrance on the north side of Deer Chase. It is at least dislodged from the ground.



Items 8

Assigned To: LMP

Please trim up the overhanging material above the sidewalk on the east side of Falkenburg.



Items 9

Assigned To: LMP

Please continue to remove the weeds along Falkenburg. Particularly on the east side of Falkenburg just north of Willow Beach.



Items 10

Assigned To: LMP

Please trim and shape the tops of the shrubs along Still River.



Items 11

Assigned To: LMP

Please pull the dead plant material from the Harvest Glenn entrance.

Items 12

Assigned To: Board/LMP

There is a cluster of dead pines near the roundabout on Still Creek/Still River. LMP please provide a proposal for removal.



Items 13

Assigned To: LMP

Remove weeds from the fakahatchee on Still Creek by the roundabout.



Items 14

Assigned To: LMP

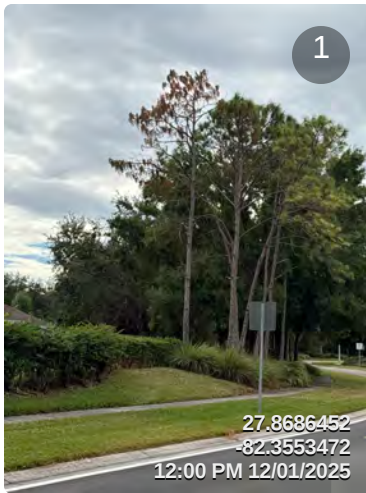
Please treat and trim the fakahatchee on Still Creek near the Amberly entrance.



Items 15

Assigned To: Board/LMP

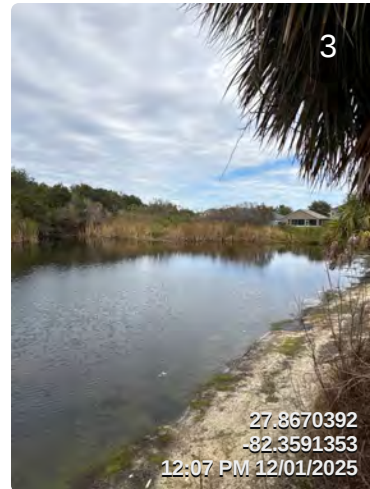
There are dead pines across from the Amberly entrance. LMP please provide a proposal for removing them.



Items 16

Assigned To: Aquatic Weed Control

Please treat for excessive cattails in the pond behind 8804 Sandy Plains Dr.



Items 17

Assigned To: Board

The sign at the pond behind 8804 Shady Plains Dr. may need to be replaced soon. It is quite weathered.



Items 18

Assigned To: LMP

Please check on the dead patch of shrubbery on Still Creek Dr, approaching Riverview Dr.



Items 19

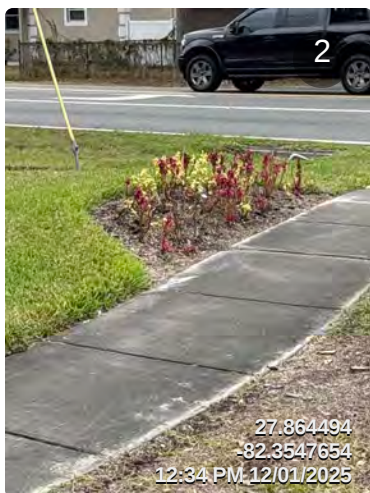
Assigned To: Board/LMP

There is a group of dead pines on Still Creek, just before Riverview Dr. LMP please provide a proposal to remove them.

Items 20

Assigned To: LMP

Please trim and pull dead plants from the monuments at Riverview/Still Creek. Also, please trim the tops of the shrubs to make the name on the sign more visible.



Items 21

Assigned To: LMP

Please trim the low hanging branches over the sidewalk on Still Creek Dr.



Items 22

Assigned To: LMP

Please treat and trim the fakahatchee grasses on Still Creek near the Amberly entrance.



Items 23

Assigned To: LMP

Please pick up the fallen branches in the plant bed across from the Amberly entrance.

Items 24

Assigned To: LMP

Please put a proposal together to treat the Spanish Moss in the tree at the island on Castle Creek/Eagle Palm.



Items 25

Assigned To: LMP

Please treat and trim the fakahatchee grasses on Castle Creek Dr.



Items 26

Assigned To: LMP

Please trim the top of the bushes and remove the vines along Castle Creek Dr, as done in the past.



Items 27

Assigned To: LMP

Please remove weeds from the grasses in the roundabout on Blue Beech Dr.



Parkway Center CDD

Monday, 01 December 2025

Prepared For Board Of Supervisors

27 Items Identified

27 Items Incomplete

Nathan Neidlinger

Nathan Neidlinger

Field Inspection Coordinator

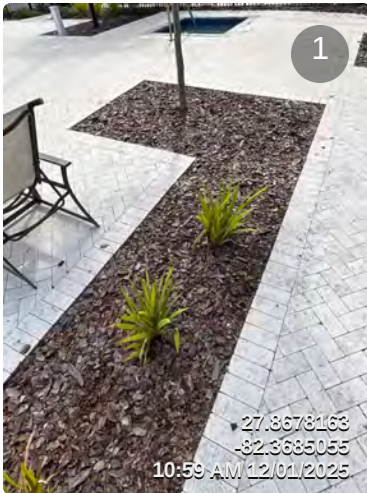


SCAN HERE
For Our Services

Items 1

Assigned To: LMP

Please trim off dead material from plants around the inside of the pool.



Being worked 12/10



Items 2

Assigned To: LMP

Please trim the fakahatchee inside the pool area.

Being worked 12/10

Items 3

Assigned To: LMP/Board

There are a few dead trees outside the pool fence, near the 78th St. sidewalk that should be removed. LMP can we please get a proposal to remove these.



To be proposed, only concerned due to being close to sidewalk



Items 4

Assigned To: LMP

Please remove any dead plant material from the 78th St/Falkenburg monument plant bed and trim the tops off the shrubs to make the community's name more visible.

Dead annual beds to be removed



Items 5

Assigned To: LMP

Please remove the plants at the Belmont entrance.

Dead annual beds to be removed



Items 6

Assigned To: Maintenance

Can maintenance straighten this stop sign at the Belmont entrance on Deer Chase?

Items 7

Assigned To: Monument Lighting

Don, there is possibly a broken light at the Belmont entrance on the north side of Deer Chase. It is at least dislodged from the ground.



Items 8

Assigned To: LMP

Please trim up the overhanging material above the sidewalk on the east side of Falkenburg.



Being worked 12/10

Items 9

Assigned To: LMP

Please continue to remove the weeds along Falkenburg. Particularly on the east side of Falkenburg just north of Willow Beach.

This will be ongoing with each service



Items 10

Assigned To: LMP

Please trim and shape the tops of the shrubs along Still River.

Crew is working detail along Falkenburg (12/10), this will be next area worked.



Items 11

Assigned To: LMP

Please pull the dead plant material from the Harvest Glenn entrance.

Being worked 12/10

Items 12

Assigned To: Board/LMP

There is a cluster of dead pines near the roundabout on Still Creek/Still River. LMP please provide a proposal for removal.

Proposal submitted



Items 13

Assigned To: LMP

Remove weeds from the fakahatchee on Still Creek by the roundabout.

Being worked week of 12/8



Items 14

Assigned To: LMP

Please treat and trim the fakahatchee on Still Creek near the Amberly entrance.

Ongoing service.

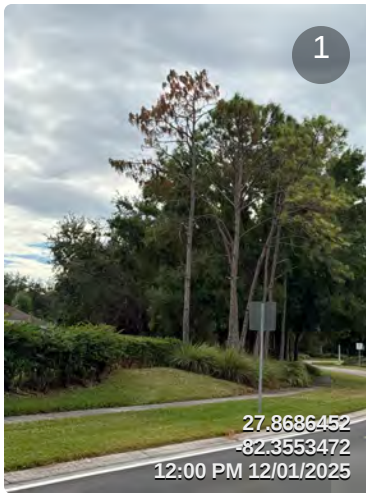


Items 15

Assigned To: Board/LMP

There are dead pines across from the Amberly entrance. LMP please provide a proposal for removing them.

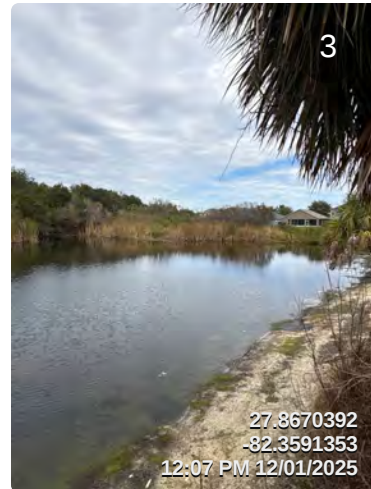
Proposal approved & removed.



Items 16

Assigned To: Aquatic Weed Control

Please treat for excessive cattails in the pond behind 8804 Sandy Plains Dr.



Items 17

Assigned To: Board

The sign at the pond behind 8804 Shady Plains Dr. may need to be replaced soon. It is quite weathered.

Items 18

Assigned To: LMP

Please check on the dead patch of shrubbery on Still Creek Dr, approaching Riverview Dr.

To be removed



Items 19

Assigned To: Board/LMP

There is a group of dead pines on Still Creek, just before Riverview Dr. LMP please provide a proposal to remove them.

Proposal submitted



Items 20

Assigned To: LMP

Please trim and pull dead plants from the monuments at Riverview/Still Creek. Also, please trim the tops of the shrubs to make the name on the sign more visible.



Being worked 12/10

Items 21

Assigned To: LMP

Please trim the low hanging branches over the sidewalk on Still Creek Dr.

Will be on next service, should be before end of month/year



Items 22

Assigned To: LMP

Please treat and trim the fakahatchee grasses on Still Creek near the Amberly entrance.

Ongoing service.



Items 23

Assigned To: LMP

Please pick up the fallen branches in the plant bed across from the Amberly entrance.

Removed.

Items 24

Assigned To: LMP

Please put a proposal together to treat the Spanish Moss in the tree at the island on Castle Creek/Eagle Palm.

To be proposed



Items 25

Assigned To: LMP

Please treat and trim the fakahatchee grasses on Castle Creek Dr.

Ongoing service.



Items 26

Assigned To: LMP

Please trim the top of the bushes and remove the vines along Castle Creek Dr, as done in the past.

This will be worked on next service, should be prior to end of month/year



Items 27

Assigned To: LMP

Please remove weeds from the grasses in the roundabout on Blue Beech Dr.

Being worked 12/10



Proposal

Proposal No.: 375466
Proposed Date: 12/02/25

PROPERTY:	FOR:
Parkway Center CDD Alba Sanchez 7461 S Falkenburg Rd Riverview, FL 33578	Remove of Dead Pine Trees Affected by Southern Pine Beetle





Proposal for Removal of Dead Pine Trees Affected by Southern Pine Beetle

This proposal outlines the removal of multiple dead pine trees located throughout the property. The affected trees have been killed by the Southern Pine Beetle and require removal for safety and landscape health.

Locations and Quantities of Dead Pines:

1. **Still Creek & Still River Roundabout (Cul-de-sac area):**
 - 6 dead pine trees
2. **Still Creek & Riverview Drive:**
 - 2 dead pine trees

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

Scope of Work:

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

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

operation.

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

Work Force

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

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

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

Property Owner's Responsibility

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

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

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

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

Safety Measures

Worker Safety

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

Protection of People and Property

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

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

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Tree Removal			\$3,200.00
Tree Removal - Med (Flush Cut)	6.00	CT	
Tree Removal - Large (Flush Cut)	2.00	CT	
Total:			\$3,200.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



**A commercial cleaning proposal for:
PARKWAY CENTER CDD**



Submitted by



JAN-PRO of Tampa, Franchise Development

Chris Velez

Sales Consultant

Phone: (813) 864 - 1940

Cell: (813) 557 - 0344

Email: Chris@JPTampa.com

Proudly representing independently owned and operated JAN-PRO Cleaning & Disinfecting franchisees.



December 5, 2025

Dear Alba,

On behalf of JAN-PRO of Tampa I want to thank you for the opportunity to propose cleaning services at **PARKWAY CENTER CDD**. JAN-PRO of Tampa has serviced the Bay Area for 20+ years and we value the opportunity to develop a partnership with your company. We believe that using the right products, following the right processes, and partnering you with the right people is what leads to us retaining 99% of our customers year after year.

Whether you evaluate us by our reputation, our franchise owner commitment, our unique cleaning processes, or by our written service guarantee we hope you will find JAN-PRO of Tampa to be a worthy partner for your organization and look forward to continuing service.

Sincerely,

Chris Velez

Jan-Pro of Tampa
Sales Executive
6908 W Linebaugh Ave
Tampa, FL 33625

TRUSTED. CLEAN. GUARANTEED.

EXCEPTIONAL BRAND

- Locally owned and operated for over 20 years in Tampa
- 99% customer retention year after year
- Ranked #1 Commercial Cleaning business by Entrepreneur Magazine for the last 10 years

CERTIFIED CLEANING PROFESSIONALS

- Trained, insured, bonded, and background checked owner/operators



TRUSTED. CLEAN. GUARANTEED.

JAN-PRO SIGNATURE CLEAN®

- Hospital grade disinfectants for a optimum microbial kill
- Environmentally safe products and practices
- Color-coded microfiber cloths to avoid cross contamination
- HEPA backpack vacuums for clean indoor air quality
- Branded processes and techniques for a superior clean



TRUSTED. CLEAN. GUARANTEED.

STRONGEST GUARANTEE IN BUSINESS

We go beyond promising satisfaction -
WE GUARANTEE IT – If we fail to provide 100% clean each visit; we will respond to and correct within 24 hours.

Supported by:

- Communication & partnership with your owner
- Regular Audits by our franchise development team
- Combination of onsite visits, customer service calls, and online survey to ensure we are meeting your expectations



EnviroShield®



WIPES OUT 99.99% OF BACTERIA/VIRUSES

- Powerful hospital grade disinfectant/deodorizer
- EPA registered and rated safest category possible
- State of the art technology exclusive to JAN-PRO
- Wrap around technology to reach all surfaces
- Endure treatment applies antimicrobial treatment providing longer protections against bacteria



JAN-PRO SCOPE OF WORK SCHEDULE:

Day(s) of Week SUN ☐ MON ☒ TU ☐ WED ☒ TH ☐ FRI ☒ SAT ☐
Hours: Monday 7am – Wednesday & Friday after 6pm

	Daily	Weekly	Monthly
Clubhouse / Office / Kitchen / Gym / Pool Area:			
Empty trash receptacles and replace liners.		X	
Clean both sides of Clubhouse glass		X	
Vacuum all carpeted areas.		X	
Sweep, Vacuum or Dust Mop all hard floors		X	
Damp Mop all hard-flooring surfaces with neutral cleaner.		X	
Dust horizontal surfaces 6' and below (Do not touch personal items).		X	
Check for and clean as needed spots on walls.		X	
Dust items from 6' – 10'.			X
Spot clean walls, baseboards and vents.			X
Check high and low ledges, cabinets, tables, pictures, etc. and clean if necessary.			X
Clean interior and exterior of microwave oven		X	
Wipe exterior of Refrigerator and stove		X	
Clean interior and exterior of Refrigerator and stove			X
Dust Window Blinds			X
Restrooms:			
Wash all floors with germicidal disinfectant and remove all spots and stains.		X	
Wash and polish all mirrors and bright work.		X	
Wash and wipe dry all plumbing fixtures.		X	
Wash and disinfect all toilet seats, both sides		X	
Scour, wash and disinfect basins, bowls and urinals.		X	
Empty paper towel trash receptacles, Replace trash liners and dispose of trash in building trash receptacles. .		X	
Fill soap dispensers and paper towel dispensers.		X	
Fill toilet tissue, seat covers and sanitary napkin dispensers.		X	
Empty and clean sanitary napkin disposal receptacles.		X	
Clean and wash receptacles and dispensers.		X	
Remove fingerprints and spots from walls.		X	
Remove all unauthorized marks and writing from walls, partitions, etc.			X
Dust and clean walls. Wash tiles walls and partitions.			X
High dust walls and ventilation grilles.			X
Deodorize		X	
<div style="text-align: center;">  Jan Pro will Pay Special Attention to:  </div> <div style="text-align: center;"> *Cleaning/Deodorizing/Sanitizing the Restrooms, Arranging the chairs by the clubhouse in the Pool area daily, Keeping the Window blinds free of dust, Cleaning under the furniture in the clubhouse* </div>			

ADDITIONAL SPECIALIZED SERVICES AVAILABLE AND QUOTED UPON REQUEST

CARPET	<ul style="list-style-type: none"> • Spot removal • Carpet cleaning
HARD SURFACE FLOORS	<ul style="list-style-type: none"> • Burnishing • Top scrub and refinish (wax) • Strip and wax • Ceramic Tile Scrub
UPHOLSTERY AND WORKSTATIONS	<ul style="list-style-type: none"> • Vacuum partitions • Spot removal • Extraction cleaning
WINDOWS	<ul style="list-style-type: none"> • Inside and outside (ground floor only)
LIGHTING	<ul style="list-style-type: none"> • Cleaning lights and light fixtures • Replacing bulbs
PROCUREMENT OF SUPPLIES	<ul style="list-style-type: none"> • Paper products • Hand soap • Trashcan liners • Dispensers and containers • Other consumable supplies
ENVIROSHIELD	<ul style="list-style-type: none"> • Electrostatically applied disinfectant (up to 48 hour efficacy) • ENDURE process applies antimicrobial spray to hard surfaces (up to 3 month efficacy)

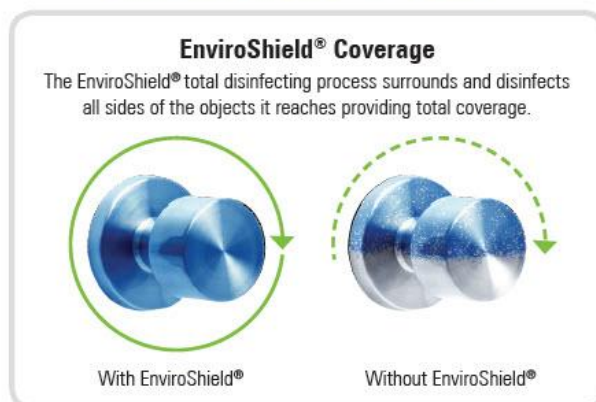
Disinfect + Protect

with EnviroShield® + EndureSM

- ✓ Electrostatic spraying nozzle disinfects up to **99.9% of viruses and bacteria on all sides of objects** when using EPA-approved disinfectants.
- ✓ Antimicrobial solution is added to surfaces to **provide protection from mold, mildew and bacteria** that cause odor and discoloration for an extended period of time.



EnviroShield® at Work



EnviroShield Services Quoted Upon Request

Clean interior and exterior of microwave ovens

6908 W. Linebaugh Ave Tampa, FL 33625 813-864-1940 Office, 813-864-1941 Fax

Measurable Cleaning. Guaranteed Results.



Janitorial Services Agreement

This Agreement is made with **PARKWAY CENTER CDD**, (“Client”), by and among **Jan-Pro of Tampa** (“Service Coordinator”), and a **Jan-Pro Cleaning and Disinfecting Certified Business Owner**, for the purposes of outlining the general terms and conditions under which a Jan-Pro Cleaning and Disinfecting Certified Business Owner (“Service Provider”) will provide services to Client at the location(s) identified in the attached Exhibit A.

1. Service Coordinator. Service Coordinator is a regional sub-franchisor under the JAN-PRO® Franchise Development brand that provides business development services and awards cleaning franchises under the “JAN-PRO Cleaning & Disinfecting®” brand, to independently owned and operated sub-franchisees for the operation of franchises that provide cleaning and disinfecting services (the Certified Business Owners).
2. Service Provider. Service Provider shall be the provider of the recurring services requested by Client, on the schedule and at the frequencies requested by Client, all as set forth in Exhibit A by Client.
3. Supplies. Service Provider will provide all tools and equipment itself, as well as all chemicals, cleaning supplies and labor to perform the services requested by Client. Service Provider shall supervise its own personnel, and also follow the reasonable and lawful instructions of Client for any specific matters that need to be addressed at the cleaning site(s). Client will provide all kitchen and/or restroom paper products, hand soap, trash can liners, and other consumables.
4. Payment Terms. Client will be invoiced at the beginning of each month for the recurring services, with payment terms at net 15 days. A finance charge of 1.5% per month (minimum \$15.00) will be assessed on all delinquent accounts over 60 days. Service Provider has contracted with Service Coordinator to provide certain administrative and support services for Service Provider including invoicing and collection services and account coordinating services. Service Provider hereby directs that Client pay invoices for service delivered by Service Provider to Service Coordinator.
5. Term of Agreement. This Agreement begins on the first date of service specified in Exhibit A and continues for a period of 1 year. This Agreement automatically renews for a period of one year at the end of the then current term, unless either party gives written notice of non-renewal at least 30 days before the expiration date. On each anniversary date, service rates may be subject to a 3% increase to reflect the increasing costs of supplies, chemicals, equipment, and labor that occur. If at any time there are changes mandated by law in required wages at the federal, state, or local level, or other cost of goods increases outside of the control of the Service Provider, Client will be notified of any required changes in pricing.
6. Service Excellence. Service Provider has contracted with Service Coordinator to facilitate communication of service-related issues to Service Provider and Service Coordinator also monitors service-related issues for the purpose of ensuring protection of the Jan-Pro brand and adherence to brand standards for use of the Jan-Pro brand.
7. Termination and Transfer of Service. This Agreement may be terminated by Client for non-performance of services only. Client must provide written notice specifying in detail the nature of any non-performance. Service Provider will have 5 business days to cure a specific issue or 30 days to cure a claim of general non-performance. If Service Provider is unable to cure, the Client may request, in writing to the Service Coordinator, (with copy to Service Provider) that the Service Coordinator find a replacement Service Provider. Service Coordinator will work with Service Provider and Client to transfer the account to a new Service Provider. If despite these efforts, Client elects to terminate for non-performance, Client will notify the Service Provider and the Service Coordinator

in writing and this Agreement will terminate 30 days after the date of the notice. If the Service Provider and/or Client desire to transfer service to a replacement Service Provider (even where there is no uncured non-performance), the Service Coordinator will work with the Service Provider and Client to transfer the account to a new Service Provider. All written notices must be timely and by certified mail.

