

Parkway Center Community Development District

January 28, 2026

Final Agenda Package

ZOOMS MEETING INFORMATION

Meeting ID: 832 1556 4329

Passcode: 140459

<https://us06web.zoom.us/j/83215564329> pwd=YRBV1t4PEuFkvEljmLbvI9RKjwwXTR.1

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Parkway Center Community Development District

Board of Supervisors

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

Staff

Alba Sanchez, District Manager
Scott Steady, District Counsel
Tonja Stewart, District Engineer
Dale Wentzel, District Onsite Manager
Jason Liggett, Field Supervisor
Jonathan Sciortino, District Accountant
Crystal Yem, District Admin

Meeting Agenda

Wednesday, January 28, 2026 – 6:30 p.m.

Zooms Meeting Information

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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
 1. Consideration of Settlement Agreement and Mutual Release.....Page 3
 2. Consideration of Maintenance Easement Agreement.....Page 8
 3. Consideration of Engagement Letter.....Page 20
 - B. District Engineer
 - C. Accountant Report
 1. Review of the November Financial and Consideration of November 2025
Check Register and Operation and Maintenance ReportPage 24
 2. Review of the December Financial and Consideration of the December
2025 Check Register and Operation & Maintenance Report.....Page 163
 3. Consideration of Opening a Reserve Account
 - D. Field Inspection Report
(Under Separate Cover)
 1. Consideration of Parking Lot Striping Proposal.....Page 235
 - E. Landscape Report
 - F. Aquatic Report
 - G. District Manager
 - H. On-Site Manager Report
5. Business Items
6. Business Administration
 - A. Consideration of Minutes from the Regular Meeting on December 17, 2025.....Page 236
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, February 25, 2026, 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

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This Settlement Agreement and Mutual Release (the “Agreement”) is entered into as of the date of the last signature affixed hereto (the “Effective Date”), by and between Parkway Center Community Development District, a local unit of special purpose government (“**the District**”), and Crystal Nicole Suranofsky n/k/a Crystal Campbell, Mitchell Harless, Elizabeth Harless, Keith Penny, Jr., Jamie W. Penny, Zachary Cruz, and Jin Chen (**collectively “the Homeowners”**). The foregoing parties to this Agreement may be referred to individually as a “Party” and collectively as the “Parties.”

WHEREAS, the District filed a lawsuit against the Homeowners and others in the Hillsborough County Circuit Court on October 17, 2024, Case No. 24-CA-008273 (**the “Action”**), seeking Declaratory and Injunctive Relief related to the parties’ rights and obligations with respect to a platted maintenance easement running along the northern boundary of the Homeowners’ parcels (“**Maintenance Easement**”) as described in the District’s Complaint for Declaratory and Injunctive Relief (**the “Complaint”**);

WHEREAS, the Homeowners filed their Answer and Affirmative Defenses on March 13, 2025, raising various defenses to the Complaint including, but not limited to, statute of limitations, abandonment, and waiver;

WHEREAS, the Parties now mutually desire to fully and finally resolve any and all issues, claims, and defenses arising out of or relating to the Maintenance Easement and the Action;

WHEREAS, the Parties expressly acknowledge that this Agreement constitutes a compromise of disputed claims and that it does not in any way constitute an admission of liability or wrongdoing by either Party;

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions, and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Recitals**. The above recitals are incorporated herein and made a part hereof and each of the Parties acknowledge that the recitals are true and correct to the Parties’ knowledge, information and belief, and each is a material inducement to enter into this Agreement.