8. Solicitation. Client agrees that during the term of this Agreement and for 180 days after the expiration or termination of this Agreement, Client will not solicit for services or employment (whether directly or indirectly) any Service Provider owner or employee of Service Provider who provided services to Client hereunder or any employee of Service Coordinator, unless services are provided under the Jan-Pro Cleaning & Disinfecting brand.
9. Payment Default. If Client fails to make payment under this Agreement, the Service Coordinator will provide written notice of delinquency to Client. Client will have 10 days from the date of such notice to cure by remitting all outstanding balances. If Client fails to timely pay for services, services may be suspended. If Client fails to timely cure nonpayment after notice of delinquency, service may be terminated without further notice. Termination on such grounds shall not relieve Client of its obligation to pay for services rendered up to and including the date of termination or earlier suspension of services. If Client breaches this Agreement by non-payment, Client shall be responsible for reimbursing Service Provider for all costs of enforcing Client's obligations hereunder, including without limitation, lost profits and/or revenues, costs and expenses of collection, reasonable attorney fees, paralegal fees, and collection agency fees, if any. Service Provider may contract with Service Coordinator to provide collection services, the fees for which Client will be responsible for as set forth above.
10. Holidays. Client agrees that it will not require services of Service Provider on certain federally recognized holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas; *provided however*, that if Client requests Service Provider to provide services on such holidays, Service Provider has the sole discretion as to whether Service Provider and/or its employees will provide services, without any claim of breach hereunder if Service Provider declines. Service Provider will require an additional fee to provide services on the identified holidays in the event it decides to provide services on those days.
11. Insurance. Client's insurance requirements shall be satisfied by way of Service Provider maintaining commercial general liability insurance of at least \$1,000,000 per occurrence, \$2,000,000 in the aggregate, worker's compensation of \$1,000,000, janitorial bonding of at least \$50,000, and a liability umbrella policy of \$3,000,000.
12. Limitation of Damages. In no event shall either party, or its directors, employees, partners, agents, suppliers, franchisor or affiliates, be liable for any indirect, incidental, special, consequential or punitive damages, including without limitation, loss of profits, data, use, goodwill, or other intangible losses, resulting from the services provided by Service Provider or the conduct of Service Provider. In no event shall the aggregate liability of service provider, arising out of or relating to the client's receipt of the services to be provided herein exceed any compensation client paid to service provider (or its designee – including service coordinator) for providing the services described herein during the 12 months preceding the event giving rise to a claim.
13. Choice of Law. Client and Service Provider mutually agree that this Agreement shall be interpreted under the laws of the State of Florida, and that any civil action regarding this Agreement (be it filed by Client or Service Provider) shall only be filed in the District or Circuit Courts of Florida.
14. Entire Agreement. Service Provider and Client agree that this Agreement constitutes the full, complete, and entire understanding and agreement among them concerning their obligations and related matters discussed herein, and supersedes any and all prior negotiations, understandings or agreements. Except as otherwise specifically provided herein, any and all prior understandings and agreements between Client and Service Provider, with respect to the subject matter of this Agreement, are merged into this Agreement.



EXHIBIT A - Pricing Agreement

Customer Name: Alba Sanchez

Company: PARKWAY CENTER CDD

Cleaning Location: 7461 S. Faulkenburg Road Riverview, FL 33578

Cleaning Time: Monday's 7am - Wednesday's and Friday's after 6pm

Service Options	Frequency	Total Monthly Price
1: Weekly Cleaning & Disinfecting	3 x per week	\$495 plus tax

OPTION: _____

START DATE: _____

NOTE: Pricing is valid for 30 days from the proposal date (December 5, 2025) unless specifically extended by JAN-PRO at its sole discretion.

By signing below, Client and JAN-PRO agree to the terms of this Janitorial Services Agreement.

PARKWAY CENTER CDD

JAN-PRO of Tampa

X _____	X _____
Name: _____	Name: _____
Date: _____	Date: _____

Billing Information: (To be completed by customer and returned with signed contract)

Contact information:

Billing Address:

AP phone number:

AP email address:

Preferred delivery method for invoices: ☐ Mail ☐ Email ☐ Portal

Better Business Bureau®
Start With Trust®

BETTER BUSINESS BUREAU OF WEST FLORIDA, INC.



JAN PRO of Tampa

has pledged to uphold the BBB Accredited Business Standards as well as the Principles for Trust to include: **•Build Trust •Advertise Honestly •Tell the Truth •Be Transparent •Honor Promises •Be Responsive •Safeguard Privacy and •Embody Integrity.**

This 1st day of June 2025

This membership is valid for one year only and may be revoked by the BBB due to violation of any of the above ethics.

President/CEO

BBB.org

MINUTES OF MEETING
PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Parkway Center Community Development District commencing at 6:30 p.m. was held on Wednesday, November 18, 2025, at the Parkway Center Clubhouse, located at 7461 S. Falkenburg Road, Riverview, FL 33578.

Present and constituting a quorum were:

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

Also present were:

Alba Sanchez	District Manager
Scott Steady	District Counsel
Tonya Stewart	District Engineer
Dale Wentzel	Onsite Manager
Nathan Neidlinger	Field Supervisor
David Manfrin	LMP

Residents

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

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Ms. Sanchez led the Pledge of Allegiance.

SECOND ORDER OF BUSINESS Pledge

Call to Order/Roll Call

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

THIRD ORDER OF BUSINESS

Public Comments on Agenda

No public comments.

FOURTH ORDER OF BUSINESS**Attorney-Client Meeting Pursuant Section
286.011(8) Florida Statutes to Discuss
Litigation Strategy**

On MOTION by Mr. Miller, with all in favor, the Board opened the Shade Meeting at 6:32 p.m.

On MOTION by Mr. Miller, with all in favor, the Board closed the Shade Meeting at 7:35 p.m.

On MOTION by Mr. Miller, with all in favor, the Board reopened the Regular Meeting at 7:36 p.m.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Accountant Report**

Mr. Sciortino discussed the district's monthly burn rate and liquidity position.

B. Field Inspection Report

A high-level review was conducted regarding the pending landscape items associated with the pond aerator project, including the total number of aerators in place and their current operational status.

C. Landscape Report**1. Consideration of Removal of Dead Pines Proposal**

On MOTION by Ms. Ward, seconded by Mr. Miller, with all in favor, the Board approved Proposal 372384 for \$700, Removal of Dead Pine Trees.

2. Consideration of Removal of Resident Trash Dumping Proposal

On MOTION by Ms. Ward, seconded by Mr. Miller, with all in favor, the Board approved Proposal 37374 for \$545, for the Removal of Resident Trash Dumping.

3. Consideration of Removal of Vegetation from Pond 4 Proposal

On MOTION by Ms. Ward, seconded by Ms. Bryant, with all in favor, the Board approved Proposal 372381 for \$870, for the Removal of Vegetation from Pond 4 with the caveat LMP continues to maintain the area moving forward.

4. Consideration of Winter Annuals Proposal

Tabled until March 2026.

5. Consideration of Tree Removal Proposal

On MOTION by Ms. O'Connor, seconded by Ms. Ward, with all in favor, the Board approved Proposal 372187 for \$780, for the Tree Removal with the change of 3 instead of 2 dead pine tree removal for the same price.

D. Aquatic Report

There were no updates.

E. District Counsel

There were no updates.

F. District Engineer

Ms. Sanchez updated the Board on the TECO Lighting Project.

G. District Manager

On MOTION by Ms. Ward, seconded by Ms. O'Connor, with all in favor, the Board will continue with 1099 for Supervisor Pay and accept the direct deposit starting in January 2026.

Grau & Associates – The Board accepted the engagement letter subject to revising the term to maintain the proposed pricing for five years. Upon receipt of the amended engagement letter, it will be forwarded to Mr. Miller for execution.

On MOTION by Ms. Ward, seconded by Mr. Miller, with all in favor, the Board accepted the

Engagement Letter from Grau & Associates with the change of holding price for 5 years.

On MOTION by Ms. O'Connor, seconded by Ms. Ward, with one opposing vote from Ms. Bryant, the Board proceeded with the TECO invoice #20252176, for 6 new streetlights to be installed on 7461 S. Falkenburg Rd, for a total of \$26,537.41, to be paid from the Money Market.

H. On-Site Manager Report

The Board of Supervisors directed Inframark to proceed with the addition of a total of nine new light poles. Mr. Miller will serve as the liaison with both Inframark and TECO going forward.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Admiral Furniture Proposal

Admiral Furniture tabled for the next meeting - need to include the correct proposal for review.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Regular Meeting on October 22, 2025

On MOTION by Ms. Ward, seconded by Mr. Koko, with all in favor, the Regular Meeting Minutes on October 22, 2025, were approved as amended, with a correction of Mr. Miller instead of Ms. Miller.

B. Consideration of the October 2025 Check Register and Operation & Maintenance Report

Check Register and O & M tabled for December.

EIGHTH ORDER OF BUSINESS

Old Business

There were no old business items to discuss.

NINTH ORDER OF BUSINESS

Supervisors' Requests or Comments

Ms. Bryant asked to have the Zoom information added to the website.

152 **TENTH ORDER OF BUSINESS**

Public Comments

153 There were no audience comments.

154 **ELEVENTH ORDER OF BUSINESS**

Adjournment

155 On MOTION by Ms. Ward, seconded by Ms.
156 O'Connor, with all in favor, the meeting was
157 adjourned at 9:05 p.m. 4-0.

158

159

160 _____
Secretary/Assistant Secretary

Chairperson/ Vice Chairperson

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2025

Prepared by:



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

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	SERIES 2018-1 DEBT SERVICE FUND	SERIES 2018-2 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash In Bank	\$ 115,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,908
Cash In Bank	228,765	-	-	-	-	-	228,765
Due From Other Funds	-	-	34,886	7,191	-	-	42,077
Investments:							
Reserve Fund	-	17,293	190,859	144,716	-	-	352,868
Revenue Fund	-	197,886	252,575	180,585	-	-	631,046
Deposits	8,318	-	-	-	-	-	8,318
Fixed Assets							
Land & Improvements	-	-	-	-	383,142	-	383,142
Buildings	-	-	-	-	3,501,232	-	3,501,232
Accum Depr - Buildings	-	-	-	-	304,454	-	304,454
Accumulated Depreciation--Imp. O/T Buildings	-	-	-	-	266,577	-	266,577
Water Management & Drainage	-	-	-	-	970,250	-	970,250
Infrastructure	-	-	-	-	433,113	-	433,113
Accum Depr - Infrastructure	-	-	-	-	494,976	-	494,976
Parks Recreational Equipment	-	-	-	-	11,950	-	11,950
Accumulated Depreciation-Park	-	-	-	-	13,145	-	13,145
Accum Depr-Other Fixed Assets	-	-	-	-	615,656	-	615,656
Amount Avail In Debt Services	-	-	-	-	-	808,400	808,400
Amount To Be Provided	-	-	-	-	-	6,131,600	6,131,600
TOTAL ASSETS	\$ 352,991	\$ 215,179	\$ 478,320	\$ 332,492	\$ 6,994,495	\$ 6,940,000	\$ 15,313,477

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	SERIES 2018-1 DEBT SERVICE FUND	SERIES 2018-2 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>LIABILITIES</u>							
Accounts Payable	\$ 1,276	\$ -	\$ 361	\$ -	\$ -	\$ -	\$ 1,637
Bonds Payable	-	-	-	-	-	6,940,000	6,940,000
Due To Other Funds	19,321	21,096	-	-	-	-	40,417
TOTAL LIABILITIES	20,597	21,096	361	-	-	6,940,000	6,982,054
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	194,083	477,959	332,492	-	-	1,004,534
Unassigned:	332,394	-	-	-	6,994,495	-	7,326,889
TOTAL FUND BALANCES	332,394	194,083	477,959	332,492	6,994,495	-	8,331,423
TOTAL LIABILITIES & FUND BALANCES	\$ 352,991	\$ 215,179	\$ 478,320	\$ 332,492	\$ 6,994,495	\$ 6,940,000	\$ 15,313,477

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 719	\$ 719	0.00%
Special Assmnts- Tax Collector	970,110	-	(970,110)	0.00%
Other Miscellaneous Revenues	10,000	903	(9,097)	9.03%
TOTAL REVENUES	980,110	1,622	(978,488)	0.17%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	639	2,561	19.97%
ProfServ-Recording Secretary	2,772	-	2,772	0.00%
ProfServ-Trustee Fees	12,500	-	12,500	0.00%
Disclosure Report	6,000	500	5,500	8.33%
District Counsel	7,500	1,365	6,135	18.20%
District Engineer	7,500	-	7,500	0.00%
District Manager	29,705	2,475	27,230	8.33%
Accounting Services	28,667	2,390	26,277	8.34%
Auditing Services	9,500	-	9,500	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	750	2	748	0.27%
Public Officials Insurance	4,325	4,325	-	100.00%
Legal Advertising	1,000	-	1,000	0.00%
Misc-Non Ad Valorem Taxes	7,000	-	7,000	0.00%
Bank Fees	350	-	350	0.00%
Miscellaneous Expenses	410	-	410	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	136,379	12,671	123,708	9.29%
<u>Electric Utility Services</u>				
Electricity - Streetlights	154,000	14,523	139,477	9.43%
Total Electric Utility Services	154,000	14,523	139,477	9.43%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	2,900	-	2,900	0.00%
Total Garbage/Solid Waste Services	2,900	-	2,900	0.00%
<u>Water-Sewer Comb Services</u>				
Utility - Water	24,000	1,082	22,918	4.51%
Total Water-Sewer Comb Services	24,000	1,082	22,918	4.51%
<u>Other Physical Environment</u>				
Waterway Management	22,300	1,846	20,454	8.28%
Field Services	27,707	2,309	25,398	8.33%
Waterway Management - Other	2,500	-	2,500	0.00%
Contracts - Landscape	274,413	18,918	255,495	6.89%
Clubhouse Security Systems	14,000	3,962	10,038	28.30%
Onsite Staff	61,944	5,976	55,968	9.65%
Insurance -Property & Casualty	40,407	30,449	9,958	75.36%
R&M-Gate	1,500	-	1,500	0.00%
R&M-Other Landscape	10,000	-	10,000	0.00%
R&M-Pools	39,600	3,780	35,820	9.55%
Entry/Gate/Walls Maintenance	2,056	33	2,023	1.61%
Plant Replacement Program	20,000	250	19,750	1.25%
Irrigation Maintenance	12,000	2,507	9,493	20.89%
Mitigation Area Monitoring & Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	533,427	70,030	463,397	13.13%
<u>Capital Expenditures & Projects</u>				
Capital Improvements	29,135	-	29,135	0.00%
Total Capital Expenditures & Projects	29,135	-	29,135	0.00%
<u>Road and Street Facilities</u>				
StreetLight - Decorative Light Maint.	5,000	-	5,000	0.00%
Pavement and Signage Repairs	1,500	-	1,500	0.00%
Misc-Holiday Lighting	16,050	-	16,050	0.00%
Total Road and Street Facilities	22,550	-	22,550	0.00%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
Security Patrol Services	10,000	2,418	7,582	24.18%
Pool Service Repairs	2,500	-	2,500	0.00%
Playground Equipment and Maintenance	12,000	3,119	8,881	25.99%
Special Events	2,000	-	2,000	0.00%
Misc-Contingency	13,219	300	12,919	2.27%
Total Parks and Recreation	39,719	5,837	33,882	14.70%
<u>Reserves</u>				
Capital Reserve	38,000	-	38,000	0.00%
Total Reserves	38,000	-	38,000	0.00%
TOTAL EXPENDITURES & RESERVES	980,110	104,143	875,967	10.63%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(102,521)	(102,521)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		434,915		
FUND BALANCE, ENDING		\$ 332,394		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2008 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 678	\$ 678	0.00%
Special Assmnts- Tax Collector	172,874	-	(172,874)	0.00%
TOTAL REVENUES	172,874	678	(172,196)	0.39%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	42,659	-	42,659	0.00%
Total Debt Service	172,659	-	172,659	0.00%
TOTAL EXPENDITURES	172,659	-	172,659	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	215	678	463	315.35%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	215	-	(215)	0.00%
TOTAL FINANCING SOURCES (USES)	215	-	(215)	0.00%
Net change in fund balance	<u>\$ 215</u>	<u>\$ 678</u>	<u>\$ 33</u>	<u>315.35%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		193,405		
FUND BALANCE, ENDING		<u>\$ 194,083</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2018-1 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,491	\$ 1,491	0.00%
Special Assmnts- Tax Collector	381,720	-	(381,720)	0.00%
TOTAL REVENUES	381,720	1,491	(380,229)	0.39%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	265,000	-	265,000	0.00%
Interest Expense	121,969	-	121,969	0.00%
Total Debt Service	386,969	-	386,969	0.00%
TOTAL EXPENDITURES	386,969	-	386,969	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(5,249)	1,491	6,740	-28.41%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(5,249)	-	5,249	0.00%
TOTAL FINANCING SOURCES (USES)	(5,249)	-	5,249	0.00%
Net change in fund balance	<u>\$ (5,249)</u>	<u>\$ 1,491</u>	<u>\$ 17,238</u>	<u>-28.41%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		476,468		
FUND BALANCE, ENDING		<u>\$ 477,959</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2018-2 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1,094	\$ 1,094	0.00%
Special Assmnts- Tax Collector	289,432	-	(289,432)	0.00%
TOTAL REVENUES	289,432	1,094	(288,338)	0.38%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	100,000	-	100,000	0.00%
Interest Expense	187,232	-	187,232	0.00%
Total Debt Service	287,232	-	287,232	0.00%
TOTAL EXPENDITURES	287,232	-	287,232	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	2,200	1,094	(1,106)	49.73%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	2,200	-	(2,200)	0.00%
TOTAL FINANCING SOURCES (USES)	2,200	-	(2,200)	0.00%
Net change in fund balance	\$ 2,200	\$ 1,094	\$ (5,506)	49.73%
FUND BALANCE, BEGINNING (OCT 1, 2025)		331,398		
FUND BALANCE, ENDING		\$ 332,492		

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082
Statement No. 25_10

Statement Date 10/31/2025

G/L Account No. 101002 Balance	115,907.71	Statement Balance	109,220.04
		Outstanding Deposits	12,475.41
Positive Adjustments	0.00		
Subtotal	115,907.71	Subtotal	121,695.45
Negative Adjustments	0.00	Outstanding Checks	-5,787.74
Ending G/L Balance	115,907.71	Ending Balance	115,907.71

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/31/2025		JE001214	Electricity - Streetlights	TECO ACH adj. JE	62.48	62.48	0.00
10/31/2025		JE001215	Electricity - Streetlights	TECO ACH adj. JE	46.44	46.44	0.00
10/31/2025		JE001216	Electricity - Streetlights	TECO ACH adj. JE	23.45	23.45	0.00
10/31/2025		JE001217	Entry/Gate/Walls Maintenance	Doorking ACH adj. JE	2.00	2.00	0.00
10/31/2025		JE001219	Other Miscellaneous Revenues	BankUnited, N.A.	902.69	902.69	0.00
10/31/2025		JE001220	Other Miscellaneous Revenues	Square INC	483.20	483.20	0.00
10/31/2025		JE001220	Other Miscellaneous Revenues	Square INC	145.35	145.35	0.00
10/31/2025		JE001220	Other Miscellaneous Revenues	Square INC	23.87	23.87	0.00
10/31/2025		JE001220	Other Miscellaneous Revenues	Square INC	13.67	13.67	0.00
10/31/2025		JE001220	Other Miscellaneous Revenues	Square INC	72.60	72.60	0.00
10/31/2025		JE001220	Other Miscellaneous Revenues	Square INC	289.80	289.80	0.00
10/31/2025		JE001220	Other Miscellaneous Revenues	Square INC	24.20	24.20	0.00
Total Deposits					2,089.75	2,089.75	0.00
Checks							
							0.00
09/19/2025	Payment	100175	S2W SECURITY LLC	Inv: INV-4715	-1,196.00	-1,196.00	0.00