2. **Terms**. The Parties have agreed to a modification of the Maintenance Easement, reducing it from forty feet (40’) along each Homeowner’s rear lot line as platted, to fifteen feet (15’), and that such agreement will be documented and recorded with (A) a partial release of the forty foot (40’) Maintenance Easement as it relates to the Homeowners’ parcels only, as such is referenced in the Plats recorded at Plat Book 89, Pages 82-1 through 82-12, and Plat Book 126, Pages 21-27, all in the Official Records of Hillsborough County, Florida, in the form attached hereto as Exhibit “A” (**the “Release”**); and (B) a new maintenance easement reflecting an easement of fifteen feet (15’) in the form attached hereto as Exhibit “B” (“**New Maintenance Easement**”) over which no permanent improvements (including fencing) will be allowed. The

Parties further agree and understand that the Release and New Maintenance Easement shall not be recorded until the following conditions are met:

- (a) the District will within six (6) months after the execution of this Agreement enter into third-party contracts with one or more contractors for the restoration of the drainage pond behind the Homeowner's parcels, which will include the temporary removal of the Homeowner's fencing along their respective rear lot lines and such removal will include the fencing that is perpendicular to the rear lot lines roughly 20-25 feet back from their existing terminus;
- (b) in the weeks prior to commencement of the restoration work, the District will remove and neatly stack the owners' fences in their respective backyards;
- (c) after the fence removal the District, at its cost, will install temporary construction fencing across the back of the Homeowners' parcels for security and pets;
- (d) the District will give the Homeowners at least seven (7) days advance notice of when any fencing will be removed and an estimate of how much time it will take to restore the drainage pond once the fences are removed;
- (e) after the fencing is removed the Homeowners will be paid by the District a sum of \$15 per rear lot line foot to have their respective permanent fences relocated after the restoration work is completed, if they so choose, and such fencing may be relocated to a line no closer than fifteen feet (15') short of each Homeowner's respective rear lot line, thereby leaving the New Maintenance Easement area open for future maintenance requirements. Any relocation of the Homeowners' fences will be coordinated between the Homeowners and their chosen fence contractor; and
- (f) upon completion of the restoration work on the drainage pond in the areas adjacent to the Homeowners' parcels, the Action shall be dismissed with prejudice and the above referenced Release and New Maintenance Easement shall be recorded .

3. **Mutual Release.** Except for the obligations and requirements contained in this Agreement, in consideration of the mutual covenants, promises, and conditions contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties, together with each of their respective past, present, and future officers, owners, directors, shareholders, attorneys, members, managers, servants, agents, employees, representatives, partners, trustees, insurers, predecessors, privies, assigns, heirs, beneficiaries, parent corporations, affiliated companies and subsidiaries, hereby forever release, discharge, acquit, and hold harmless each other, of and from any and all claims, liabilities, warranties, demands, actions, causes of action, damages, compensatory damages, exemplary damages, special damages, punitive

damages, attorneys' fees, expenses, and/or costs that the Parties have, had, or may have against each other arising out of, or in any way relating to the Action and/or the matters raised in the Complaint (the "Released Claims").

4. **No Admission.** This Agreement shall not be construed against any Party as an admission of liability or concession of any matters, except as to those specific agreements contained herein. The Parties understand and agree that this Agreement and the settlement provided for herein are intended to compromise disputed claims and defenses, to avoid litigation, and that this Agreement, and the settlement provided for herein, shall not be construed or viewed as an admission by any Party of any liability or wrongdoing, such liability being expressly denied.

5. **Governing Law and Venue.** This Agreement is made and entered into in the State of Florida, and shall in all respects be interpreted, enforced and governed in, and under, the laws of Florida. If a Party is required to enforce the terms of this Agreement, venue shall be exclusively in a court of competent jurisdiction in and for Hillsborough County, Florida.

6. **Attorneys' Fees and Costs.** The Parties shall bear their own attorneys' fees and costs relating to the preparation of the Agreement. In the event of a dispute arising out of or relating to this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs, and expenses, including any incurred in an appeal.

7. **Knowing and Voluntary.** The Parties acknowledge that they are signing this Agreement knowingly and voluntarily, that they have read and understood all the terms of this Agreement, and that they are not relying on any representation or statement, written or oral, not set forth in this Agreement. The Parties affirmatively intend to be legally bound by the terms and provisions of this Agreement.

8. **Construction.** The Parties agree and acknowledge that this Agreement was drafted and reviewed by all Parties each having the opportunity to hire legal counsel. The Parties agree that the Agreement shall be construed as if the Parties jointly prepared it and any uncertainty or ambiguity shall not be interpreted or construed against any one Party and in favor of the other. The language of this Agreement shall be construed as a whole, according to its fair meaning.