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082

Statement No. 25_10

Statement Date

10/31/2025

09/19/2025	Payment	100177	ALL A/C AND REFRIGERATION LLC	Inv: 072225-	-250.00	-250.00	0.00
09/30/2025	Payment	1183	CLAUDIA BRYANT	Check for Vendor V00275	-200.00	-200.00	0.00
09/30/2025	Payment	1184	JO ANN WARD	Check for Vendor V00236	-200.00	-200.00	0.00
09/30/2025	Payment	1185	KOKO L. MILLER	Check for Vendor V00171	-200.00	-200.00	0.00
10/01/2025	Payment	300156	CHARTER COMMUNICATION S ACH	Inv: 2463929091425 ACH	-371.92	-371.92	0.00
10/06/2025	Payment	100178	INFRAMARK LLC	Inv: 159293	-136.57	-136.57	0.00
10/06/2025	Payment	100179	R MARSHALL RAINEY PA	Inv: 2025-1002	-1,365.00	-1,365.00	0.00
10/06/2025	Payment	100180	BLUE LIFE POOL SERVICE LLC	Inv: 20536	-400.00	-400.00	0.00
10/06/2025	Payment	100181	NEPTUNE MULTI SERVICES LLC	Inv: 0053970, Inv: 0053971	-1,900.00	-1,900.00	0.00
10/06/2025	Payment	300157	NAVITAS CREDIT CORP -ACH	Inv: 092525-9292-ACH	-1,681.96	-1,681.96	0.00
10/06/2025	Payment	300158	NAVITAS CREDIT CORP -ACH	Inv: 092525-2792-ACH	-718.71	-718.71	0.00
09/30/2025	Payment	300159	BANKUNTIED CC PMT	Inv: 093025-8747 ACH	-60.07	-60.07	0.00
10/15/2025	Payment	1186	FLORIDA COMMERCE	Check for Vendor V00019	-175.00	-175.00	0.00
10/15/2025	Payment	100182	LANDSCAPE MAINTENANCE	Inv: 358571, Inv: 358573, Inv: 358572, Inv: 358575, In	-22,415.99	-22,415.99	0.00
10/15/2025	Payment	100183	BLUE LIFE POOL SERVICE LLC	Inv: 20732, Inv: 20155, Inv: 20884	-3,780.00	-3,780.00	0.00
10/15/2025	Payment	100184	S2W SECURITY LLC	Inv: INV-4726	-1,222.00	-1,222.00	0.00
10/15/2025	Payment	100185	ENVERA SYSTEMS	Inv: 760990, Inv:	-3,962.06	-3,962.06	0.00
10/15/2025	Payment	100186	BUSINESS OBSERVER INC	Inv: 25-02891H	-63.44	-63.44	0.00
10/15/2025	Payment	100187	INFRAMARK LLC	Inv: 160645	-7,940.76	-7,940.76	0.00
10/15/2025	Payment	100188	PAINTMASTER INC	Inv: 23753	-10,058.16	-10,058.16	0.00
10/15/2025	Payment	100189	ECO PEST SOLUTIONS	Inv: 11430	-150.00	-150.00	0.00
10/16/2025	Payment	300161	TECO ACH	Inv: 100325-0319 ACH	-9,698.12	-9,698.12	0.00
10/21/2025	Payment	100190	LANDSCAPE MAINTENANCE	Inv: 362014	-601.75	-601.75	0.00
10/17/2025	Payment	002700	DECISIONHR	PAYROLL 10/2025	-1,992.14	-1,992.14	0.00
10/03/2025	Payment	002701	DECISIONHR	PAYROLL 10/2025	-1,992.14	-1,992.14	0.00
10/23/2025	Payment	1187	CLAUDIA BRYANT	Check for Vendor V00275	-200.00	-200.00	0.00
10/23/2025	Payment	1188	JO ANN WARD	Check for Vendor V00236	-200.00	-200.00	0.00
10/23/2025	Payment	1190	TANYA O'CONNOR	Check for Vendor V00183	-200.00	-200.00	0.00
10/21/2025	Payment	100191	LANDSCAPE MAINTENANCE	Inv: 354984	-250.39	-250.39	0.00
10/21/2025	Payment	100192	BURR & FORMAN LLP	Inv: 1600856	-747.50	-747.50	0.00
10/21/2025	Payment	100193	S2W SECURITY LLC	Inv: INV-4729	-1,196.00	-1,196.00	0.00
10/23/2025	Payment	100194	LANDSCAPE MAINTENANCE	Inv: 362446	-249.60	-249.60	0.00
10/30/2025	Payment	100195	INFRAMARK LLC	Inv: 161846	-2.22	-2.22	0.00
10/30/2025	Payment	100196	LANDSCAPE MAINTENANCE	Inv: 362881, Inv: 363140, Inv: 363141	-1,330.26	-1,330.26	0.00
10/07/2025	Payment	300164	REPUBLIC SERVICES #696 ACH	Inv: 0696-001299361 ACH	-387.95	-387.95	0.00
10/24/2025	Payment	300166	TECO ACH	Inv: 100625-0146 ACH	-892.06	-892.06	0.00

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082

Statement No. 25_10

Statement Date

10/31/2025

10/24/2025	Payment	300167	TECO ACH	Inv: 100625-0609 ACH	-662.70	-662.70	0.00
10/24/2025	Payment	300168	TECO ACH	Inv: 100625-1963 ACH	-334.34	-334.34	0.00
10/24/2025	Payment	300169	TECO ACH	Inv: 100625-5560 ACH	-1,660.14	-1,660.14	0.00
10/22/2025	Payment	300170	BOCC HILLSBOROUGH COUNTY ACH	Inv: 102025-2368 ACH	-1,996.01	-1,996.01	0.00
10/15/2025	Payment	300173	DOORKING INC. ACH	Inv: 2608665 ACH	-34.95	-34.95	0.00
10/31/2025		JE001218	Onsite Staff Other	Decision HR adj. JE	-1,992.14	-1,992.14	0.00
10/31/2025		JE001219	Miscellaneous Revenues Other	BankUnited, N.A.	-902.69	-902.69	0.00
10/31/2025		JE001220	Miscellaneous Revenues	Square INC	-150.00	-150.00	0.00
Total Checks					-86,120.74	-86,120.74	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/25/2025	Payment	002556	DECISIONHR	PAYROLL 07/25/25		-1,998.86
09/08/2025	Payment	100168	S2W SECURITY LLC	Inv: INV-4706		-1,794.00
10/23/2025	Payment	1189	KOKO L. MILLER	Check for Vendor V00171		-200.00
10/24/2025	Payment	300165	TECO ACH	Inv: 100625-0369 ACH		-704.25
10/09/2025	Payment	300171	NAVITAS CREDIT CORP -ACH	Inv: 100425-2792 ACH		-718.71
10/30/2025	Payment	300172	CHARTER COMMUNICATION S ACH	Inv: 2463929101425 ACH		-371.92
Total Outstanding Checks						-5,787.74

Outstanding Deposits

10/31/2025		JE001211		FY25 Excess Fees		12,475.41
Total Outstanding Deposits						12,475.41

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Payment Register by Fund
For the Period from 10/01/2025 to 10/31/2025
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100178	10/06/25	V00199	INFRAMARK LLC	159293	aquawoorx water feature	DISTRICT INVOICE	546074-51301	\$136.57
001	100179	10/06/25	V00282	R MARSHALL RAINEY PA	2025-1002	legal services October 2025	legal services	531146-51401	\$1,365.00
001	100180	10/06/25	V00253	BLUE LIFE POOL SERVICE LLC	20536	pool water toro valve replacement	POOL SERVICE	546074-53908	\$400.00
001	100181	10/06/25	V00050	NEPTUNE MULTI SERVICES LLC	0053971	janitorial services July 2025	JANITORIAL SERVICE	543185-53908	\$1,000.00
001	100181	10/06/25	V00050	NEPTUNE MULTI SERVICES LLC	0053970	janitorial services June 2025	JANITORIAL SERVICE	543185-53908	\$900.00
001	100182	10/15/25	V00010	LANDSCAPE MAINTENANCE	360193	removal of dead pine tree October 2025	IRRIGATION	546036-53908	\$2,450.00
001	100182	10/15/25	V00010	LANDSCAPE MAINTENANCE	358664	Irrigation repairs Controller D Oct 2025	IRRIGATION	546930-57201	\$63.31
001	100182	10/15/25	V00010	LANDSCAPE MAINTENANCE	358662	irrigation tech labor irrigation repair Oct 2025	IRRIGATION	546930-57201	\$37.61
001	100182	10/15/25	V00010	LANDSCAPE MAINTENANCE	358572	controller j repair	IRRIGATION	546930-57201	\$72.71
001	100182	10/15/25	V00010	LANDSCAPE MAINTENANCE	358575	Controller M repair	IRRIGATION	546930-53908	\$65.88
001	100182	10/15/25	V00010	LANDSCAPE MAINTENANCE	358574	controller c inspection repair	IRRIGATION	546930-57201	\$181.12
001	100182	10/15/25	V00010	LANDSCAPE MAINTENANCE	358663	controller H repair October 2025	IRRIGATION	546930-57201	\$102.20
001	100182	10/15/25	V00010	LANDSCAPE MAINTENANCE	358571	controller I repairs	IRRIGATION	546930-57201	\$430.85
001	100182	10/15/25	V00010	LANDSCAPE MAINTENANCE	358573	Controller A repair October 2025	IRRIGATION	546930-57201	\$94.56
001	100182	10/15/25	V00010	LANDSCAPE MAINTENANCE	360010	LMP Invoice Sept 2025	IRRIGATION	534171-53908	\$18,917.75
001	100183	10/15/25	V00253	BLUE LIFE POOL SERVICE LLC	20732	pool service October 2025	POOL SERVICE	546074-53908	\$1,600.00
001	100183	10/15/25	V00253	BLUE LIFE POOL SERVICE LLC	20155	part and labor Feb 2025	POOL SERVICE	546074-53908	\$280.00
001	100183	10/15/25	V00253	BLUE LIFE POOL SERVICE LLC	20884	new variable spa pump October 2025	POOL SERVICE	546074-53908	\$1,900.00
001	100184	10/15/25	V00278	S2W SECURITY LLC	INV-4726	security services Sept 19-26 2025	contract	534174-53908	\$1,222.00
001	100185	10/15/25	V00247	ENVERA SYSTEMS	760990	active video monitoring November 2025	SECURITY SERVICE	534174-53908	\$1,194.14
001	100185	10/15/25	V00247	ENVERA SYSTEMS	IN00004065	change order Additional cameras	SECURITY SERVICE	534174-53908	\$922.64
001	100185	10/15/25	V00247	ENVERA SYSTEMS	IN00003747	additional cameras	SECURITY SERVICE	534174-53908	\$922.64
001	100185	10/15/25	V00247	ENVERA SYSTEMS	IN00004065	envera monitoring May 2025	SECURITY SERVICE	534174-53600	\$922.64
001	100186	10/15/25	V00281	BUSINESS OBSERVER INC	25-02891H	business observer Sept 2025	business observer	548002-51301	\$63.44
001	100187	10/15/25	V00199	INFRAMARK LLC	160645	Management Contract October 2025	DISTRICT INVOICE	532001-51301	\$2,389.75
001	100187	10/15/25	V00199	INFRAMARK LLC	160645	Management Contract October 2025	DISTRICT INVOICE	531142-51301	\$500.00
001	100187	10/15/25	V00199	INFRAMARK LLC	160645	Management Contract October 2025	DISTRICT INVOICE	531150-51301	\$2,475.42
001	100187	10/15/25	V00199	INFRAMARK LLC	160645	Management Contract October 2025	DISTRICT INVOICE	531122-53908	\$2,308.92
001	100187	10/15/25	V00199	INFRAMARK LLC	160645	Management Contract October 2025	DISTRICT INVOICE	531020-51301	\$266.67
001	100188	10/15/25	V00280	PAINTMASTER INC	23753	payment for monument painting Sept 2025	monument	563001-53908	\$10,058.16
001	100189	10/15/25	V00245	ECO PEST SOLUTIONS	11430	eco pest solutions October 2025	PEST CONTROL	549900-57201	\$150.00
001	100190	10/21/25	V00010	LANDSCAPE MAINTENANCE	362014	Controller M repair zone 8	IRRIGATION	546930-53908	\$601.75
001	100191	10/21/25	V00010	LANDSCAPE MAINTENANCE	354984	Irrigation repair Wet check 8-7-25	IRRIGATION	546930-53908	\$250.39
001	100192	10/21/25	V00118	BURR & FORMAN LLP	1600856	legal counsel October 2025	LEGAL COUNSEL	531146-51401	\$747.50
001	100193	10/21/25	V00278	S2W SECURITY LLC	INV-4729	On stie patrol - roaming security October 2025	monitoring	534174-53908	\$1,196.00
001	100194	10/23/25	V00010	LANDSCAPE MAINTENANCE	362446	remove palm stump in middle isle October 2025	IRRIGATION	546468-53908	\$249.60
001	100195	10/30/25	V00199	INFRAMARK LLC	161846	postage October 2025	DISTRICT INVOICE	541024-51301	\$2.22
001	100196	10/30/25	V00010	LANDSCAPE MAINTENANCE	362881	Shared pump at baywood townhomes -replace 5hp deluxe control box	IRRIGATION	546930-53908	\$1,142.70
001	100196	10/30/25	V00010	LANDSCAPE MAINTENANCE	363140	Irrigation repair October 2025	IRRIGATION	546930-53908	\$23.30
001	100196	10/30/25	V00010	LANDSCAPE MAINTENANCE	363141	Irrigation repair Controller E -October 2025	IRRIGATION	546930-53908	\$164.26
001	1186	10/15/25	V00019	FLORIDA COMMERCE	92454	florida commerce payment October 2025	florida	554020-53908	\$175.00
001	1187	10/23/25	V00275	CLAUDIA BRYANT	CB-102225	BOARD 10/22/25	Supervisor Fees	511100-51101	\$200.00
001	1188	10/23/25	V00236	JO ANN WARD	JW-102225	BOARD 10/22/25	Supervisor Fees	511100-51101	\$200.00
001	1189	10/23/25	V00171	KOKO L. MILLER	KM-102225	BOARD 10/22/25	Supervisor Fees	511100-51101	\$200.00
001	1190	10/23/25	V00183	TANYA O'CONNOR	TO-102225	BOARD 10/22/25	Supervisor Fees	511100-51101	\$200.00
001	300156	10/01/25	V00069	CHARTER COMMUNICATIONS ACH	2463929091425 ACH	Spectrum 9.14-10.13 2025	INTERNET	534174-53908	\$371.92
001	300157	10/06/25	V00108	NAVITAS CREDIT CORP -ACH	092525-9292-ACH	EQMNT	EQUIPMENT	546996-57201	\$1,681.96
001	300158	10/06/25	V00108	NAVITAS CREDIT CORP -ACH	092525-2792-ACH	EQUIPMENT	Playground Equipment and Maintenance	546996-57201	\$718.71
001	300161	10/16/25	V00244	TECO ACH	100325-0319 ACH	TECO October 3-13 2025	ELECTRIC	543013-53100	\$9,698.12
001	300164	10/07/25	V00075	REPUBLIC SERVICES #696 ACH	0696-001299361 ACH	GARBAGE	Garbage - Recreational Facility	543185-53400	\$387.95
001	300165	10/24/25	V00244	TECO ACH	100625-0369 ACH	TECO October 27 2025	ELECTRIC	543013-53100	\$704.25
001	300166	10/24/25	V00244	TECO ACH	100625-0146 ACH	TECO October 27 2025	ELECTRIC	543013-53100	\$892.06
001	300167	10/24/25	V00244	TECO ACH	100625-0609 ACH	TECO October 27 2025	ELECTRIC	543013-53100	\$662.70
001	300168	10/24/25	V00244	TECO ACH	100625-1963 ACH	TECO October 27 2025	ELECTRIC	543013-53100	\$334.34
001	300169	10/24/25	V00244	TECO ACH	100625-5560 ACH	TECO October 27 2025	ELECTRIC	543013-53100	\$1,660.14
001	300170	10/22/25	V00015	BOCC HILLSBOROUGH COUNTY ACH	102025-2368 ACH	BOCC October 2025	WATER	543018-53600	\$1,996.01
001	300171	10/09/25	V00108	NAVITAS CREDIT CORP -ACH	100425-2792 ACH	EQUMNT	EQUIPMENT	546996-57201	\$718.71
001	300172	10/30/25	V00069	CHARTER COMMUNICATIONS ACH	2463929101425 ACH	spectrim October 2025	INTERNET	534174-53908	\$371.92
001	300173	10/15/25	V00189	DOORKING INC. ACH	2608665 ACH	CELL SUB	Entry/Gate/Walls Maintenance	546413-53908	\$34.95
Fund Total									\$78,980.44

Total Checks Paid	\$78,980.44
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October 2025 Meeting

PARKWAY CENTER CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	9/12/2025	20536	\$400.00	\$400.00	POOL SERVICE
BLUE LIFE POOL SERVICE LLC	10/1/2025	20732	\$1,600.00	\$1,600.00	POOL SERVICE
BLUE LIFE POOL SERVICE LLC	2/18/2025	20155	\$280.00	\$280.00	POOL SERVICE
DOORKING INC. ACH	10/14/2025	2608665 ACH	\$34.95	\$34.95	CELL SUB
ENVERA SYSTEMS	10/1/2025	760990	\$1,194.14	\$1,194.14	SECURITY SERVICE
ENVERA SYSTEMS	5/12/2025	IN00004065	\$922.64	\$922.64	SECURITY SERVICE
FLORIDA COMMERCE	10/1/2025	92454	\$175.00	\$175.00	florida
INFRAMARK LLC	9/22/2025	159293	\$136.57	\$136.57	DISTRICT INVOICE
INFRAMARK LLC	10/8/2025	160645	\$2,308.92	\$2,308.92	DISTRICT INVOICE
INFRAMARK LLC	10/24/2025	161846	\$2.22	\$2.22	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	9/30/2025	360193	\$2,450.00	\$2,450.00	IRRIGATION
LANDSCAPE MAINTENANCE	9/30/2025	358662	\$37.61	\$37.61	IRRIGATION
LANDSCAPE MAINTENANCE	9/29/2025	358572	\$72.71	\$72.71	IRRIGATION
LANDSCAPE MAINTENANCE	9/29/2025	358575	\$65.88	\$65.88	IRRIGATION
LANDSCAPE MAINTENANCE	9/29/2025	358574	\$181.12	\$181.12	IRRIGATION
LANDSCAPE MAINTENANCE	9/30/2025	358663	\$102.20	\$102.20	IRRIGATION
LANDSCAPE MAINTENANCE	9/29/2025	358571	\$430.85	\$430.85	IRRIGATION
LANDSCAPE MAINTENANCE	9/29/2025	358573	\$94.56	\$94.56	IRRIGATION
LANDSCAPE MAINTENANCE	10/1/2025	360010	\$18,917.75	\$18,917.75	IRRIGATION
LANDSCAPE MAINTENANCE	10/14/2025	362014	\$601.75	\$601.75	IRRIGATION
LANDSCAPE MAINTENANCE	10/28/2025	363641	\$265.51	\$265.51	IRRIGATION
NAVITAS CREDIT CORP -ACH	10/6/2025	092525-9292-ACH	\$1,681.96	\$1,681.96	EQUIPMENT
NAVITAS CREDIT CORP -ACH	10/6/2025	092525-2792-ACH	\$718.71	\$718.71	EQUIPMENT
NEPTUNE MULTI SERVICES LLC	9/23/2025	0053970	\$900.00	\$900.00	JANITORIAL SERVICE
REPUBLIC SERVICES #696 ACH	9/17/2025	0696-001299361 ACH	\$387.95	\$387.95	GARBAGE

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
S2W SECURITY LLC	10/1/2025	INV-4726	\$1,222.00	\$1,222.00	contract
Monthly Contract Subtotal			\$35,185.00	\$35,185.00	
Variable Contract					
DECISIONHR	10/17/2025	25009019022 ACH	\$1,992.14	\$1,992.14	PAYROLL 10/2025
DECISIONHR	10/3/2025	250090190021 ACH	\$1,992.14	\$1,992.14	PAYROLL 10/2025
Variable Contract Subtotal			\$3,984.28	\$3,984.28	
Utilities					
BOCC HILLSBOROUGH COUNTY ACH	10/20/2025	102025-2368 ACH	\$1,996.01	\$1,996.01	WATER
CHARTER COMMUNICATIONS ACH	10/14/2025	2463929101425 ACH	\$371.92	\$371.92	INTERNET
LANDSCAPE MAINTENANCE	10/21/2025	362881	\$1,142.70	\$1,142.70	IRRIGATION
TECO ACH	10/3/2025	100325-0319 ACH	\$9,698.12	\$9,698.12	ELECTRIC
TECO ACH	10/6/2025	100625-0369 ACH	\$704.25	\$704.25	ELECTRIC
TECO ACH	10/6/2025	100625-0609 ACH	\$662.70	\$662.70	ELECTRIC
TECO ACH	10/6/2025	100625-1963 ACH	\$334.34	\$334.34	ELECTRIC
TECO ACH	10/6/2025	100625-5560 ACH	\$1,660.14	\$1,660.14	ELECTRIC
Utilities Subtotal			\$16,570.18	\$16,570.18	
Regular Services					
ALL A/C AND REFRIGERATION LLC	10/22/2025	PW102225	\$150.00	\$150.00	ac
BANKUNTIED CC PMT	9/30/2025	093025-8747 ACH	\$60.07	\$60.07	CC PAYMENT
BLUE LIFE POOL SERVICE LLC	10/7/2025	20884	\$1,900.00	\$1,900.00	POOL SERVICE
BURR & FORMAN LLP	9/30/2025	1600856	\$747.50	\$747.50	LEGAL COUNSEL
BUSINESS OBSERVER INC	9/26/2025	25-02891H	\$63.44	\$63.44	business observer
CHARTER COMMUNICATIONS ACH	9/14/2025	2463929091425 ACH	\$371.92	\$371.92	INTERNET

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
CLAUDIA BRYANT	10/22/2025	CB-102225	\$200.00	\$200.00	BOARD 10/22/25
ECO PEST SOLUTIONS	10/3/2025	11430	\$150.00	\$150.00	PEST CONTROL
ENVERA SYSTEMS	1/13/2025	IN00003747	\$922.64	\$922.64	SECURITY SERVICE
ENVERA SYSTEMS	5/12/2025	IN0004065	\$922.64	\$922.64	SECURITY SERVICE
FIRST CHOICE AQUATIC WEED	10/28/2025	115226	\$1,846.00	\$1,846.00	WATERWAY MAINT.
INFRAMARK LLC	10/8/2025	160645	\$2,389.75		DISTRICT INVOICE
INFRAMARK LLC	10/8/2025	160645	\$500.00		DISTRICT INVOICE
INFRAMARK LLC	10/8/2025	160645	\$2,475.42		DISTRICT INVOICE
INFRAMARK LLC	10/8/2025	160645	\$266.67	\$5,631.84	DISTRICT INVOICE
JO ANN WARD	10/22/2025	JW-102225	\$200.00	\$200.00	BOARD 10/22/25
KOKO L. MILLER	10/22/2025	KM-102225	\$200.00	\$200.00	BOARD 10/22/25
LANDSCAPE MAINTENANCE	9/30/2025	358664	\$63.31	\$63.31	IRRIGATION
LANDSCAPE MAINTENANCE	10/16/2025	362446	\$249.60	\$249.60	IRRIGATION
LANDSCAPE MAINTENANCE	8/31/2025	354984	\$250.39	\$250.39	IRRIGATION
LANDSCAPE MAINTENANCE	10/24/2025	363140	\$23.30	\$23.30	IRRIGATION
LANDSCAPE MAINTENANCE	10/24/2025	363141	\$164.26	\$164.26	IRRIGATION
LANDSCAPE MAINTENANCE	10/28/2025	363642	\$39.95	\$39.95	IRRIGATION
LANDSCAPE MAINTENANCE	10/28/2025	363640	\$269.05	\$269.05	IRRIGATION
NAVITAS CREDIT CORP -ACH	10/4/2025	100425-9292 ACH	\$1,681.96	\$1,681.96	EQUIPMENT
NAVITAS CREDIT CORP -ACH	10/4/2025	100425-2792 ACH	\$718.71	\$718.71	EQUIPMENT
NEPTUNE MULTI SERVICES LLC	9/24/2025	0053971	\$1,000.00	\$1,000.00	JANITORIAL SERVICE
PAINTMASTER INC	9/18/2025	23753	\$10,058.16	\$10,058.16	monument
R MARSHALL RAINEY PA	10/1/2025	2025-1002	\$1,365.00	\$1,365.00	legal services
S2W SECURITY LLC	10/15/2025	INV-4729	\$1,196.00	\$1,196.00	monitoring
TANYA O'CONNOR	10/22/2025	TO-102225	\$200.00	\$200.00	BOARD 10/22/25
TECO ACH	10/6/2025	100625-0146 ACH	\$892.06	\$892.06	ELECTRIC

PARKWAY CENTER CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services Subtotal			\$31,537.80	\$31,537.80	
TOTAL			\$87,277.26	\$87,277.26	

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
20536	09/12/2025	\$400.00	10/12/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	TORO VALVE.	WATER TORO VALVE.	1	140.00	140.00
	REGULAR CONTROL VALVE	REGULAR AUTO LEVEL CONTROL VALVE	1	120.00	120.00
	LABOR REPAIR.	FULL INSTALLATION	1	140.00	140.00

SUBTOTAL	400.00
TAX	0.00
TOTAL	400.00
BALANCE DUE	\$400.00

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
20732	10/01/2025	\$1,600.00	10/31/2025	Net 30	

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

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
20155	02/18/2025	\$280.00	03/20/2025	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
PART.	PART AND LABOR	1	280.00	280.00

SUBTOTAL	280.00
TAX	0.00
TOTAL	280.00
BALANCE DUE	\$280.00

Pay invoice

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #

2608665

STATEMENT DATE

October 14, 2025**SUBSCRIBER**

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

User ID: **ParkwayCenter**

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

Payments

Date	Details	Amount
9/14/2025	Credit: Autopay	(\$32.95)
9/14/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
9/14/2025	10/13/2025		813 230 5734	9999	0	0	\$34.95

Summary**Total Amount Due**

This amount will be charged to your credit card or echeck.

\$34.95 USD

Envera

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

Page 68 of 215

Invoice	
Invoice Number	Date
760990	10/01/2025
Customer Number	Due Date
400493	11/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		10/01/2025	11/01/2025

Quantity	Description	Months	Rate	Amount
2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL				
1.00	Active Video Monitoring 11/01/2025 - 11/30/2025	1.00	\$800.00	\$800.00
1.00	Passive Standard Camera 11/01/2025 - 11/30/2025	1.00	\$30.00	\$30.00
1.00	Service & Maintenance 11/01/2025 - 11/30/2025	1.00	\$364.14	\$364.14
Subtotal:				\$1194.14
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$1194.14

Date	Invoice #	Description	Amount	Balance Due
10/1/2025	760990	Monitoring Services	\$1194.14	\$1194.14

Envera

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

Invoice	
Invoice Number	Date
760990	10/01/2025
Customer Number	Due Date
400493	11/01/2025

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

Number: IN00004065
Page: 1
Date: 5/12/2025

Sold To:	Parkway Center CDD c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607-2529
-----------------	--

Reference - P.O. No.	Customer No.	Salesperson	Ship Via	Terms Code
2678-14688-1 FINAL	002900			NET30

Item No.	Description/Comments	Quantity	UOM	Unit Price	Amount
CO INSTALL	Change Order Installation Parkway Center: Amenity CO	1	EA	1,845.28	922.64

Remit To:
Hidden Eyes LLC
d/b/a Envera Systems
P.O. Box 2086
Hicksville, NY 11802

Subtotal before taxes	922.64
Total taxes	0.00
Total amount	922.64
Credit Amount	0.00
Payment received	0.00
Discount taken	0.00
Amount due	922.64

Invoice

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Page 70 of 215

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 92454
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Parkway Center Community Development District

Mr. Brian K. Lamb
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607



2. Telephone: 813-397-5121 Ext:
3. Fax: 813-873-7070
4. Email: brian.lamb@inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.myoakcreekcommunity.net
8. County(ies): Hillsborough
9. Special Purpose(s): Community Development
10. Boundary Map on File: 09/29/1997
11. Creation Document on File: 06/27/1997
12. Date Established: 11/17/1988
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance Dated 11/17/1988
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/07/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159293

CUSTOMER ID

C2303

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

BILL TO

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

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Alba M Sanchez- 7-16-25 AQUAWORX : troubleshoot the water feature at the pool: \$132.87	1	Ea	132.87		132.87
Postage	5	Ea	0.74		3.70
Subtotal					136.57

Subtotal

\$136.57

Tax

\$0.00

Total Due

\$136.57

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

160645

CUSTOMER ID

C2303

PO#**DATE**

10/8/2025

NET TERMS

Due On Receipt

DUE DATE

10/8/2025

BILL TO

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

Services provided for the Month of: October 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	2,475.42		2,475.42
Field Management	1	Ea	2,308.92		2,308.92
Technology Services	1	Ea	266.67		266.67
Subtotal					7,940.76

Subtotal	\$7,940.76
-----------------	------------

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

Total Due	\$7,940.76
------------------	------------

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

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

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161846

CUSTOMER ID

C2303

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

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
Postage	3	Ea	0.74		2.22
Subtotal					2.22

Subtotal

\$2.22

Tax

\$0.00

Total Due

\$2.22

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 360193

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

Date	Due Date
09/30/25	10/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#357577 - Remove Dead Pine Tree along Still Creek dr	\$2,450.00



Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761



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

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

Scope of Work:

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

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

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

Work Force

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

Debris will be stored in a designated area and cleaned upon completion of performance of

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

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

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

Property Owner's Responsibility

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

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

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

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

Safety Measures

Worker Safety

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

Protection of People and Property

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Tree Removal - 09/30/2025

Grand Total \$2,450.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$22,415.99	\$250.39	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 358662

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

Date	Due Date
09/30/25	10/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#364448 - Controller B inspection completed on 9-26-2025				\$37.61

Controller B irrigation inspection repairs completed on 9-26-2025.

Zone 1 - replaced 1 clogged or damaged spray nozzle

Zone 3 - replaced broken or leaking 6 inch spray head with spray nozzle

Lateral Components - 09/26/2025

Irrigation Technician Labor	0.25HR	\$65.00	\$16.25
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	2.00EA	\$2.35	\$4.70
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.66	\$16.66

Grand Total \$37.61

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,298.63	\$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

Clock Type/ #	<u>Hunter XC Hybrid / Controller B</u>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<u>(Y)</u>	Time/Date Adjust	Y	<u>(N)</u>			<u>6:00pm</u>			<u>6:00pm</u>
Rain Sensor	<u>(N)</u>	bad		Battery Replaced	Y	<u>(N)</u>						

Notes:

Programs						2				
Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
1	S	120				ok, 1 nozzle	Labor	Hrs	Rate	Amount
2	S	120				ok	Supervisor:	0.25	65.00	16.25
3	S	120				1 - 6" sprayhead	Technician:			
4	S		115			ok	Total Labor Charges \$			
5							Materials	QTY	Unit	Extended
6							PROSOSI	1	16.66	16.66
7							H1535T	2	2.35	4.70
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23							Total Materials	\$ 21.36		
24							Total Labor	\$ 16.25		
Season Adjust %						100% 10%	Grand Total	\$ 37.61		
Run Time						1:60 1:15	Bill To:			
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information										

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 358572

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

Date	Due Date
09/29/25	10/29/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$72.71

#364092 - Controller J inspection completed on 9-24-2025

Irrigation inspection repairs completed on 9-24-2025.

Lateral Components - 09/24/2025

Irrigation Technician Labor	0.50HR	\$65.00	\$32.50
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	1.00EA	\$1.40	\$1.40
Rusco Poly Nipple 1/2 in. x Close MIPT	1.00EA	\$0.79	\$0.79
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	2.00EA	\$16.66	\$33.32
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	2.00EA	\$2.35	\$4.70

Grand Total **\$72.71**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,095.51	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Property: Parkway Center

Date	9/24/25
Technician	Tom
Arrive/ Depart	1:10 - 2:00 /

Page 81 of 215

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

Clock Type/ #	Hunter ACC2 / Controller	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Pgm A	1			12:00pm			12:00pm
Rain Sensor	bad	Battery Replaced	Y	(N)					

Notes:

Programs						Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D					Labor	Hrs	Rate	Amount
1	S	1:30				ok				Supervisor:	0.5	65.00	32.50
2	S	1:30				ok				Technician:			
3	D	1:60				ok				Total Labor Charges \$			
4	S	1:30				ok				Materials	QTY	Unit	Extended
5	S	1:30				ok				PROSOGSI	2	16.66	33.32
6	A	1:60				ok				407 AGS	1	1.40	1.40
7	S	1:30				1 - 6" sprayhead				6850 CLPN	1	0.79	0.79
8	S	1:30				ok				412H	2	2.35	4.70
9	S	1:30				ok							
10	S	1:30				ok							
11	D	1:60				ok							
12	S	1:30				1 - 6" sprayhead and others							
13	S	1:30				ok							
14	S			1:20		ok							
15													
16													
17													
18													
19													
20													
21													
22													
23										Total Materials	\$	40.21	
24										Total Labor	\$	32.50	
Season Adjust % 100% 100% 100%										Grand Total	\$	72.71	
Run Time 5:10 3:03 1:21										Bill To:			

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 358575

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

Date	Due Date
09/29/25	10/29/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$65.88

#364317 - Controller M inspection completed on 9-25-2025

Controller M inspection repairs completed on 9-25-2025

Zone 5 - replaced 1 broken or leaking 12 inch spray head with spray nozzle

Zone 6 - replaced 1 clogged or damaged spray nozzle

NOTE: Zone 8 - east side of pool has low pressure. An estimate will be submitted to eliminate a section of drip irrigation and replace with spray heads and connect to zone 9.

Lateral Components - 09/25/2025

Irrigation Technician Labor	0.50HR	\$65.00	\$32.50
Hunter PRO Nozzle 8 ft. Radius Quarter Circle	2.00EA	\$2.35	\$4.70
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$28.68	\$28.68

Grand Total \$65.88

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
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(877) 567-7761

\$1,095.51	\$0.00	\$0.00	\$0.00	\$0.00
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(877) 567-7761

Property: *Parkway Center CAD*

Date	<i>9/25/25</i>	Page 84 of 215
Technician	<i>Tom</i>	
Arrive/ Depart	<i>7:50-9:00</i>	

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

Clock Type/ #	<i>Rainbird ESP ME3 / Controller M</i>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<i>Y</i>	Time/Date Adjust	<i>Y</i>	N	Pgm A 1		<i>12:00am</i>		<i>12:00am</i>	
Rain Sensor	<i>OK</i>	bad	Battery Replaced	Y	<i>Y</i>		Pgm B 1		<i>7:00am</i>		<i>7:00am</i>	

Notes:

Programs						Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D					Labor	Hrs	Rate	Amount
1	<i>S</i>		<i>1:10</i>			<i>ok</i>				Supervisor:	<i>0.5</i>	<i>65.00</i>	<i>32.50</i>
2	<i>S</i>	<i>1:30</i>				<i>ok</i>				Technician:			
3	<i>S</i>	<i>1:30</i>				<i>ok</i>				Total Labor Charges \$			
4	<i>S</i>	<i>1:30</i>				<i>ok</i>				Materials	QTY	Unit	Extended
5	<i>S</i>	<i>1:30</i>				<i>1 - 12" spray head</i>				<i>PROS1231</i>	<i>1</i>	<i>28.68</i>	<i>28.68</i>
6	<i>S</i>	<i>1:30</i>				<i>1 nozzle</i>				<i>H86</i>	<i>2</i>	<i>19.25</i>	<i>4.70</i>
7	<i>D/M</i>		<i>1:15</i>			<i>ok</i>							
8	<i>D</i>	<i>1:25</i>				<i>No pressure on east side of pool, install spray head (5)</i>							
9	<i>S</i>	<i>1:30</i>				<i>ok</i>							
10	<i>B/A</i>	<i>1:20</i>				<i>ok</i>							
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23										Total Materials	\$	<i>33.38</i>	
24										Total Labor	\$	<i>32.50</i>	
Season Adjust %	<i>100%</i>	<i>100%</i>								Grand Total	\$	<i>65.88</i>	
Run Time	<i>3:45</i>	<i>1:25</i>								Bill To:			

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 358574

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

Date	Due Date
09/29/25	10/29/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#364309 - Controller C inspection completed on 9-25-2025				\$181.12

Controller C inspection repairs completed on 9-25-2025

Zone 2 - replaced rotor that was not turning, installed on riser

Zone 5 - replaced rotor that was not turning, installed on riser

Zone 6 - repaired drip irrigation leak

Zone 8 - repaired 1/2 inch line leak

Lateral Components - 09/25/2025

Irrigation Technician Labor	1.50HR	\$65.00	\$97.50
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	2.00EA	\$2.21	\$4.42
Sch 40 PVC Coupling 1/2 in. Socket	2.00EA	\$0.75	\$1.50
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	0.06BG	\$22.00	\$1.32
Rainbird Drip Line 500' Roll "by the ft."	4.00FT	\$1.10	\$4.40
Rain Bird XF Coupling 17 mm	4.00EA	\$0.79	\$3.16
PVC Pipe 3/4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	3.00FT	\$2.02	\$6.06
Sch 40 PVC Female Adapter 3/4 in. Socket x FIPT	2.00EA	\$1.60	\$3.20
Sch 40 PVC Male Adapter 3/4 in. MIPT x Socket	2.00EA	\$1.12	\$2.24
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	2.00EA	\$28.66	\$57.32

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Grand Total	\$181.12
--------------------	-----------------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,095.51	\$0.00	\$0.00	\$0.00	\$0.00

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Clock Type/ #	<u>Rainbird ESP M3/ Controller per C</u>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<u>Q</u>	Time/Date Adjust	<u>Q</u>	N	Pgm A	1				12:00pm
Rain Sensor	<u>OK</u>	bad		Battery Replaced	Y	<u>N</u>	2					

Notes:

Programs						2	Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D	Zone Information	Labor	Hrs	Rate	Amount
1	R	:45				ok				
2	R	:45				1 rotor (not oscillating) installed 3/4" PVC riser	Supervisor:	1.5	65 ⁰⁰	97.50
3	R/D	:45				ok under pipe	Technician:			
4	R/D	:45				ok	Total Labor Charges \$			
5	R/D	:40				1 - 12" rotor (not oscillating) installed PVC riser	Materials	QTY	Unit	Extended
6	R/D	:40				replaced 2-20ft sections of drip (squirrel damage)	PGP0430	2	28.66	57.32
7	R	:45				ok	436007	2	1.12	2.24
8	S	:30				to 1/2" line break	435007	2	1.60	3.20
9	S	:30				ok	7SPVCR6	3	2.02	6.06
10	S	:30				ok	XFFCOMP	4	0.79	3.16
11	S	:30				ok	XFD0912	4	1.10	4.40
12	S	:30				ok	TL36	6	0.22	1.32
13	S		:15			ok	429005	2	0.75	1.50
14	S		:15			ok	K14050	2	2.21	4.42
15	S		:10			ok				
16	S		:10			ok				
17	S		:10			ok				
18	S		:10			ok				
19	S		:10			ok				
20	S			:15		ok				
21	D			:05		ok				
22										
23							Total Materials	\$	79.20	
24							Total Labor	\$	7	97.50
Season Adjust % 100% 100% 100%							Grand Total	\$	176.70	
Run Time 7:35 1:20 1:20							Bill To:			
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information										

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

Bill To:

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 358663

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

Date	Due Date
09/30/25	10/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#364449 - Controller H inspection completed on 9-26-2025				\$102.20

Irrigation inspection repairs completed on 9-26-2025

Zone 1 - raised 3 spray heads

Zone 2 - raised 3 spray heads, replaced 1 clogged or damaged spray nozzle

Zone 11 - replaced 1 clogged or damaged spray nozzle

Lateral Components - 09/26/2025

Irrigation Technician Labor	1.50HR	\$65.00	\$97.50
Hunter PRO Nozzle 10 ft. Radius Full Circle	2.00EA	\$2.35	\$4.70

Grand Total **\$102.20**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,298.63	\$0.00	\$0.00	\$0.00	\$0.00

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Landscape
Maintenance
Professionals, Inc.

Property: *Parkway Center C&D*

Date: *9/26/25* Page 89 of 215
Technician: *Tom*
Arrive/ Depart: *7:55 - 11:30* /

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

Clock Type/ #	<i>Under ACC2 / controller H</i>				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)		2				
Notes:							Pgm B	1				
								2				
							Pgm C	1				
								2				
							Pgm D	1				
								2				

Zone #		Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
1	S	:20					<i>raised 3 sprayheads</i>	Labor	Hrs	Rate	Amount
2	S	:20					<i>raise 3 sprayheads, 1 nozzle</i>	Supervisor:	<i>1.5</i>	<i>65.00</i>	<i>97.50</i>
3	D	:20					<i>ok</i>	Technician:			
4	D	:20					<i>ok</i>	Total Labor Charges \$			
5	S					<i>:15 ok</i>		Materials	QTY	Unit	Extended
6	S					<i>:20 ok</i>		<i>H10F</i>	<i>2</i>	<i>2.35</i>	<i>4.70</i>
7	S					<i>:20 ok</i>					
8	S	:25				<i>✓ ok</i>					
9	D	:20				<i>✓ ok</i>	<i>Located valves and Re-programmed decoders in proper sequence</i>				
10	S	:35				<i>✓ ok</i>					
11	D	:20				<i>✓ ok</i>					
12	S	:35				<i>✓ ok</i>					
13	S	:35				<i>✓ 1 nozzle</i>					
14	S	:35				<i>✓ ok</i>					
15	D	:20				<i>✓ ok</i>					
16						<i>N/A</i>					
17	S					<i>:25 ok</i>					
18	S					<i>:20 ok</i>					
19	S				<i>:10</i>	<i>ok</i>					
20	S					<i>:25 ok</i>					
21											
22											
23								Total Materials	\$	<i>4.70</i>	
24								Total Labor	\$	<i>97.50</i>	
Season Adjust %								Grand Total	\$	<i>102.20</i>	
Run Time								Bill To:			
<i>3:35 1:40 1:10 2:05</i>											

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 358571

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

Date	Due Date
09/29/25	10/29/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#364083 - Controller I - irrigation inspection completed on 9-24-2025				\$430.85

Irrigation inspection repairs completed on 9-24-2025.