9. **Entire Agreement.** This Agreement constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes all prior agreements and understandings, if any, relating to the subject matter hereof. The Parties mutually represent and acknowledge that in executing this Agreement, they do not rely, and have not relied, upon any representation by any of the Parties or any other statement or representation not set forth herein.

10. **Modification.** This Agreement may not be amended, modified, altered, or changed except upon express written consent of the Parties wherein specific reference is made to this Agreement.

11. **Execution.** This Agreement may be signed and executed in counterparts, and each counterpart, when executed, shall have the efficacy of the original. Photographic, scanned, or

facsimile copies of any such signed counterparts may be used in lieu of the original for any purpose. This Agreement shall not be effective and enforceable until each Party has signed it.

12. **Successor and Assigns.** This Agreement shall be binding upon the Parties' successors and assigns.

13. **Authority.** Each Party represents and warrants that it has the full power and authority to enter into this Agreement, and that the execution of this Agreement has been duly authorized by all necessary corporate or organizational action.

[Signatures on Following Page]

IN WITNESS WHEREOF, the undersigned have executed this Agreement effective as of the Effective Date.

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____
Date: _____

Crystal Nicole Suranofsky n/k/a Crystal
Campbell
Date: _____

Mitchell Harless
Date: _____

Elizabeth Harless
Date: _____

Keith Penny, Jr.
Date: _____

Jamie W. Penny
Date: _____

Zachary Cruz
Date: _____

Jin Chen
Date: _____

This instrument prepared by and return to:
R. Marshall Rainey, Esq.
R. Marshall Rainey P.A.
3507 Misty Oaks Place
Brandon, FL 33511
(813) 334-0866

MAINTENANCE EASEMENT AGREEMENT

THIS MAINTENANCE EASEMENT AGREEMENT (the "Agreement") is made this ____ day of January, 2026, by and between **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 ("**the District**"), and Crystal Nicole Suranofsky n/k/a Crystal Campbell, whose address is 8318 Willow Beach Drive, Riverview, Florida 33578, Mitchell Harless and Elizabeth Harless, whose address is 8316 Willow Beach Drive, Riverview, Florida 33578, Keith Penny, Jr. and Jamie W. Penny, whose address is 8320 Willow Beach Drive, Riverview, Florida 33578, Zachary Cruz, whose address is 8322 Willow Beach Drive, Riverview, Florida 33578, and Jin Chen, whose address is 8314 Willow Beach Drive, Riverview, Florida 33578 (**collectively "the Homeowners"**).

WITNESSETH:

WHEREAS, the District is the owner of that certain tract or parcel of land lying and being in Hillsborough County, Florida, being more particularly described on **Exhibit "A"** attached hereto and made a part hereof by this reference, which is comprised primarily of a retention pond and related facilities for the drainage of the adjoining residential properties (hereinafter referred to as the "District Tract"); and

WHEREAS, the Homeowners are the individual owners of five separate residential parcels contiguous to the District Tract lying and being in Hillsborough County, Florida, and being more particularly described on **Exhibit "B"** attached hereto and made a part hereof by this reference (hereinafter referred to as the "Homeowners' Parcels"); and

WHEREAS, the District and the Homeowners desire to establish a maintenance and access easement and rights benefiting the District Tract and burdening the Homeowners' Parcels, as hereinafter provided.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00), the mutual benefits to be derived by the provisions of this Agreement, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged by the parties hereto, the District and the Homeowners do hereby covenant and agree as follows:

1. Benefited Parties/Binding Effect. The rights, easement and obligations established in this Agreement shall run with the land and be for the benefit of the District Tract and shall be binding upon the Homeowners' Parcels. The owner of the District Tract may delegate the right to

use and maintain the easement granted herein to its employees, agents, contractors, licensees, and successors and assigns.