Lateral Components - 09/24/2025

Irrigation Technician Labor	1.50HR	\$65.00	\$97.50
Hunter ICD Decoder 1 station for use with ACC Controllers	1.00EA	\$285.37	\$285.37
Pro-Trade Black/White Wire Connector 25 Pc Bag	0.16BG	\$44.00	\$7.04
Hunter AC Solenoid Assembly 24 VAC	1.00EA	\$30.76	\$30.76
Rainbird Drip Line 500' Roll "by the ft."	2.00FT	\$1.10	\$2.20
Rain Bird XF Coupling 17 mm	6.00EA	\$0.79	\$4.74
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	0.10BG	\$22.00	\$2.20
Sch 40 PVC Cap 1/2 in. Socket	1.00EA	\$1.04	\$1.04

Grand Total **\$430.85**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,095.51	\$0.00	\$0.00	\$0.00	\$0.00

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Page 1 of 2

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

Clock Type/ #	Hunter I CORE/ Controller I Installed 4/25/25				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	(*)	Time/Date Adjust	(Y) N	Pgm A 1			12:00pm			12:00pm
Rain Sensor	(OK) bad	Battery Replaced	Y	(N)		Pgm B 1			9:30pm			9:30pm
Notes:						2			9:30pm			9:30pm
						Pgm C 1	12:00pm			12:00pm		
						2						
						Pgm D 1		8:00pm	8:00pm			8:00pm
						2						

will not hold current time

Programs					Technician Use Only (Use Standard Invoice forms for additional charges)							
Zone #	Type	A	B	C	D	Zone Information				Labor		
1	R	:30				ok				Supervisor:	Hrs	Rate
2	S	:10				ok				Technician:		Amount
3	R	:45				ok				Total Labor Charges \$		
4	R	:45				ok				Materials		
5	R	:30				ok				QTY	Unit	Extended
6	D/13					* Alarm - replaced decoder				447 005	1	1.04
7	S	:20				ok				XFP004P	6	0.79
8	S	:20				ok				XFP00912	2	1.10
9	D/13					ok				TLS6	10	0.22
10	S	:20				ok						
11	S	:20				* Alarm - replaced solenoid						
12	R/13	:45				ok						
13	D					1. drip line break						
14	S	:25				ok						
15	B					ok						
16	S	:25				ok						
17	S	:25				ok						
18	S	:25				ok						
19	S					ok						
20	S					ok						
21	S					ok						
22	S					ok						
23	S					ok				Total Materials	\$	10.18
24	S					ok				Total Labor	\$	32.50
Season Adjust %										Grand Total		
Run Time										\$ 42.68		
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	9/24/25	Page 93 of 215
Technician	GM	
Arrive/ Depart	/	

Page 2 of 2

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpopro.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			2						
Notes:										Pgm B	1						
											2						
										Pgm C	1						
											2						
										Pgm D	1						
											2						
Programs											2						

[illegible]

Irrigation Service/Proposal Request

Property: <u>Parkway Center CDD</u>	DATE <u>9/24/25</u>
Location <u>Controller I Zones 6 & 11</u>	
Zone 6 - <u>Blue Beech Dr West side hedge row</u>	
Zone 11 - <u>Blue Beech Dr East side sidewalk turf</u>	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

- Zones not working (alarms on controller)
- Zone 6 - replaced decoder (Data Code: Dual Aug 14)
 - Zone 11 - replaced Hunter solenoid

Materials needed :

1 - ICD 100	285.37
1 - 606 800	30.76
4 - King B14/W14 (1.76)	7.04

Foreman: <u>Tom</u>	Special Tools Needed:
Manager	Materials <u>323.17</u>
Date Completed <u>9/24/25</u>	Labor <u>65.00</u>
Total Man Hours <u>1hr @ 65.00</u>	Total <u>388.17</u>
Inspected by	
Date	

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 358573

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

Date	Due Date
09/29/25	10/29/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#364305 - Controller A inspection completed on 9-25-2025				\$94.56

Controller A inspection repairs completed on 9-25-2025.

Zone 5 - replaced 2 broken or leaking 12 inch spray heads with spray nozzles.

Lateral Components - 09/25/2025

Irrigation Technician Labor	0.50HR	\$65.00	\$32.50
Hunter PRO Nozzle 8 ft. Radius Half Circle	2.00EA	\$2.35	\$4.70
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	2.00EA	\$28.68	\$57.36

Grand Total \$94.56

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,095.51	\$0.00	\$0.00	\$0.00	\$0.00

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Clock Type/ #	Hunter XC Hybrid / Controller A						Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date			Confirm Time/ Date	OK	Time/Date Adjust	Y	(N)	Pgm A 1			7:00pm			7:00pm
Rain Sensor	OK	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)							
1	S			1:15	ok			Labor	Hrs	Rate	Amount				
2	S	1:15			ok			Supervisor:	0.5	65 ⁰⁰	32.50				
3	S	1:30			ok			Technician:							
4	S	1:20			ok			Total Labor Charges \$							
5	S	1:20			2 broken 12" sprayheads			Materials	QTY	Unit	Extended				
6	D		1:10		ok			PROSIZSI	2	28.68	57.36				
7								H8H	2	2.35	4.70				
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
19															
20															
21															
22															
23								Total Materials	\$ 62.06						
24								Total Labor	\$ 32.50						
Season Adjust %		100%						Grand Total	\$ 94.56						
Run Time		1:25	1:10	1:15				Bill To:							

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 360010

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

Date	Due Date
10/01/25	10/31/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#347501 - Parkway Center CDD - 2025/2026 Maintenance Renewal October 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)
\$19,965.99	\$250.39	\$0.00	\$0.00	\$0.00

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Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 362014

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

Date	Due Date
10/14/25	11/13/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$601.75

#364329 - Controller M - zone 8 modifications

Controller M - zone 8 zone has low pressure.

Remove section of drip from zone 8 to help increase pressure, add 60 ft. of pipe to connect to zone 9 and install 5 spray heads.

Lateral Components - 10/10/2025

Irrigation Technician Labor	5.00HR	\$65.00	\$325.00
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	8.00EA	\$2.21	\$17.68
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	5.00EA	\$2.35	\$11.75
PVC Pipe 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	60.00FT	\$1.90	\$114.00
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	3.00EA	\$16.66	\$49.98
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	2.00EA	\$28.68	\$57.36
Sch 40 PVC Coupling 1/2 in. Socket	5.00EA	\$0.75	\$3.75
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	5.00EA	\$1.40	\$7.00
Rusco Poly Nipple 1/2 in. x Close MIPT	5.00EA	\$0.79	\$3.95
Sch 40 PVC Tee 1/2 in. Socket	5.00EA	\$1.40	\$7.00
Sch 40 PVC Male Adapter 1/2 in. MIPT x Socket	2.00EA	\$1.04	\$2.08
Spears Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x 1/2 in. Socket	2.00EA	\$1.10	\$2.20

Thank you for allowing us to serve you.

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Grand Total	\$601.75
--------------------	-----------------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,017.74	\$250.39	\$0.00	\$0.00	\$0.00

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Orlando, FL 32891



Invoice 363641

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

Date	Due Date
10/28/25	11/27/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#369489 - Controller G irrigation inspection completed on 10-24-2025				\$265.51
<i>Lateral Components - 10/24/2025</i>				
Irrigation Technician Labor	3.00HR	\$65.00	\$195.00	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	3.00EA	\$16.66	\$49.98	
Rain Bird XF Tee 17 mm	1.00EA	\$1.13	\$1.13	
Rain Bird XF Coupling 17 mm	2.00EA	\$0.79	\$1.58	
Rainbird Drip Line 500' Roll "by the ft."	2.00FT	\$1.10	\$2.20	
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	6.00EA	\$2.35	\$14.10	
Rusco Poly Nipple 1/2 in. x Close MIPT	2.00EA	\$0.76	\$1.52	

Subtotal	\$265.51
Less Payments/Credits	(\$0.00)
Balance Due	\$265.51

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

Thank you for allowing us to serve you.

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

Notes: * Wader off at backflow

• Pump Cycling

• walked entire property & found leak at 6945 Towering (Not LMP) Spruce Dr

* Zones 9 + 11 not pressurizing. set station delay (130sec)

Programs					Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C		Labor	Hrs	Rate	Amount
1	S	1:15			3 - 6" sprayheads (not popping up) 1/2 poly nipples	Supervisor:	3	65.00	195.00
2	N/M			1:15	Dripbreak at tree	Technician:			
3	S	1:15			ok	Total Labor Charges \$			
						Materials	QTY	Unit	Extended
						PROSOGS1	3	16.66	49.98
						XFE TEE	1	1.13	1.13
						XFE COUP	2	0.79	1.58
9	S	1:15			3 nozzles	XFADOT12	2	1.10	2.20
						H12H	6	2.35	14.10
11	S	1:15			raise 1 sprayhead	6850CLPN	2	0.76	1.52
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23						Total Materials	\$ 63.46 70.51		
24						Total Labor	\$ 195.00		
Season Adjust %						Grand Total	\$ 258.46 265.51		
Run Time						Bill To:			



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

Return Service Requested

Invoice Date: 10/04/2025

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

Remittance Section

Page 102 of 215

Contract Number: 40819292
Due Date: 9/25/2025
Amount Due: **\$1,681.96**

Amount Enclosed: \$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204



000408192922025100400001681962

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



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
	Late Fee For 09/25/25 Payment	10/25/2025			\$114.90			\$114.90
	Returned Payment Fee	10/25/2025					\$35.00	\$35.00
	Contract Payment	10/25/2025	\$766.03					\$766.03
SUBTOTALS:			\$1,532.06		\$114.90		\$35.00	\$1,681.96

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Page 103 of 215

Your Opinion Matters

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

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

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PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
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:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

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



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

Return Service Requested

Invoice Date: 10/04/2025

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

Remittance Section

Page 104 of 215

Contract Number: 41082792

Due Date: 9/25/2025

Amount Due: **\$718.71**

Amount Enclosed: \$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204



000410827922025100400000718719

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



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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- ➔ Download Invoices
- ➔ Access Additional Credit

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Click the Link Above



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41082792-1	Contract Payment	09/25/2025	\$298.61			\$20.85		\$319.46
	Late Fee For 09/25/25 Payment	10/25/2025			\$44.79			\$44.79
	Returned Payment Fee	10/25/2025					\$35.00	\$35.00
	Contract Payment	10/25/2025	\$298.61			\$20.85		\$319.46
SUBTOTALS:			\$597.22		\$44.79	\$41.70	\$35.00	\$718.71

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Page 105 of 215

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

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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:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
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- For correspondence other than payments:

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

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



Neptune Multi services LLC

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

Invoice

Invoice No: 0053970
 Date: 09/23/2025
 Terms: NET 14
 Due Date: 10/07/2025

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

Description	Quantity	Rate	Amount
Janitorial Services June 2025	1	\$900.00	\$900.00

Payment Instructions

Cashapp \$neptunejku

Subtotal	\$900.00
TAX 0%	\$0.00
Total	\$900.00
Paid	\$0.00

Pay Now

Balance Due \$900.00



Invoice2go
from bill



Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053970 on 09/23/2025

Balance Due \$900.00

Paid

Received From: Park way CDD

Page 107 of 215

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

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

Account Number 3-0696-0046402
Invoice Number 0696-001299361
Invoice Date September 17, 2025
Previous Balance \$366.05
Payments/Adjustments -\$366.05
Current Invoice Charges \$387.95

Total Amount Due \$387.95	Payment Due Date October 07, 2025
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 09/06	5555555	-\$366.05

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 10/01-10/31			\$267.91	\$267.91
Container Refresh 10/01-10/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$111.04
CURRENT INVOICE CHARGES				\$387.95

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5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

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

Total Amount Due	\$387.95
Payment Due Date	October 07, 2025
Account Number	3-0696-0046402
Invoice Number	0696-001299361



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



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UNDERSTANDING OUR RATES, CHARGES, AND FEES

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Responsible Party

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

Residential Customers

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

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

S2W Security

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

Invoice

Invoice# INV-4726

Balance Due
\$1,222.00

Bill To

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


Invoice Date : 01 Oct 2025

Terms : Custom

Due Date : 06 Oct 2025

Subject :

Pool Security at Parkway Center CDD
 9-19-25_9-21-25
 9-26-25_9-28-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 9-19-25 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 9-20-25 12:00pm-10:00pm	10.00	26.00	260.00
3	Professional Services 9-21-25 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 9-26-25 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 9-27-25 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 9-28-25 12:00pm-9:00pm	9.00	26.00	234.00

Sub Total 1,222.00

No Tax (0%) 0.00

Total \$1,222.00**Balance Due \$1,222.00**

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



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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
250090190022	10/17/2025	ACH	10/17/2025

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 250090190022	PERIOD START 9/28/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 10/11/2025	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
250090190021	10/3/2025	ACH	10/3/2025

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 250090190021	PERIOD START 9/14/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 9/27/2025	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	10/20/2025	11/10/2025

Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	09/15/2025	57222	10/16/2025	58350	112800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$340.66
Water Base Charge	\$214.09
Water Usage Charge	\$165.88
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$519.16
Sewer Usage Charge	\$735.46

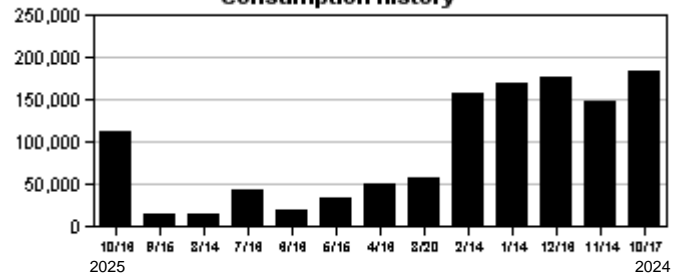
Summary of Account Charges

Previous Balance	\$912.56
Net Payments - Thank You	\$-912.56
Total Account Charges	\$1,996.01
AMOUNT DUE	\$1,996.01

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

868 0

DUE DATE

11/10/2025

**Auto Pay Scheduled
DO NOT PAY**



0055896523689 00001996016

October 14, 2025
Invoice Number: 2463929101425
Account Number: 8337 12 028 2463929
Security Code: 5433
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Auto Pay Notice

Contact Us

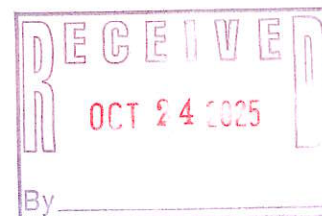
Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

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.

Summary Service from 10/14/25 through 11/13/25
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 10/31/25	
Total Due by Auto Pay	\$371.92



Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 14 10152025 NNNNNNNN 01 000810 0003

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

October 14, 2025

PARKWAY CENTER CBD

Invoice Number: 2463929101425
Account Number: 8337 12 028 2463929
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Total Due by Auto Pay \$371.92



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028246392900371922

Invoice Number: 2463929101425
 Account Number: 8337 12 028 2463929
 Security Code: 5433

Contact Us

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

8633 2390 DY RP 14 10152025 NNNNNNNN 01 000810 0003

Charge Details

Previous Balance		371.92
EFT Payment	10/01	-371.92
Remaining Balance		\$0.00

Payments received after 10/14/25 will appear on your next bill.

Service from 10/14/25 through 11/13/25

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.



Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 362881

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

Date	Due Date
10/21/25	11/20/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$1,142.70

#367041 - Irrigation pump repairs at Baywood Townhomes

Shared pump at Baywood Townhomes.

Replace 5hp Grundfos Deluxe control box.

Control Components - 10/13/2025

5 HP Grundfos Deluxe Control Box 230V 1PH	1.00EA	\$928.20	\$928.20
Installation Fee	1.00EA	\$214.50	\$214.50

Grand Total **\$1,142.70**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,244.44	\$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

Amount Due: \$9,698.12

Due Date: October 17, 2025

Account #: 311000070319

DO NOT PAY. Your account will be drafted on October 17, 2025

Account Summary

Previous Amount Due	\$9,580.60
Payment(s) Received Since Last Statement	-\$9,580.60
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$9,698.12

Amount Due by October 17, 2025 \$9,698.12

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

Your Locations With The Highest Usage



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

**1,223
KWH**



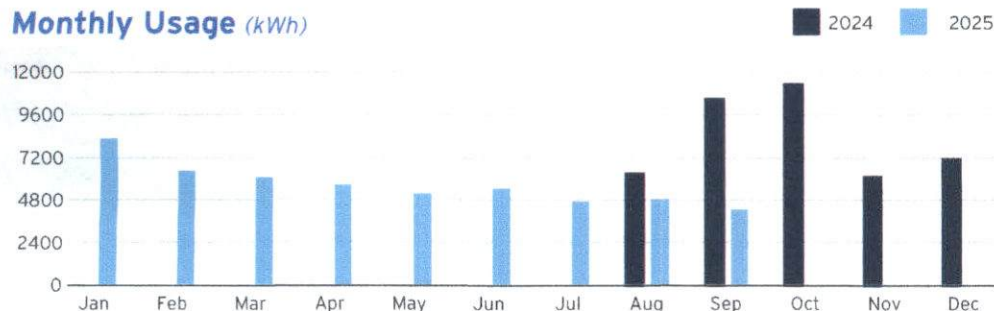
5707 STILL WATER
DR, #C, RIVERVIEW, FL
33569-0000

**745
KWH**



Scan here to interact
with your bill online.