2. Easements. The Homeowners hereby grant and convey to the District, for the benefit of and as an appurtenance to the District Tract, a non-exclusive, perpetual easement over, upon, across and through the easement area described in **Exhibit “C”** and depicted in **Exhibit “C-1”** attached hereto (the “Easement Area”) and located on the Homeowners’ Parcels for the purposes of pedestrian and vehicular access for the maintenance of the District Tract, together with the obligation of the District to maintain and repair the Easement Area.

The District hereby covenants and agrees to keep and maintain the Easement Area in good order, condition and state of repair, including mowing, trimming, and maintaining the drainage pond banks.

The Homeowners agree that they shall not at any time or in any manner interfere with or restrict the full and complete use and enjoyment by the District, or any successor to the district, any party of the easements granted herein. The Homeowners further agree that they shall not at any time construct or erect any permanent improvement within the Easement Area, including buildings, sheds, fences, pools, lanais, patios, landscaping features, trees or any other item that cannot be readily removed from the Easement Area upon minimal notice.

This Agreement does not dedicate the easement created herein to the general public. It is the intent of this Agreement to grant an easement over the Easement Area without limiting the right of the Homeowners to alter, demolish, redevelop or, subject to the provisions of this Paragraph 2, improve the remainder of each of the Homeowners’ Parcels, unless expressly stated herein to the contrary.

In no event shall the Easement Area be altered or changed in any manner without the written consent of the parties hereto.

3. Indemnification. The District and the Homeowners shall indemnify and hold the other and their tenant harmless from and against any and all loss, cost, damage, liability, or expense (including reasonable attorneys' fees actually incurred and court costs) incurred by the District or one of the Homeowners in connection with the exercise by the other of the easements rights created herein, or a violation by the other of the conditions and limitations imposed by the Agreement, except to the extent caused by the negligence or willful act of the aggrieved party, or its employees, tenants, contractors, agents, or licensees.

4. Duration. The provisions of this Agreement shall run with and bind the land described herein and shall be and remain in effect perpetually to the extent permitted by law. In no event shall the Easement Area granted herein be altered or changed in any manner without the written consent of the parties hereto.

7. Miscellaneous. This Agreement shall be governed in accordance with the laws of the State of Florida. The paragraph headings in this Agreement are for convenience only, shall in

no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers. No party hereto shall be obligated to take any action to enforce the terms of this Agreement or to exercise any easement, right, power, privilege or remedy granted, created, conferred, or established hereunder. This Agreement may be amended, modified, or terminated only in writing, executed, and acknowledged by all parties to this Agreement or their respective successors or assigns. Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Witnesses:

**Parkway Center Community
Development District,**
a Local unit of special purpose government

Print Name: _____
Address: _____

By: (Print Name)

Its: Chair of the Board of Supervisors

Print Name: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of his/her [] personal appearance or [] by online notarization on this ____ day of , 2026, by _____, Chair of the Board of Supervisors of Parkway Center Community Development District, a local unit of special purpose government, on behalf of said entity, [] who is personally known to me or [] has produced _____ as identification.

Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

Homeowners:

Crystal Nicole Suranofsky
n/k/a Crystal Campbell
Date: _____

Mitchell Harless
Date: _____

Elizabeth Harless
Date: _____

Keith Penny, Jr.
Date: _____

Witnesses:

Print Name: _____
Address: _____

Jamie W. Penny
Date: _____

Print Name: _____
Address: _____

Print Name: _____
Address: _____

Zachary Cruz
Date: _____

Print Name: _____
Address: _____

Print Name: _____
Address: _____

Jin Chen
Date: _____

Print Name: _____
Address _____

Print Name: _____
Address: _____

Homeowners' Notarial Blocks Appear on the Following Pages

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of his/her [] personal appearance or [] by online notarization on this ____ day of , 2026, by Crystal Campbell [] who is personally known to me or [] has produced _____ as identification.

Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of his/her [] personal appearance or [] by online notarization on this ____ day of , 2026, by Mitchell Harless [] who is personally known to me or [] has produced _____ as identification.

Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of his/her [] personal appearance or [] by online notarization on this ____ day of , 2026, by Elizabeth Harless [] who is personally known to me or [] has produced _____ as identification.

Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of his/her [] personal appearance or [] by online notarization on this ____ day of , 2026, by Keith Penny, Jr. [] who is personally known to me or [] has produced _____ as identification.

Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of his/her [] personal appearance or [] by online notarization on this ____ day of , 2026, by Jamie W. Penny [] who is personally known to me or [] has produced _____ as identification.

Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of his/her [] personal appearance or [] by online notarization on this ____ day of , 2026, by Zachary Cruz [] who is personally known to me or [] has produced _____ as identification.

Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of his/her [] personal appearance or [] by online notarization on this ____ day of , 2026, by Jin Chen [] who is personally known to me or [] has produced _____ as identification.

Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"
Legal Description of District Tract

A parcel of land being ALL of LOT 7, BLOCK 1, according to the plat of OAK CREEK CORPORATE CENTER COMMERCIAL CORE, as recorded in Plat Book 89, Page 82, of the Public Records of Hillsborough County, Florida, lying in Section 13, Township 30 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 13, run thence along the North boundary of the Northwest 1/4 of said Section 13, S.89°33'46"E., 984.12 feet to a point on the Westerly boundary of TRACT "CDD-1", according to said plat of OAK CREEK CORPORATE CENTER COMMERCIAL CORE, thence along said Westerly boundary of TRACT "CDD-1", the following five (5) courses: 1) S.02°16'37"W., 1327.17 feet; 2) N.89°34'18"W., 5.88 feet; 3) S.02°11'26"W., 863.56 feet; 4) S.89°34'34"E., 3.89 feet; 5) S.02°15'07"W., 1686.16 feet to the Southwest corner of said TRACT "CDD-1", said point also being the **POINT OF BEGINNING**; thence along the Southerly boundary of said TRACT "CDD-1", the following five (5) courses: 1) S.87°44'53"E., 210.20 feet; 2) N.02°08'47"E., 40.00 feet; 3) S.87°44'53"E., 46.87 feet; 4) N.02°15'07"E., 467.24 feet; 5) S.87°46'53"E., 511.50 feet to a point on the Westerly right-of-way line of FAULKENBURG ROAD EXTENSION, according to said plat of OAK CREEK CORPORATE CENTER COMMERCIAL CORE (now known as S. FALKENBURG ROAD); thence along said Westerly right-of-way line of S. FALKENBURG ROAD, the following two (2) courses: 1) S.01°46'44"E., 264.18 feet to a point of curvature; 2) Southwesterly, 891.17 feet along the arc of a curve to the right having a radius of 740.00 feet and a central angle of 69°00'00" (chord bearing S.32°43'16"W., 838.28 feet) to the Westerlymost corner of the right-of-way for said S. FALKENBURG ROAD; thence continue Westerly, 300.04 feet along the arc of said curve to the right having the same radius of 740.00 feet and a central angle of 23°13'52" (chord bearing S.78°50'12"W., 297.99 feet) to a point of tangency; thence N.89°32'52"W., 68.87 feet to a point on the Easterly boundary of the TAMPA ELECTRIC COMPANY RIGHT-OF-WAY, as recorded in Official Records Book 785, Page 447, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary, N.00°14'46"E., 245.00 feet to a point on the Southerly boundary of the TAMPA ELECTRIC COMPANY RIGHT-OF-WAY, as recorded in Official Records Book 1210, Page 353, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary, also being the North boundary of the Southwest 1/4 of the Southwest 1/4 of the aforesaid Section 13, S.89°32'52"E., 5.28 feet to the Southeast corner of said TAMPA ELECTRIC COMPANY RIGHT-OF-WAY; thence along the Easterly boundary of said TAMPA ELECTRIC COMPANY RIGHT-OF-WAY, N.02°15'07"E., 304.79 feet to the **POINT OF BEGINNING**.

Containing 13.405 acres, more or less.

EXHIBIT "B"
Legal Description of Homeowners' Parcels

Lots 3, 4, 5, 6, and 7, Block 73, OAK CREEK PARCEL 6, according to the map or plat thereof, as recorded in Plat Book 126, Pages 21-27 of the Public Records of Hillsborough County, Florida.