Monthly Usage (kWh)



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



**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.

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



Pay your bill online at TampaElectric.com

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

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



Account #: 311000070319

Due Date: October 17, 2025

Amount Due: \$9,698.12

Payment Amount: \$ _____

701000002747

Your account will be
drafted on October 17, 2025

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

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

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

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

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

Sub-Account Number: 211001738486

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323060	08/29/2025	21,700		21,700		0 kWh	1	29 Days	\$18.74

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

Sub-Account Number: 211001738759

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000326790	08/29/2025	50,985		50,462		523 kWh	1	29 Days	\$99.99
									▼ 4.6%

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	08/29/2025	55,527		54,304		1,223 kWh	1	29 Days	\$208.75
									▼ 11.2%

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

Sub-Account Number: 211001739302

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000705281	08/29/2025	20,683		20,473		210 kWh	1	29 Days	\$51.36
									= 0.0%

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

Sub-Account Number: 211001739567

Amount: \$4,472.96

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 311000070319

Page 124 of 215

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: \$925.58

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

Sub-Account Number: 211015022604

Amount: \$1,045.04

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	08/29/2025	58,723		58,180		543 kWh	1	29 Days	\$103.10
									 26.1%

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

Sub-Account Number: 211014450376

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492499	08/29/2025	51,619		50,874		745 kWh	1	29 Days	\$134.48
									 2.7%

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	08/29/2025	37,974		37,514		460 kWh	1	29 Days	\$90.21
									 29.8%

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	08/29/2025	14,850		14,679		171 kWh	1	29 Days	\$45.31
									 0.6%

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

Sub-Account Number: 211014451127

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323057	08/29/2025	35,797		35,451		346 kWh	1	29 Days	\$72.50
									 3.1%

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

Sub-Account Number: 211014451317

Amount: \$268.71

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: \$520.83

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

Sub-Account Number: 211014451713

Amount: \$418.01

Total Current Month's Charges

\$9,698.12



Page 126 of 215
 Sub-Account #: 211001738486
 Statement Date: 09/30/2025

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

Meter Read

Meter Location: # A Pmp

Service Period: 08/01/2025 - 08/29/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	08/29/2025	21,700		21,700		0 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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

Current Month's Electric Charges \$18.74

Billing information continues on next page →

00000026-0000281-Page 7 of 22


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

Meter Read

Service Period: 08/01/2025 - 08/29/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000326790	08/29/2025	50,985	50,462	523 kWh	1	29 Days

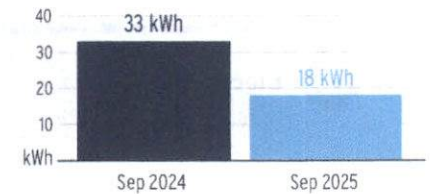
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	523 kWh @ \$0.08641/kWh	\$45.19
Fuel Charge	523 kWh @ \$0.03391/kWh	\$17.73
Storm Protection Charge	523 kWh @ \$0.00577/kWh	\$3.02
Clean Energy Transition Mechanism	523 kWh @ \$0.00418/kWh	\$2.19
Storm Surcharge	523 kWh @ \$0.02121/kWh	\$11.09
Florida Gross Receipt Tax		\$2.50
Electric Service Cost		\$99.99

Avg kWh Used Per Day


Current Month's Electric Charges
\$99.99

Billing information continues on next page →



Page 128 of 215
 Sub-Account #: 211001739070
 Statement Date: 09/30/2025

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

Meter Read

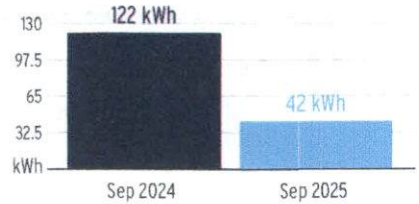
Service Period: 08/01/2025 - 08/29/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	08/29/2025	55,527		54,304		1,223 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,223 kWh @ \$0.08641/kWh	\$105.68
Fuel Charge	1,223 kWh @ \$0.03391/kWh	\$41.47
Storm Protection Charge	1,223 kWh @ \$0.00577/kWh	\$7.06
Clean Energy Transition Mechanism	1,223 kWh @ \$0.00418/kWh	\$5.11
Storm Surcharge	1,223 kWh @ \$0.02121/kWh	\$25.94
Florida Gross Receipt Tax		\$5.22

Electric Service Cost

\$208.75

Current Month's Electric Charges

\$208.75

Billing information continues on next page →



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

Meter Read

Service Period: 08/01/2025 - 08/29/2025

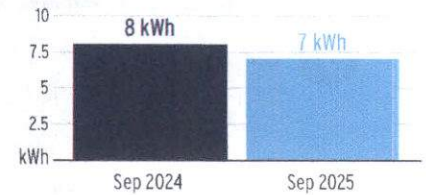
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000705281	08/29/2025	20,683	20,473	210 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
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			\$1.28
Electric Service Cost			\$51.36

Avg kWh Used Per Day



Current Month's Electric Charges

\$51.36

Billing information continues on next page →



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

Service Period: 08/01/2025 - 08/29/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	5838 kWh @ \$0.03412/kWh	\$199.19
Fixture & Maintenance Charge	71 Fixtures	\$1623.84
Lighting Pole / Wire	71 Poles	\$2333.77
Lighting Fuel Charge	5838 kWh @ \$0.03363/kWh	\$196.33
Storm Protection Charge	5838 kWh @ \$0.00559/kWh	\$32.63
Clean Energy Transition Mechanism	5838 kWh @ \$0.00043/kWh	\$2.51
Storm Surcharge	5838 kWh @ \$0.01230/kWh	\$71.81
Florida Gross Receipt Tax		\$12.88

Lighting Charges

\$4,472.96

Current Month's Electric Charges

\$4,472.96


Billing information continues on next page →



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

Service Period: 08/01/2025 - 08/29/2025 Rate Schedule: Lighting Service

Charge Details

 Electric Charges			
Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	448 kWh @ \$0.03412/kWh		\$15.29
Fixture & Maintenance Charge	28 Fixtures		\$262.64
Lighting Pole / Wire	28 Poles		\$920.36
Lighting Fuel Charge	448 kWh @ \$0.03363/kWh		\$15.07
Storm Protection Charge	448 kWh @ \$0.00559/kWh		\$2.50
Clean Energy Transition Mechanism	448 kWh @ \$0.00043/kWh		\$0.19
Storm Surcharge	448 kWh @ \$0.01230/kWh		\$5.51
Florida Gross Receipt Tax			\$0.99
Lighting Charges			\$1,222.55

Current Month's Electric Charges	\$1,222.55
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Billing information continues on next page →

00000026-0000283-Page 12 of 22



Page 132 of 215
 Sub-Account #: 211001800955
 Statement Date: 09/30/2025

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

Service Period: 08/21/2025 - 09/19/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	496 kWh @ \$0.03412/kWh	\$16.92
Fixture & Maintenance Charge	31 Fixtures	\$290.78
Lighting Pole / Wire	31 Poles	\$526.07
Lighting Fuel Charge	496 kWh @ \$0.03363/kWh	\$16.68
Storm Protection Charge	496 kWh @ \$0.00559/kWh	\$2.77
Clean Energy Transition Mechanism	496 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	496 kWh @ \$0.01230/kWh	\$6.10
Florida Gross Receipt Tax		\$1.09
State Tax		\$64.96

Lighting Charges **\$925.58**

Current Month's Electric Charges

\$925.58

Billing information continues on next page →



Page 133 of 215
 Sub-Account #: 211015022604
 Statement Date: 09/30/2025

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

Service Period: 08/21/2025 - 09/19/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	560 kWh @ \$0.03412/kWh	\$19.11
Fixture & Maintenance Charge	35 Fixtures	\$328.30
Lighting Pole / Wire	35 Poles	\$593.95
Lighting Fuel Charge	560 kWh @ \$0.03363/kWh	\$18.83
Storm Protection Charge	560 kWh @ \$0.00559/kWh	\$3.13
Clean Energy Transition Mechanism	560 kWh @ \$0.00043/kWh	\$0.24
Storm Surcharge	560 kWh @ \$0.01230/kWh	\$6.89
Florida Gross Receipt Tax		\$1.24
State Tax		\$73.35

Lighting Charges

\$1,045.04

Current Month's Electric Charges

\$1,045.04

Billing information continues on next page →



Page 134 of 215
 Sub-Account #: 211014450103
 Statement Date: 09/30/2025

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

Meter Read

Meter Location: # B

Service Period: 08/01/2025 - 08/29/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	08/29/2025	58,723		58,180		543 kWh	1	29 Days

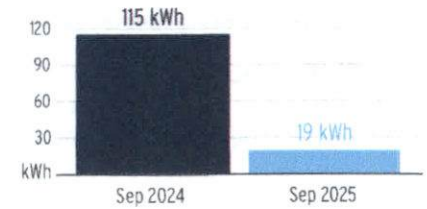
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	543 kWh @ \$0.08641/kWh	\$46.92
Fuel Charge	543 kWh @ \$0.03391/kWh	\$18.41
Storm Protection Charge	543 kWh @ \$0.00577/kWh	\$3.13
Clean Energy Transition Mechanism	543 kWh @ \$0.00418/kWh	\$2.27
Storm Surcharge	543 kWh @ \$0.02121/kWh	\$11.52
Florida Gross Receipt Tax		\$2.58
Electric Service Cost		\$103.10

Avg kWh Used Per Day



Current Month's Electric Charges

\$103.10

Billing information continues on next page →



Page 135 of 215
 Sub-Account #: 211014450376
 Statement Date: 09/30/2025

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

Meter Read

Meter Location: # C

Service Period: 08/01/2025 - 08/29/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492499	08/29/2025	51,619		50,874		745 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	745 kWh @ \$0.08641/kWh	\$64.38
Fuel Charge	745 kWh @ \$0.03391/kWh	\$25.26
Storm Protection Charge	745 kWh @ \$0.00577/kWh	\$4.30
Clean Energy Transition Mechanism	745 kWh @ \$0.00418/kWh	\$3.11
Storm Surcharge	745 kWh @ \$0.02121/kWh	\$15.80
Florida Gross Receipt Tax		\$3.36
Electric Service Cost		\$134.48

Current Month's Electric Charges

\$134.48

Billing information continues on next page →



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

Meter Read

Meter Location: # D

Service Period: 08/01/2025 - 08/29/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492524	08/29/2025	37,974	37,514	460 kWh	1	29 Days

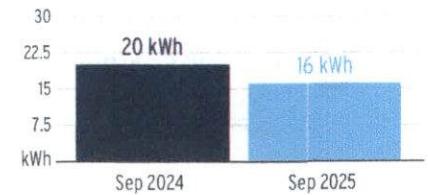
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	460 kWh @ \$0.08641/kWh	\$39.75
Fuel Charge	460 kWh @ \$0.03391/kWh	\$15.60
Storm Protection Charge	460 kWh @ \$0.00577/kWh	\$2.65
Clean Energy Transition Mechanism	460 kWh @ \$0.00418/kWh	\$1.92
Storm Surcharge	460 kWh @ \$0.02121/kWh	\$9.76
Florida Gross Receipt Tax		\$2.26
Electric Service Cost		\$90.21

Avg kWh Used Per Day



Current Month's Electric Charges

\$90.21

Billing information continues on next page →



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

Meter Read

Meter Location: # A
Service Period: 08/01/2025 - 08/29/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000536130	08/29/2025	14,850	14,679	171 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	171 kWh @ \$0.08641/kWh	\$14.78
Fuel Charge	171 kWh @ \$0.03391/kWh	\$5.80
Storm Protection Charge	171 kWh @ \$0.00577/kWh	\$0.99
Clean Energy Transition Mechanism	171 kWh @ \$0.00418/kWh	\$0.71
Storm Surcharge	171 kWh @ \$0.02121/kWh	\$3.63
Florida Gross Receipt Tax		\$1.13
Electric Service Cost		\$45.31

Avg kWh Used Per Day



Current Month's Electric Charges \$45.31

Billing information continues on next page →

00000026-0000286-Page 18 of 22



Page 138 of 215
 Sub-Account #: 211014451127
 Statement Date: 09/30/2025

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

Meter Read

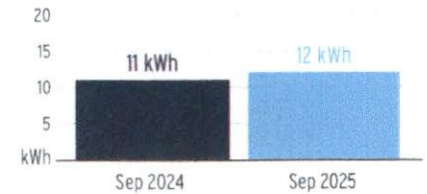
Service Period: 08/01/2025 - 08/29/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323057	08/29/2025	35,797	35,451		346 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	346 kWh @ \$0.08641/kWh	\$29.90
Fuel Charge	346 kWh @ \$0.03391/kWh	\$11.73
Storm Protection Charge	346 kWh @ \$0.00577/kWh	\$2.00
Clean Energy Transition Mechanism	346 kWh @ \$0.00418/kWh	\$1.45
Storm Surcharge	346 kWh @ \$0.02121/kWh	\$7.34
Florida Gross Receipt Tax		\$1.81
Electric Service Cost		\$72.50

Current Month's Electric Charges

\$72.50

Billing information continues on next page →


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

Service Period: 08/21/2025 - 09/19/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	144 kWh @ \$0.03412/kWh	\$4.91
Fixture & Maintenance Charge	9 Fixtures	\$84.42
Lighting Pole / Wire	9 Poles	\$152.73
Lighting Fuel Charge	144 kWh @ \$0.03363/kWh	\$4.84
Storm Protection Charge	144 kWh @ \$0.00559/kWh	\$0.80
Clean Energy Transition Mechanism	144 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	144 kWh @ \$0.01230/kWh	\$1.77
Florida Gross Receipt Tax		\$0.32
State Tax		\$18.86

Lighting Charges
\$268.71
Current Month's Electric Charges
\$268.71

Billing information continues on next page →




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

Service Period: 08/21/2025 - 09/19/2025

Rate Schedule: Lighting Service



Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days			
Lighting Energy Charge	240 kWh @ \$0.03412/kWh		\$8.19
Fixture & Maintenance Charge	15 Fixtures		\$140.70
Lighting Pole / Wire	19 Poles		\$322.43
Lighting Fuel Charge	240 kWh @ \$0.03363/kWh		\$8.07
Storm Protection Charge	240 kWh @ \$0.00559/kWh		\$1.34
Clean Energy Transition Mechanism	240 kWh @ \$0.00043/kWh		\$0.10
Storm Surcharge	240 kWh @ \$0.01230/kWh		\$2.95
Florida Gross Receipt Tax			\$0.53
State Tax			\$36.52
Lighting Charges			\$520.83

Current Month's Electric Charges **\$520.83**

Billing information continues on next page →

00000026-0000288-Page 21 of 22



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

Service Period: 08/21/2025 - 09/19/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	224 kWh @ \$0.03412/kWh	\$7.64
Fixture & Maintenance Charge	14 Fixtures	\$131.32
Lighting Pole / Wire	14 Poles	\$237.58
Lighting Fuel Charge	224 kWh @ \$0.03363/kWh	\$7.53
Storm Protection Charge	224 kWh @ \$0.00559/kWh	\$1.25
Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	224 kWh @ \$0.01230/kWh	\$2.76
Florida Gross Receipt Tax		\$0.49
State Tax		\$29.34

Lighting Charges **\$418.01**

Current Month's Electric Charges **\$418.01**

Total Current Month's Charges **\$9,698.12**



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

Statement Date: October 06, 2025
Page 142 of 215

Amount Due: \$704.25

Due Date: October 27, 2025

Account #: 211001800369

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

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

Current Month's Charges	\$704.25
-------------------------	----------

Amount Due by October 27, 2025	\$704.25
--------------------------------	----------

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



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

Account #: 211001800369

Due Date: October 27, 2025

Amount Due: \$704.25

Payment Amount: \$ _____

648915287659

Your account will be
drafted on October 27, 2025



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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

Page 143 of 215

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

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	240 kWh @ \$0.03412/kWh	\$8.19
Fixture & Maintenance Charge	15 Fixtures	\$140.70
Lighting Pole / Wire	15 Poles	\$493.05
Lighting Fuel Charge	240 kWh @ \$0.03363/kWh	\$8.07
Storm Protection Charge	240 kWh @ \$0.00559/kWh	\$1.34
Clean Energy Transition Mechanism	240 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	240 kWh @ \$0.01230/kWh	\$2.95
Florida Gross Receipt Tax		\$0.53
State Tax		\$49.32

Lighting Charges

\$704.25
Total Current Month's Charges
\$704.25

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866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 06, 2025
Page 144 of 215

Amount Due: \$662.70

Due Date: October 27, 2025

Account #: 211001800609

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

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

Current Month's Charges	\$662.70
-------------------------	----------

Amount Due by October 27, 2025	\$662.70
--------------------------------	----------

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



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Account #: 211001800609

Due Date: October 27, 2025



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Amount Due: \$662.70

Payment Amount: \$ _____

648915287660

Your account will be
drafted on October 27, 2025

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

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

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



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

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

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	260 kWh @ \$0.03412/kWh	\$8.87
Fixture & Maintenance Charge	13 Fixtures	\$166.01
Lighting Pole / Wire	13 Poles	\$427.31
Lighting Fuel Charge	260 kWh @ \$0.03363/kWh	\$8.74
Storm Protection Charge	260 kWh @ \$0.00559/kWh	\$1.45
Clean Energy Transition Mechanism	260 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	260 kWh @ \$0.01230/kWh	\$3.20
Florida Gross Receipt Tax		\$0.57
State Tax		\$46.44

Lighting Charges

\$662.70

Total Current Month's Charges

\$662.70

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Phone:

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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: October 06, 2025
Page 146 of 215

Amount Due: \$334.34

Due Date: October 27, 2025

Account #: 221007991963

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

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

Current Month's Charges	\$334.34
-------------------------	----------

Amount Due by October 27, 2025	\$334.34
---------------------------------------	-----------------

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Account #: 221007991963

Due Date: October 27, 2025

Amount Due: \$334.34

Payment Amount: \$ _____

639038808047

Your account will be
drafted on October 27, 2025

PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

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



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

Page 147 of 215
Account #: 221007991963
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	162 kWh @ \$0.03412/kWh	\$5.53
Fixture & Maintenance Charge	6 Fixtures	\$126.66
Lighting Pole / Wire	6 Poles	\$169.92
Lighting Fuel Charge	162 kWh @ \$0.03363/kWh	\$5.45
Storm Protection Charge	162 kWh @ \$0.00559/kWh	\$0.91
Clean Energy Transition Mechanism	162 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	162 kWh @ \$0.01230/kWh	\$1.99
Florida Gross Receipt Tax		\$0.36
State Tax		\$23.45

Lighting Charges **\$334.34**

Total Current Month's Charges

\$334.34

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

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7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Statement Date: October 06, 2025
Page 148 of 215

Amount Due: \$1,660.14

Due Date: October 27, 2025

Account #: 221008055560

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due	\$1,499.52
Payment(s) Received Since Last Statement	-\$1,499.52

Current Month's Charges	\$1,660.14
-------------------------	------------

Amount Due by October 27, 2025	\$1,660.14
--------------------------------	------------

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 **120% higher** than the same period last year.



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



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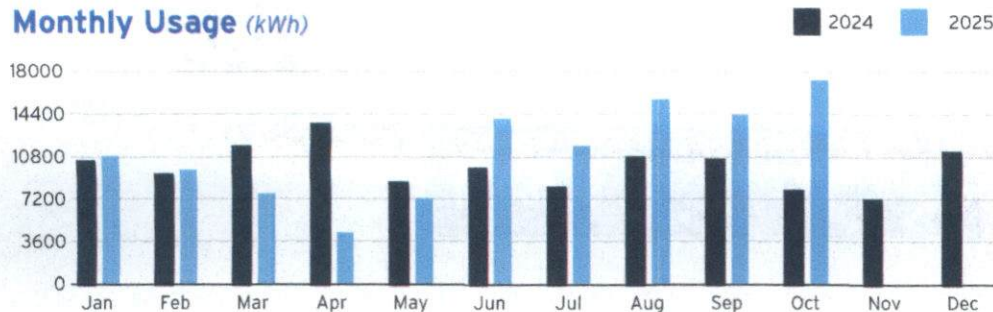
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Monthly Usage (kWh)



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

Account #: 221008055560

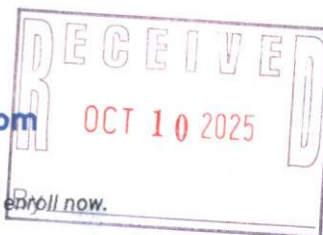
Due Date: October 27, 2025



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Amount Due: \$1,660.14

Payment Amount: \$ _____

639038808048

Your account will be
drafted on October 27, 2025



00003977 FTECO110072507465410 00000 03 00000000 18104 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

Page 149 of 215

Account #: 221008055560
Statement Date: October 06, 2025
Charges Due: October 27, 2025

Meter Read

Meter Location: CLUBHOUSE

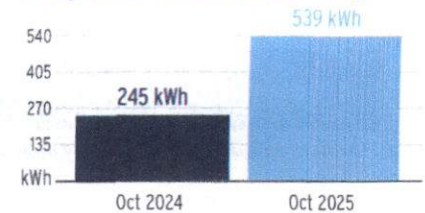
Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service Demand - Standard

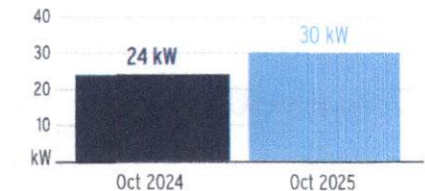
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000813546	09/30/2025	90,669	73,414	17,255 kWh	1	32 Days
1000813546	09/30/2025	30.42	0	30.42 kW	1	32 Days

Charge Details

Avg kWh Used Per Day



Billing Demand (kW)



Electric Charges

Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	30 kW @ \$18.07000/kW	\$542.10
Energy Charge	17,255 kWh @ \$0.00773/kWh	\$133.38
Fuel Charge	17,255 kWh @ \$0.03391/kWh	\$585.12
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	17,255 kWh @ \$0.00068/kWh	\$11.73
Clean Energy Transition Mechanism	30 kW @ \$1.15000/kW	\$34.50
Storm Surcharge	17,255 kWh @ \$0.01035/kWh	\$178.59
Florida Gross Receipt Tax		\$41.50
Electric Service Cost		\$1,660.14

Total Current Month's Charges

\$1,660.14

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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



Equipment Care
EPA Certified

Page 450 of 213
WORK ORDER
INVOICE

PW102225

CUSTOMER INFORMATION

Customer Name <u>PARKWAY</u>			
Address <u>78th</u>		Contact Name	
City <u>Tampa</u>	State <u>FL</u>	Zip	Contact Title
			Phone

EQUIPMENT INFORMATION

Equipment Description <u>A/C</u>		Customer PO#		Local Purchase PO#	
Mfg. <u>Carrier</u>	Model	Volts Rated	Volts Supplied	Gas <input type="checkbox"/> Nat. Type <input type="checkbox"/> LP	Pressure Rated
Serial #		Phase	Amps L1 L2 L3	Wattage	

SERVICE INFORMATION

<input type="checkbox"/> Cooking	<input type="checkbox"/> Refrigeration	<input type="checkbox"/> Beverage	<input type="checkbox"/> Install	<input type="checkbox"/> Start Up	<input type="checkbox"/> Preventive Maintenance
Problem Description <u>1. CLUB HOUSE A/C NOT WORKING</u>					

SERVICE PERFORMED

<u>1. CHECKED A/C REWIND TESTED MOSTLY AND CHECKED OPERATION</u>					

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	\$ 150 ⁰⁰

WARRANTY INFORMATION

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

<input type="checkbox"/> OEM Warranty Labor	<input type="checkbox"/> OEM Warranty Parts	<input type="checkbox"/> Install Date	<input type="checkbox"/> Warranty Auth. #
<input type="checkbox"/> Warranty Labor	<input type="checkbox"/> Warranty Parts	<input type="checkbox"/> Original W/O #	
<input type="checkbox"/> Warranty Not Applicable			

TECHNICIAN SIGN-OFF

PRINT: <u>[Signature]</u>	DATE: <u>10-22-05</u>	WORK APPROVED BY	PRINT: _____
SIGN: _____		SIGN: _____	DATE: _____



PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY		PAYMENT INFORMATION	
Credit Limit	\$105,000.00	New Balance	\$60.07
Credit Available	\$104,939.00	Minimum Payment Due	\$60.07
Statement Closing Date	September 30, 2025	Payment Due Date	October 25, 2025
Days in Billing Cycle	30		
Previous Balance	\$379.00		
- Payments & Credits	\$379.00		
+ Purchases & Other Charges	\$60.07		
+ Fees	\$0.00		
= New Balance	\$60.07		

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 \$379.00-	
09/25	09/25	F5681008C00CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	379.00-
		DALE H. WENTZEL JR	TOTAL XXXXXXXXXXXX8662 \$60.07	
09/10	09/10	24204297X00LXY1KZ	Microsoft-G112930663 701-2817490 WA	8.25
			MCC: 5045 MERCHANT ZIP: 98052	
09/21	09/22	2469216882XDR3EGH	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.84
			MCC: 4814 MERCHANT ZIP: 33178	
09/28	09/29	24204298F01T7JTYX	Google One 650-2530000 CA	2.99
			MCC: 5817 MERCHANT ZIP: 94043	
09/28	09/29	24692168F339N6Y6V	GOOGLE *Microsoft OneD 855-836-3987 CA	0.99
			MCC: 5734 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 10/25/25.

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



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

PAYMENT INFORMATION	
Account number ending in	8747
Payment Due Date	October 25, 2025
New Balance	\$60.07
Minimum Payment Due	\$60.07
Past Due Amount	\$0.00
Amount Enclosed:	\$ <input type="text"/>

LATE FEE CALCULATION

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$379.00	\$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

1 message

Straight Talk Wireless <straighttalk@email2.straighttalk.com>

Sat, Sep 20, 2025 at 7:29 AM

To: DALE WENTZEL <parkwaycenterclubhouse@gmail.com>

Your receipt is enclosed.

Having trouble viewing this email? [Click here](#)



Success

Your Auto-Refill[∞] payment is complete!

Looks like you're cruisin' down easy street from here on out. You won't be charged again until 09/19/2025.

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



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Google Play Receipt from Sep 28, 2025 - 200 GB (Google One) ORDER# SOP.3305-4293-6544-76223..7

1 message

Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com> Fri, Oct 3, 2025 at 2:28 PM
To: Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>


From: **Google Play** <googleplay-noreply@google.com>
Date: Sun, Sep 28, 2025 at 11:36 AM
Subject: Your Google Play Order Receipt from Sep 28, 2025
To: <parkwaycenterclubhouse@gmail.com>



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..7
Order date: Sep 28, 2025 11:36:09 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

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

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

Questions? Visit [Google LLC](#).



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Google Play Order Sep 28, 2025 - Microsoft 365 Storage 50 GB ORDER# GPA.3358-7410-1343-43715..1

1 message

Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com> Fri, Oct 3, 2025 at 2:25 PM
To: Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>


----- Forwarded message -----
From: Google Play <googleplay-noreply@google.com>
Date: Sun, Sep 28, 2025 at 12:27 AM
Subject: Your Google Play Order Receipt from Sep 28, 2025



Thank you

Your subscription from Microsoft Corporation on Google Play has renewed. [Manage your subscriptions](#)

Order number: GPA.3358-7410-1343-43715..1
Order date: Sep 28, 2025 12:27:00 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](#).

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	G112930663
Invoice Date In UTC	09/10/2025

Total Amount	USD 8.25
Due on 09/10/2025	

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

Invoice for activity on 09/09/2025

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/G112930663>

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)
09/09/2025-10/08/2025	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.

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
20884	10/07/2025	\$1,900.00	11/06/2025	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
2.2 PENTAIR PUMP	NEW 2.2 HP VARIABLE-SPEED COMMERCIAL SPA PUMP	1	1,600.00	1,600.00
LABOR REPAIR.	FULL INSTALLATION	1	300.00	300.00

SUBTOTAL	1,900.00
TAX	0.00
TOTAL	1,900.00
BALANCE DUE	\$1,900.00

Pay invoice



REMITTANCE ADDRESS
 Post Office Box 830719
 Birmingham, Alabama 35283-0719
 Main: (205) 251-3000
<https://www.BURR.com/payment/>
 Tax ID #63-0322727

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

17 Oct 2025
 Invoice # 1600856
 Bill Atty: S. Steady
 As of 09/30/25

1202882 PARKWAY CENTER CDD
 0002817 Parkway General File

BILL SUMMARY THROUGH SEPTEMBER 30, 2025

Professional Services	<u>\$747.50</u>
TOTAL DUE THIS BILL	\$747.50

WIRING INSTRUCTIONS:

Burr & Forman LLP Operating Account Wiring Instructions Fees and Expenses Only

Account Name:	Burr & Forman LLP 420 North 20 th Street, Suite 3400 Birmingham, Alabama 35203
Financial Institution:	Synovus Bank 1137 1 st Avenue Columbus, GA 31901
Domestic Wire and ACH ABA No.:	061100606
Account Number:	1005853518
International Wires SWIFT BIC:	FICOUS44
Burr & Forman Tax ID:	63-0322727

Please list the Invoice Number and Client-Matter Number in the Reference field.
 Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFRreceivables@burr.com

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

17 Oct 2025
Invoice # 1600856
Page 2

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

17 Oct 2025
Invoice # 1600856
Bill Atty: S. Steady
As of 09/30/25

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
09/08/25	Calls with Marsh to discuss settlement proposals.	SIS	0.30	325.00	\$97.50
09/09/25	Email Board update on litigation and emails between Marsh and opposing counsel.	SIS	0.40	325.00	\$130.00
09/11/25	Email Mark and Tonja regarding 15 foot easement.	SIS	0.20	325.00	\$65.00
09/15/25	Email Tonja 2023 documents regarding Willow Beach; call from Tonja to discuss concern with slope repair; emails to set up conference call.	SIS	0.30	325.00	\$97.50
09/16/25	Conference call with Marsh and Tonja to go over survey, type of breach, fence lines, etc. and agree on steps forward.	SIS	0.50	325.00	\$162.50
09/17/25	Email the Board a copy of the survey and a short memo; call to Tonja.	SIS	0.40	325.00	\$130.00
09/24/25	Call from Tonja to discuss site access and updated proposal.	SIS	0.20	325.00	\$65.00
Total Services					\$747.50

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

17 Oct 2025
Invoice # 1600856
Page 3

Total Services and Disbursements	<u>\$747.50</u>
TOTAL NOW DUE	<u><u>\$747.50</u></u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$325.00	<u>2.30</u>	<u>\$747.50</u>
TOTALS		2.30	\$747.50

Business Observer

Page 164 of 215

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

INVOICE

Legal Advertising

Invoice # 25-02891H

Date 09/26/2025

Attn:
Parkway Center CDD Inframark

2005 PAN AM CIRCLE SUITE 300

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

Description

Amount

Serial # 25-02891H

\$63.44

Notice of Fiscal Year 2026 Meetings

RE: Parkway Center CDD Board of Supervisors Meetings at 6:30 PM starting
10/22/25

Published: 9/26/2025

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$63.44

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

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

NOTICE

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

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

INVOICE

Legal Advertising

Notice of Fiscal Year 2026 Meetings
Parkway Center
Community Development District

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

October 22, 2025
November 18, 2025
December 17, 2025
January 28, 2026
February 25, 2026
March 25, 2026
April 22, 2026
May 27, 2026 (propose budget)
June 24, 2026
July 22, 2026
August 26, 2026 (adopt budget)
September 23, 2026

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

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

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

Alba Sanchez, Manager
September 26, 2025 25-02891H

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

NOTICE

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September 14, 2025
Invoice Number: 2463929091425
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 09/14/25 through 10/13/25
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 10/01/25	
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.

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 09162025 NNNNNNNN 01 000981 0004

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



September 14, 2025

PARKWAY CENTER CBD

Invoice Number: 2463929091425
Account Number: 8337 12 028 2463929
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Total Due by Auto Pay \$371.92



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028246392900371922

Invoice Number: 2463929091425
 Account Number: 8337 12 028 2463929
 Security Code: 5433

Contact Us

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

8633 2390 DY RP 14 09162025 NNNNNNNN 01 000981 0004

Charge Details

Previous Balance		371.92
EFT Payment	08/31	-371.92
Remaining Balance		\$0.00

Payments received after 09/14/25 will appear on your next bill.

Service from 09/14/25 through 10/13/25

Spectrum Business™ TV

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

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

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

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

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

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

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

Taxes, Fees and Charges

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

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

Billing Information

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

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

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

Continued on the next page....

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

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



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: October 22, 2025

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

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

Approved for payment: Yes

ALBA SANCHEZ
District Manager Signature

10.22.25
Date

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

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 # 11430
Invoice Date 10/03/2025

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: 10/24/2025

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

ecopestsolutions1@gmail.com
ECO-PESTSOLUTIONS.COM

Number:	IN00003747
Page:	1
Date:	1/13/2025

Sold To:	Parkway Center CDD c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607-2529
-----------------	--

Ship Amenities
To: 7461 S. Falkenburg Rd.
Riverview, FL 33578

Reference - P.O. No.	Customer No.	Salesperson	Ship Via	Terms Code
	002900D			ONRCP

Item No.	Description/Comments	Quantity	UOM	Unit Price	Amount
CO DEPOSIT	Change Order (50% Deposit) Additional Cameras	1	EA	1,845.28	922.64

Remit To:
Hidden Eyes LLC
d/b/a Envera Systems
P.O. Box 2086
Hicksville, NY 11802

Subtotal before taxes	922.64
Total taxes	0.00
Total amount	922.64
Credit Amount	0.00
Payment received	0.00
Discount taken	0.00
Amount due	922.64

Invoice

Number:	IN00004065
Page:	1
Date:	5/12/2025

Sold To:	Parkway Center CDD c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607-2529
-----------------	--

Reference - P.O. No.	Customer No.	Salesperson	Ship Via	Terms Code
2678-14688-1 FINAL	002900			NET30

Item No.	Description/Comments	Quantity	UOM	Unit Price	Amount
CO INSTALL	Change Order Installation Parkway Center: Amenity CO	1	EA	1,845.28	922.64

Remit To:
Hidden Eyes LLC
d/b/a Envera Systems
P.O. Box 2086
Hicksville, NY 11802

Subtotal before taxes	922.64
Total taxes	0.00
Total amount	922.64
Credit Amount	0.00
Payment received	0.00
Discount taken	0.00
Amount due	922.64

Invoice



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

Invoice

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

Monthly waterway service for the month this invoice is dated - 16 waterways	1,408.00
Monthly maintenance for clubhouse for the month this invoice is dated	143.00
Monthly waterway service #23 for the month this invoice is dated	212.00
Monthly waterway service #25 for the month this invoice is dated	83.00

Balance Due	\$1,846.00
--------------------	-------------------

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 426 Customer: PARKWAY CENTER CDD

Technician: Alex

Date: 10/22/2025 Time: 12:17 PM

Customer Signature: _____

[illegible]

CLARITY

- ☒ $< 1'$
 - ☐ $1-2'$
 - ☐ $2-4'$
 - ☐ $> 4'$

FLOW

- ☒ None
☐ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
- ☐ Truck

CARP PROGRAM

- ☐ Carp observed
 - ☐ Barrier Inspected

WATER LEVEL

- ☐ High
☐ Normal
☒ Low

WEATHER

- ☐ Clear
☒ Cloudy
☒ Windy
☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|------------------------------------|---|--|---|------------------------------------|
| <input type="checkbox"/> Alligator | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input checked="" type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input type="checkbox"/> Anhinga | <input checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bass | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Herons | <input checked="" type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Turtles | |

NATIVE WETLAND HABITAT MAINTENANCE

- | | | |
|---|------------------------------------|--|
| <input checked="" type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Golden Canna |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Chara | <input checked="" type="checkbox"/> Gulf Spikerush |
| <input type="checkbox"/> Blue Flag Iris | <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily |

Beneficial Vegetation Notes:

- ☐ Naiad
 ☐ _____
☒ Pickerelweed
☐ Soft Rush
 ☐ _____

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 426 Customer: PARKWAY CENTER CDD

Technician: Alex

Date: 10/22/2025 Time: 02:25 PM

Customer Signature: _____

[illegible]

CLARITY

- ☒ $< 1'$
☐ $1-2'$
☐ $2-4'$
☐ $> 4'$

FLOW

- ☒ None
☐ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
- ☐ Truck

CARP PROGRAM

- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL

- ☐ High
☐ Normal
☒ Low

WEATHER

- ☐ Clear
☒ Cloudy
☒ Windy
☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|------------------------------------|--|--|---|---|
| <input type="checkbox"/> Alligator | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input checked="" type="checkbox"/> Osprey | <input checked="" type="checkbox"/> Woodstork |
| <input type="checkbox"/> Anhinga | <input checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bass | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Herons | <input type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bream | <input checked="" type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Turtles | |

NATIVE WETLAND HABITAT MAINTENANCE

- ☒ Arrowhead ☐ Bulrush ☐ Golden Canna
☐ Bacopa ☐ Chara ☒ Gulf Spikerush
☐ Blue Flag Iris ☐ Cordgrass ☐ Lily

Beneficial Vegetation Notes:

- ☐ Naiad
 ☐ _____
- ☒ Pickerelweed
- ☐ Soft Rush
 ☐ _____

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 426 Customer: PARKWAY CENTER CDD

Technician: Alex

Date: 10/22/2025 Time: 03:40 PM

Customer Signature: _____

[illegible]

CLARITY

- ☒ $< 1'$
 - ☐ $1-2'$
 - ☐ $2-4'$
 - ☐ $> 4'$

FLOW

- ☒ None
☐ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
- ☐ Truck

CARP PROGRAM

- ☐ Carp observed
 - ☐ Barrier Inspected

WATER LEVEL

- ☐ High
☐ Normal
☒ Low

WEATHER

- ☐ Clear
☒ Cloudy
☒ Windy
☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|------------------------------------|--|--|---|------------------------------------|
| <input type="checkbox"/> Alligator | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input checked="" type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input type="checkbox"/> Anhinga | <input checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bass | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Herons | <input checked="" type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bream | <input checked="" type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Turtles | |

NATIVE WETLAND HABITAT MAINTENANCE

- | | | |
|---|------------------------------------|--|
| <input checked="" type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Golden Canna |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Chara | <input checked="" type="checkbox"/> Gulf Spikerush |
| <input type="checkbox"/> Blue Flag Iris | <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily |

Beneficial Vegetation Notes:

- ☐ Naiad
 ☐ _____
☒ Pickerelweed
☐ Soft Rush
 ☐ _____

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: October 22, 2025

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

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

Approved for payment: Yes

ALBA SANCHEZ
District Manager Signature

10.22.25
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: October 22, 2025

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

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

Approved for payment: Yes

ALBA SANCHEZ
District Manager Signature

10.22.25
Date

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 358664

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

Date	Due Date
09/30/25	10/30/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$63.31

#364450 - Controller D inspection completed on 9-26-2025

Controller D irrigation inspection repairs completed on 9-26-2025

Zone 3 - repaired 15 drip irrigation leaks caused by squirrels

Zone 5 - replaced 1 clogged or damaged spray nozzles

Lateral Components - 09/26/2025

Irrigation Technician Labor	0.50HR	\$65.00	\$32.50
Rain Bird XF Coupling 17 mm	4.00EA	\$0.79	\$3.16
Rainbird Drip Line 500' Roll "by the ft."	20.00FT	\$1.10	\$22.00
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	0.15BG	\$22.00	\$3.30
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	1.00EA	\$2.35	\$2.35

Grand Total **\$63.31**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,298.63	\$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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Clock Type/ #	Rainbird ESPMC/ Controller D				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	(OK)	bad		Battery Replaced	Y	(N)		2				

Notes:

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 362446

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

Date	Due Date
10/16/25	11/15/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#323825 - Remove Palm Stump in the middle Island	\$249.60
<i>Tree Removal - 10/03/2025</i>	

Subtotal	\$249.60
Less Payments/Credits	(\$0.00)
Balance Due	\$249.60

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

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 354984

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
				\$250.39

#359528 - Wet Check Repairs 8-27-25

The following repairs were performed during the wet check executed on 8-27-25.

Controller C - zone 2 - one broken rotor, zone 6 - one drip break, zone 12 - one broken 12-inch spray head, zone 16 - one plugged nozzle.

Controller D - Zone 1 - one broken rotor, zone 3 - three drip beaks, zone 6 - one broken 6-inch spray head, zone 10 one plugged nozzle,

Lateral Components - 08/27/2025

Irrigation Technician Labor	2.00HR	\$65.00	\$130.00
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 360 Degree	2.00EA	\$2.35	\$4.70
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	2.00EA	\$2.35	\$4.70
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$28.68	\$28.68
Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	1.00EA	\$0.82	\$0.82
Rusco Poly Nipple 1/2 in. x Close MIPT	1.00EA	\$0.76	\$0.76
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	2.00EA	\$1.40	\$2.80
Rain Bird XF Coupling 17 mm	5.00EA	\$0.79	\$3.95
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	2.00EA	\$28.66	\$57.32
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.66	\$16.66

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Grand Total	\$250.39
--------------------	-----------------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,101.74	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CAD

Date 8/27/25

Page 184 of 245

Technician Tom

Arrive/ Depart 8:20 - 12:30 /

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

Clock Type/ #	Rainbird ESPME3 / Controller C				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date 8				Time/Date Adjust	Y						
Rain Sensor	OK	bad			Battery Replaced	Y						
Notes:						Pgm A	1		12:00Am			12:00Am
						2						
						Pgm B	1		8:30pm			8:30pm
						2			10:00pm			10:00pm
						Pgm C	1		9:00Am			9:00Am
						2						
						Pgm D	1					
						2						

Programs					Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D		Labor	Hrs	Rate	Amount
1	R	145				ok West side on occasion south to light pole (2) (Bern)	Supervisor:	1	65.00	65.00
2	RD	145				(1 note) west light pole (2) south to Riverview Dr	Technician:			
3	R	145				ok East light pole (2) south to Riverview Dr	Total Labor Charges \$			
4	R/D	145				ok East meccasin south to light pole (2)				
5	RD	140				ok East Rand about south to Meccasin Trail	Materials	QTY	Unit	Extended
6	R/D	140				(bribe) South Still River Dr Rand about west to Natural	PGP0430	1	28.66	28.66
7	RD	145				ok West Rand about south to Meccasin Trail	XFFCOUP	1	0.79	0.79
8	S	130				ok	H104	2	2.35	4.70
9	S	130				ok	PROS1251	1	28.68	28.68
10	S	130				ok	407005	1	1.40	1.40
11	S	130				ok	5075CLPN	1	0.82	0.82
12	S	130				* 12" Sprayhead & Elbow				
13	S		115			ok				
14	S		115			ok				
15	S		110			ok Meccasin Trail Dr North side Turf				
16	S		110			1 nozzle " North side shrubs				
17	S		110			ok " Island shrubs				
18	S		110			ok " South Turf				
19	S		110			ok " South shrubs				
20	S			115		ok Meccasin Trail Dr Island monument sign				
21	B			102		ok Meccasin Trail Dr North South & Island trees				
22										
23										
24										
Season Adjust %							Total Materials	\$	65.05	
Run Time							Total Labor	\$	65.00	
							Grand Total	\$	130.05	
							Bill To:			

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

359 528
WT 232 88268
Allocated Scheduled



Date	8/27/25	Page 185 of 215
Technician	Tgm	
Arrive/ Depart	12:30-3:00 /	

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

Clock Type/ #	Rainbird ESP-Me / Controller D						Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date			Confirm Time/ Date	(P)	Time/Date Adjust	Y	(N)	Pgm A 1				12:00am		12:00am
Rain Sensor	(OK)	bad	Battery Replaced	Y	(N)			2						
Notes:								Pgm B 1				8:30pm		8:30pm
								2						
								Pgm C 1				7:00pm		7:00pm
								2						
								NONE Pgm D 1				7:50pm		7:50pm
Programs								2						

Programs										
Zone #	Type	A	B	C	NODE	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
							Labor	Hrs	Rate	Amount
1	R	:60				1 rotor (not oscillating) Round e Boat Island				
2	S	:30				ok Exit side North Still River (Roadside) & small island	Supervisor:	1	65.00	65.00
3	R/D	:60				3 drip breaks (squirrels)" (Bern)	Technician:			
4	S	:30				ok Still Creek Dr at Sanctuary West side	Shrubs / Fertilizer	Total Labor Charges \$		
5	S	:30				ok Still Creek Dr at Sanctuary Islands (3) & East Gate	Materials	QTY	Unit	Extended
6	S	:30				1-6" sprayhead elbow " East & West insiph & outside of gates	PGP0430	1 *	28.66	28.66
7	S	:30				ok " East side shrubs / Fence line	PROSOGL	1 *	16.66	16.66
8	S	:35				ok controller area turf	XFFLOWP	4 *	0.79	3.16
9	S	:30				ok Still River at Hamlet south side turf	H12H	2	2.35	4.70
10	S	:25				1 nozzle " South side shrubs & island	407005	1	1.40	1.40
11	S	:	:25			ok " North side Bern & Natural Area	6850CLPA	1	0.76	0.76
12	S	:	:30			ok " North Side shrubs				
13	R	:	:	:05		ok still River & Still Creek Trees at)				
14	S	:	:	:15		ok Sanctuary & Hamlet Monument Signs				
15	S	:	:	:30		ok Still Creek Dr South Pinch breeze East side entrance				
16	S	:	:	:30		ok Still Creek Dr East side Spruce Creek Cir North to Pond				
17	S	:	:	:30		ok Still Creek Dr west side Spruce Creek Cir North to pond				
18	S	:	:	:30		ok Still Creek Wks side Pond North to Pinch breeze				
19	R	:	:	:02		ok " East & West side Trees				
NODE R/X					:40	ok Spruce Creek Cir & Still Creek Open field				
							Total Materials	\$	55.34	
							Total Labor	\$	65.00	
							Grand Total	\$	120.34	
Season Adjust %	100%	100%	100%				Bill To:			
Run Time	6:00	2:57	1:20							