EXHIBIT "C"
Easement Area
Legal Description

The northerly fifteen feet (15') of Lots 3, 4, 5, 6, and 7, Block 73, OAK CREEK PARCEL 6, according to the map or plat thereof, as recorded in Plat Book 126, Pages 21-27 of the Public Records of Hillsborough County, Florida.

EXHIBIT "C-1" Easement Area Depiction





Erin McCormick | Law, PA

Erin Rae McCormick: Attorney/President at Erin McCormick Law, PA
(Established 2016)

Representative Experience:

Special district representation, including community development districts (CDDs). Handling matters including advising CDDs on contracting, budget and assessment processes, Sunshine laws, management and operation of infrastructure, financing and construction of infrastructure, refinancing of bonds, and real property transactions. Includes negotiations with state and other local governments and third parties; liaison between community development district and eminent domain counsel; siting and negotiation of cell tower lease; environmental agency coordination regarding preservation and conservation areas; redevelopment of recreational facilities; real estate due diligence; permitting of CDD facilities.

Professional and Community Leadership Experience:

Past and/or current leadership positions with the Hillsborough County Environmental and Land Use Section (Former Chair), Builders Association of Greater Tampa (Former Chair of Governmental Affairs, Urban Land Institute (Current Member); Florida Bar Journal (Former Executive Editor), United Way Women's Leadership Steering Committee (Former Chair), Hillsborough Association of Women Lawyers (Past Board Member), Bay Area Volunteer Lawyer's Program and Attorney Ad Litem

Work Experience:

Attorney and President at Erin McCormick Law, PA: January 2016 – Present

Shareholder at Buchanan Ingersoll Rooney PC (merged with Fowler White Boggs):
2014 – January 2016

Shareholder at Fowler White Boggs PA: March 1992 – 2014

Education:

University of Florida – Frederic G. Levin College of Law

Juris Doctorate, with Honors, 1989-1991

University of Virginia

College of Arts & Sciences, Bachelor of Arts, American Government, 1983-1987

Honors and Recognitions:

Listed in *The Best Lawyers in America*® and *The Best Law Firms in America*®

Martindale-Hubbell AV Preeminent™ Peer Rated Lawyer

December 11, 2025

Parkway Center Community Development District
Board of Supervisors
c/o Scott Steady, Esq., District Counsel

Re: **Engagement Agreement**

Dear Board Members,

Erin McCormick Law, PA ("Erin McCormick Law, PA" or the "Law Office") is pleased to accept the request of the Parkway Center Community Development District (the "**District**") for legal representation. In accordance with the Rules of Professional Conduct and the Law Office's procedures, this engagement agreement (the "Agreement") confirms the terms on which Erin McCormick Law, PA will provide legal services to the District in connection with representation on governmental matters and other matters as to which we accept your request for legal representation.

Billing Matters

I will be the attorney in the Law Office principally responsible for the District's matters. My current hourly rate for services performed for the District during the transition period between January 1, 2026 and March 31, 2026 will be \$325.00. Beginning April 1, 2026, my billing rate for the remainder of the calendar year 2026 will be \$395.00 per hour. Billing rates and charges for the District may be revised annually.

Erin McCormick Law, PA will provide a monthly statement with a brief description of each item of work. Monthly billings will also include expenses incurred in connection with each service matter. Expenses include items such as filing fees, travel costs, delivery/messenger services, photocopy, telephone and fax charges, and computerized legal research service charges. Disbursements in excess of \$250 will normally be forwarded to the District for direct payment. As is usually the case, disbursement charges may not be current at the time of each monthly billing and will be billed later. If you have questions concerning a billing statement, please call or email me. Payment of our statements is due upon receipt of our invoice.

The District's execution of this Agreement indicates its understanding of an agreement with the foregoing. The Law Office reserves the right to decline to continue to provide services to clients who do not comply with this Agreement. The District agrees that the Law Office may, at its election, and subject to withdrawal requirements as may apply, withdraw from this representation if the District fails to comply with the terms of this Agreement. The District

CDD Board of Supervisors
Engagement Letter
December 11, 2025
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agrees not to contest the Law Office's withdrawal from any court proceeding in such an event. Upon withdrawal or termination of the representation, the Law Office will deliver the files to the District.