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

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

359528
WT 23288268 Allocated Scheduled

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 363140

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

Date	Due Date
10/24/25	11/23/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$23.30

#369023 - Irrigation inspection completed on 10-21-2025*Lateral Components - 10/21/2025*

Irrigation Technician Labor	0.25HR	\$65.00	\$16.25
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	3.00EA	\$2.35	\$7.05

Grand Total **\$23.30**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,432.00	\$0.00	\$0.00	\$0.00	\$0.00

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thelmpadvantage.com
(877) 567-7761

Property: Parkway Center CDD

Date: 10/21/25
 Technician: Tom Page 187 of 215
 Arrive/ Depart: 2:15-2:45 1

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

Clock Type/ #	Rainbird ESPM-3 / Controller E2						Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date			Confirm Time/ Date	(Y)	Time/Date Adjust	Y	(N)	Pgm A	1			6:00pm		6:00pm
Rain Sensor	(OK)	bad		Battery Replaced	Y	(N)		2						
Notes:								Pgm B	1			3:00pm		3:00pm
									2					
								Pgm C	1					
									2					
								Pgm D	1					
									2					
	Programs								2					

Programs						Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D					Labor	Hrs	Rate	Amount
1	S	1:30				3 nozzles				Supervisor:	0.25	65.00	16.25
2	S	1:15				ok				Technician:			
3	B/D	1:15				ok				Total Labor Charges \$			
4	S	1:15				ok				Materials	QTY	Unit	Extended
5										H/555T	3	2.35	7.05
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
21													
22													
23										Total Materials	\$	7.05	
24										Total Labor	\$	16.25	
Season Adjust %										Grand Total	\$	23.30	
Run Time										Bill To:			
100% 100%													
1:00 1:15													

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

368959
 WT 23319058
 Allocated Scheduled

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 363141

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

Date	Due Date
10/24/25	11/23/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$164.26

#369222 - Controller E irrigation inspection completed on 10-22-2025*Lateral Components - 10/22/2025*

Irrigation Technician Labor	1.25HR	\$65.00	\$81.25
Cr2032 Coin Cell Battery	1.00EA	\$7.75	\$7.75
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$28.68	\$28.68
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.66	\$16.66
Sch 40 PVC Male Adapter 3/4 in. MIPT x Socket	1.00EA	\$1.12	\$1.12
Sch 40 PVC Female Adapter 3/4 in. Socket x FIPT	1.00EA	\$1.60	\$1.60
Rain Bird XF Barb Tee Female Adapter 17 mm x 3/4 in. x 17 mm Barb x FIPT x Barb	1.00EA	\$4.62	\$4.62
Hunter PRO Nozzle 15 ft. Radius Half Circle 180 Degree	8.00EA	\$2.35	\$18.80
PVC Pipe 3/4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	1.00FT	\$2.02	\$2.02
Irritrol Super Blue Flex Pipe 1/2 in. x 100 ft. (Priced per ft.)	2.00FT	\$0.88	\$1.76

Grand Total **\$164.26**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
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\$2,432.00	\$0.00	\$0.00	\$0.00	\$0.00
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Property: Parkway Center CSD

Date	10/22/25
------	----------

Technician Torres

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Arrive/ Depart	12:30 - 3:00
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P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com

Clock Type/ #	Hunter ACC / Controller E				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<input checked="" type="radio"/>	Time/Date Adjust	<input checked="" type="radio"/>	N	Pgm A	1				
Rain Sensor	ok	<input checked="" type="radio"/>	Battery Replaced	<input checked="" type="radio"/>	N		2					
Notes: * Replace rain sensor battery							Pgm B	1				8:00pm
								2				
							Pgm C	1				
								2				
							Pgm D	1				9:45am
								2				

[illegible]

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Please Remit Payment to:

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Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 363642

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

Date	Due Date
10/28/25	11/27/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#369491 - Controller I irrigation inspection completed on 10-24-2025				\$39.95
<i>Control Components - 10/24/2025</i>				
Irrigation Technician Labor	0.50HR	\$65.00	\$32.50	
Pro-Trade Tan Wire Connector #22 - #6 AWG 15 pc. Bag	0.13BG	\$57.31	\$7.45	

Subtotal	\$39.95
Less Payments/Credits	(\$0.00)
Balance Due	\$39.95

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Page 1 of 2

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

Clock Type/ #	<i>Hunter I CORE / Controller I</i>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<input checked="" type="radio"/>	Time/Date Adjust	Y	<input checked="" type="radio"/>			12:00pm			12:00pm
Rain Sensor	<input checked="" type="checkbox"/>	bad		Battery Replaced	Y	<input checked="" type="radio"/>						

Notes:

Programs						2						
Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)					
1	R	:30				raise 2 nozzles. (increase to 45min)	Labor	Hrs	Rate	Amount		
2	S	:10				ok	Supervisor:	0.5	65 ⁰⁰	32.50		
3	R	:45				ok	Technician:					
4	R	:45				ok	Total Labor Charges \$					
5	R	:30				ok	Materials	QTY	Unit	Extended		
6	NB			:35		ok	King Tan	2	3.82	7.64		
7	S	:20				ok						
8	S	:20				ok						
9	NB			:35		ok						
10	S	:20				ok						
11	S	:20				* Alarm. re-wired solenoid						
12	R	:45				ok						
13	D			:35		ok						
14	S	:25				ok						
15	B			:05		ok						
16	S	:25				ok						
17	S	:25				ok						
18	S	:25				raised 1 sprayhead						
19	S		:25			ok						
20	S		:25			ok						
21	S		:25			ok						
22	S		:25			ok						
23	S		:25			ok	Total Materials	\$ 7.64				
24	S		:25			ok	Total Labor	\$32.50				
Season Adjust %							Grand Total	\$ 40.14				
Run Time							Bill To:					
6:25 2:30 6:35												



Landscape
Maintenance
Professionals, Inc.

Property: Parkway Center CAD

Date: 10/24/25

Technician: Town

Page 193 of 215

Arrive/ Depart

1

Page 2 of 2

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

Clock Type/ #		Hudson KORE / Controller I						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				2					

Notes:

		Programs													
Zone #	Type	A	B	C	D	Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)					
25	D			135						Labor		Hrs	Rate	Amount	
26	D			135						Supervisor:					
27	D			135						Technician:					
28	D			135								Total Labor Charges		\$	
29	B			105						Materials		QTY	Unit	Extended	
30	-														
31	D			135											
32	D			135											
33	D			135											
34	D			135											
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100															
Season Adjust %										Total Materials		\$			
Run Time										Total Labor		\$			
										Grand Total		\$			
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information										Bill To:					

See Page 1

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Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 363640

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

Date	Due Date
10/28/25	11/27/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#369487 - Controller C irrigation inspection completed on 10-23-2025				\$269.05
<i>Lateral Components - 10/23/2025</i>				
Irrigation Technician Labor	2.00HR	\$65.00	\$130.00	
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00EA	\$28.66	\$28.66	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.66	\$16.66	
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$28.68	\$28.68	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	2.00EA	\$1.40	\$2.80	
Rusco Poly Nipple 1/2 in. x Close MIPT	4.00EA	\$0.76	\$3.04	
Sch 40 PVC Male Adapter 1/2 in. MIPT x Socket	1.00EA	\$1.04	\$1.04	
Sch 40 PVC Female Adapter 1/2 in. Socket x FIPT	1.00EA	\$1.28	\$1.28	
Sch 40 PVC Coupling 1/2 in. Socket	2.00EA	\$0.75	\$1.50	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	4.00EA	\$2.21	\$8.84	
PVC Pipe 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	1.00FT	\$1.90	\$1.90	
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	19.00EA	\$2.35	\$44.65	

Subtotal	\$269.05
Less Payments/Credits	(\$0.00)
Balance Due	\$269.05

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Clock Type/ #	<u>Rainbird ESPMa3 / Controller C</u>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<u>Y</u>	Time/Date Adjust	Pgm A 1				<u>12:00am</u>			<u>12:00am</u>
Rain Sensor	<u>OK</u>	bad		Battery Replaced	2							

Notes:

* Pressure weak on all spray zones (8-12)

		+10 Programs													
Zone #	Type	A	B	C	D	Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)					
1	R	1:45				ok					Labor		Hrs	Rate	Amount
2	R/D	1:45				ok					Supervisor:		2	65.00	130.00
3	R/D	1:45				ok					Technician:				
4	R	1:45				raise 1 rotor					Total Labor Charges \$				
5	R/D	1:40				1 rotor					Materials		QTY	Unit	Extended
6	R/D	1:40				ok					PGP0430		1	28.66	28.66
7	R	1:45				straighten 2 rotors					PRO50651		1	16.66	16.66
8	S	1:30				4 nozzles (3-1/2" w/ 8-1/2")					PRO51251		1	28.68	28.68
9	S	1:30			*	6" sprayhead & elbow (added flex pipe)					407 005		2	1.40	2.80
10	S	1:30				1 nozzle (switch 3-12" & 3-8")					6850 CLPN		4	0.76	3.04
11	S	1:30				4 nozzles (10ft)					436 005		1	1.04	1.04
12	S	1:30				ok					435 005		1	1.28	1.28
13	S		1:15			raise 1 sprayhead, 8 nozzles, changed 4" to 6" (added flex)					429 005		2	0.75	1.50
14	S		1:15			ok					KF050		4	2.21	8.84
15	S		1:10			ok					50 PVCBE		1	1.90	1.90
16	S		1:10			ok					H10H		19	2.35	44.65
17	S		1:10			ok									
18	S		1:10			ok									
19	S		1:10			ok									
20	S			1:15		1 - 12" sprayhead, w/ PVC riser									
21	B			1:02		ok									
											Total Materials		\$ 139.05		
											Total Labor		\$ 130.00		
											Grand Total		\$ 269.05		
Season Adjust %	100%	100%	100%			Bill To:									
Run Time	7:35	1:20	1:17												
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information															



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

Return Service Requested

Invoice Date: 10/04/2025

9170000351 PRESORT PBPS001



PARKWAY CENTER COMMUNITY DEVELOPMENT
ACCOUNTS PAYABLE:
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008



Remittance Section

Page 197 of 215

Contract Number: 40819292

Due Date: 9/25/2025

Amount Due: \$1,681.96

Amount Enclosed: \$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204



000408192922025100400001681962

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
9/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE "A"
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
40819292-1	Contract Payment	09/25/2025	\$766.03					\$766.03
	Late Fee For 09/25/25 Payment	10/25/2025			\$114.90			\$114.90
	Returned Payment Fee	10/25/2025					\$35.00	\$35.00
	Contract Payment	10/25/2025	\$766.03					\$766.03
SUBTOTALS:			\$1,532.06		\$114.90		\$35.00	\$1,681.96



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NAVITAS CREDIT CORP.
A UNITED COMMUNITY BANK COMPANY

PH: 888-978-6353

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

For Payments

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

By Check:

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PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

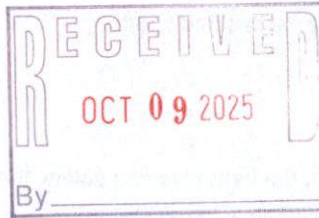
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201 EXECUTIVE CENTER DR., SUITE 100
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 10/04/2025



Remittance Section

Page 199 of 215

Contract Number: 41082792
Due Date: 9/25/2025
Amount Due: \$718.71

Amount Enclosed: \$

0000000000

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9170000352 PRESORT PBPS001



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

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204



000410827922025100400000718719

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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
	Late Fee For 09/25/25 Payment	10/25/2025			\$44.79			\$44.79
	Returned Payment Fee	10/25/2025					\$35.00	\$35.00
	Contract Payment	10/25/2025	\$298.61			\$20.85		\$319.46
SUBTOTALS:			\$597.22		\$44.79	\$41.70	\$35.00	\$718.71

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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:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

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

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

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



Neptune Multi services LLC

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

Invoice

Invoice No: 0053971
 Date: 09/24/2025
 Terms: NET 14
 Due Date: 10/08/2025

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

Description	Quantity	Rate	Amount
Janitorial services July 2025 one rental clean	1	\$1,000.00	\$1,000.00

Payment Instructions

Cashapp \$neptunejku

Subtotal	\$1,000.00
TAX 0%	\$0.00
Total	\$1,000.00
Paid	\$0.00

Balance Due \$1,000.00



Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053971 on 09/24/2025

Balance Due \$1,000.00

Paid

Received From: Park way CDD

Page 202 of 215

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

 /

Signature





Munyan Painting
7325 Ulmerton Rd
Largo FL 33771
Phone: 727-442-5062
Fax: 727-441-2831

INVOICE

Customer

Parkway Center
 Attn: Alba Sanchez
 7461 South Falkenburg Rd
 Riverview, FL 33578

Date

9/18/2025

Invoice #

23753

Rep

JD

Quantity	Description	Rate	Total
1	Exterior Painting of 14 Monument Signs located at throughout Parkway Center -	8,951.00	8,951.00
2	Option 1: 24K Gold Leaf Accents - Per email dated 9/18/25 via Jeff Davis and Alba an agreement was reached to charge Material only \$553.58 per Gallon - Used amount 2 Gallons	553.58	1,107.16
	Previously sent invoices for this project were voided		
SubTotal			
Total			\$10,058.16

Payments/Credits

\$0.00

Balance Due

\$10,058.16

WE HAVE MOVED!

Our new address is 7325 Ulmerton Rd, Largo,
 FL 33771

Due to increasingly more and more wire fraud schemes nowadays, let it be known that Munyan never, ever accepts wire transfers as a form of payment.

Thank you for choosing Munyan Painting

**Munyan Painting
7325 Ulmerton Dr
Largo FL 33771**

WAIVER AND RELEASE OF LIEN

The undersigned contractor, subcontractor, supplier, or other person entitled to Claim of Lien pursuant to Chapter 713 of the Florida Statutes, for any work, services, or materials performed on the following described property, does hereby waive and relinquish any right to impose a legal or equitable Claim of Lien against said property for labor, services, or materials heretofore or hereafter supplied with reference to same. The undersigned further certifies that all labor, materials, supplies, equipment, and services have been paid in full.

PROJECT NAME AND ADDRESS:

Parkway Center
Attn: Alba Sanchez
7461 South Falkenburg Rd
Riverview, FL 33578

Total: \$ 10,058.16

Invoice: 23753

SCOPE OF WORK:

Exterior Painting

BY: _____

TITLE: President

NOTARIZED

**STATE OF FLORIDA,
COUNTY OF PINELLAS**

BEFORE ME, personally appeared **Ralph Munyan** who is well known to me to be the person described in and who executed the foregoing instrument and acknowledged to and before me that said instrument was executed for the purposes therein expressed.

WITNESS my hand and official seal this **18th** day of **September 2025**.



JESSICA BAKER
Commission # HH 695600
Expires November 3, 2029

NOTARY PUBLIC – STATE OF FLORIDA

Sign: _____

Personally Known: X

Identification: _____

This release is contingent upon receipt of payment in the amount hereof.

R. Marshall Rainey P.A.

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

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

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

INVOICE # 2025-1002**DATE** 10/01/2025

DATE	ACCOUNT SUMMARY	AMOUNT
06/11/2025	Balance Forward	4,620.00
	Other payments and credits after 06/11/2025 through 09/30/2025	-4,620.00
10/01/2025	Other invoices from this date	0.00
	New charges (details below)	1,365.00
	Total Amount Due	1,365.00

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
08/01/2025	Phone call with Alba Sanchez to discuss actions to be taken on fence bid and restoration contract; email to Tonja Stewart regarding survey and desired timeline for proceeding with project on along Willow Beach lots	0.50	350.00	175.00
08/05/2025	Confer with Tonja Stewart regarding survey results and intended proposal for relocation of maintenance easement and completion of restoration work to drainage pond bank	0.30	350.00	105.00
08/12/2025	correspond with Tonja Stewart regarding timing of contractor's work and update to survey of boundary line along north side of affected owners' parcels; correspond with owners' counsel regarding status of survey and timing issues	0.40	350.00	140.00
09/02/2025	Review of specific purpose survey prepared by Stantec with respect to Oak Park northern boundary and encroaching fences along that same side of the development; prepare settlement proposal correspondence to opposing counsel with a copy of survey; correspond with Tonja Stewart	1	350.00	350.00
09/05/2025	Receive correspondence from owners' counsel regarding proposed settlement and correspond with regarding same	0.20	350.00	70.00
09/08/2025	Review site photographs in regards to tree locations and correspond with Tonja Stewart regarding same; correspond with owners' counsel regarding request for	0.40	350.00	140.00

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
	owners' proposal and tree issues			
09/16/2025	Review of material from Tonja Stewart regarding proposed restoration of Oak Park retention area; ZOOM conference with Scott Steady and Tonja Stewart to review proposed settlement with owners and engineering/maintenance issues with retention area	0.80	350.00	280.00
09/18/2025	Receive and review correspondence from District Engineer and counsel for owners; prepare response to counsel for owners as to progress of review of proposed remediation efforts and fence setbacks	0.30	350.00	105.00
TOTAL OF NEW CHARGES				1,365.00
BALANCE DUE				\$1,365.00

S2W Security

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

Invoice

Invoice# INV-4729

Balance Due
\$1,196.00

Bill To

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

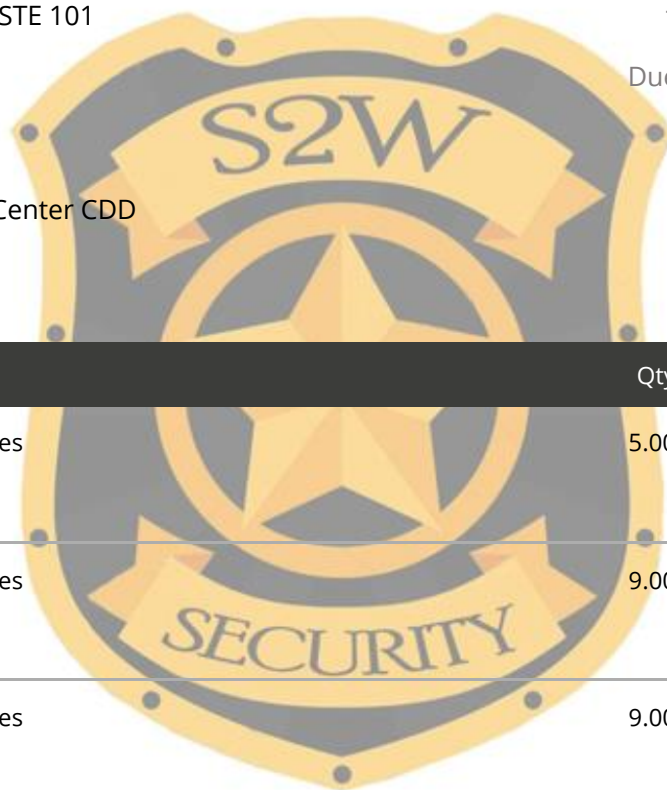
Invoice Date : 15 Oct 2025

Terms : Custom

Due Date : 20 Oct 2025

Subject :

Pool Security at Parkway Center CDD
 10-3-25_10-5-25
 10-10-25_10-12-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 10-3-25 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 10-4-25 12:00pm-9:00pm	9.00	26.00	234.00
3	Professional Services 10-5-25 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 10-10-25 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 10-11-25 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 10-12-25 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



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: October 22, 2025

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

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

Approved for payment: Yes

ALBA SANCHEZ 10.22.25
District Manager Signature Date

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



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

Statement Date: October 06, 2025
Page 214 of 215

Amount Due: \$892.06

Due Date: October 27, 2025

Account #: 211001800146

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

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

Current Month's Charges	\$892.06
-------------------------	----------

Amount Due by October 27, 2025	\$892.06
---------------------------------------	-----------------

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



Scan here to view
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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: October 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$892.06

Payment Amount: \$ _____

648915287658

Your account will be
drafted on October 27, 2025

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

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

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



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

Page 215 of 215

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

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	304 kWh @ \$0.03412/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$624.53
Lighting Fuel Charge	304 kWh @ \$0.03363/kWh	\$10.22
Storm Protection Charge	304 kWh @ \$0.00559/kWh	\$1.70
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.67
State Tax		\$62.48
Lighting Charges		\$892.06

Total Current Month's Charges

\$892.06

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.