Scope of Representation

The District is our sole client with respect to this engagement. Individuals or entities that are affiliated with the District, such as Board members, officers, and employees, are not clients of Erin McCormick Law, PA, unless we otherwise agree in writing.

I will keep the District informed about the status of this representation. I may express my views about the prospects of the District's matters; however, these views are not a prediction or guarantee of the outcome and do not constitute a promise or assurance of success.

Public Communications

The Law Office may sometimes identify clients in various public communications including (but not limited to) press releases, the Law Office website and brochures used to describe the Law Office and its capabilities. We ask that your signature on this letter also acknowledge your consent to including the District's name in these communications.

Document Procedures

The Law Office's policy is to deliver to the client, upon request, all documents and property the client has provided the Law Office and documents and materials prepared as part of the representation. To the extent not inconsistent with Chapter 190, *Florida Statutes*, we may exclude our internal memoranda and records, attorney notes, drafts not intended for external distribution and similar lawyer working materials. We may also elect to retain a copy of other portions of the file at our expense. In accordance with the Law Office's records retention program, we will retain any files relating to the District's matters that it does not ask to have returned. In accordance with Chapter 190, *Florida Statutes*, and to the extent applicable, the Law Office will coordinate with the District's custodian of public records, to provide public records relating to the legal services provided to the District, upon completion of our engagement. To avoid indefinite storage, to the extent that such records are not retained by the custodian of public records, we reserve the right to dispose of any documents or other materials retained by us within a reasonable time after the completion of our engagement. Before disposing of any such documents or materials, we will offer the District an opportunity to obtain such documents or materials within a reasonable time frame.

CDD Board of Supervisors
Engagement Letter
December 11, 2025
Page - 3 -

Effective Date

This Agreement will govern all legal services performed by the Law Office on behalf of the District commencing with the date the Law Office first performed services. Even if this Agreement does not take effect, the District will be obligated to pay the Law Office the reasonable value of any services the Law Office may have performed for the District.

Assent

Please acknowledge your understanding and agreement regarding the terms of our engagement as described in this Agreement by signing one of the enclosed copies in the space provided below and returning it to me at: 3314 Henderson Boulevard, Suite 100D, Tampa, Florida 33609. The District should retain the second copy duplicate for its records.

I greatly appreciate your confidence in us, and look forward to continuing to work with the District.

Sincerely,

ERIN MCCORMICK LAW, PA

By: _____
Erin R. McCormick

ACCEPTED this _____ day of _____, 2025.

By: **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

By: _____, Chair, Board of Supervisors

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2025

Prepared by:



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

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	SERIES 2018-1 DEBT SERVICE FUND	SERIES 2018-2 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash In Bank	\$ 138,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,381
Cash In Bank	202,865	-	-	-	-	-	202,865
Due From Other Funds	-	-	50,315	18,883	-	-	69,198
Investments:							
Reserve Fund	-	17,293	190,859	144,716	-	-	352,868
Revenue Fund	-	179,899	198,959	91,516	-	-	470,374
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 Infrastructure	-	-	-	-	970,250	-	970,250
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	\$ 349,564	\$ 197,192	\$ 440,133	\$ 255,115	\$ 6,994,495	\$ 6,940,000	\$ 15,176,499

LIABILITIES

Accounts Payable	\$ 24,137	\$ -	\$ 361	\$ -	\$ -	\$ -	\$ 24,498
Bonds Payable	-	-	-	-	-	6,940,000	6,940,000
Due To Other Funds	53,430	14,108	-	-	-	-	67,538
TOTAL LIABILITIES	77,567	14,108	361	-	-	6,940,000	7,032,036

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	SERIES 2018-1 DEBT SERVICE FUND	SERIES 2018-2 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	183,084	439,772	255,115	-	-	877,971
Unassigned:	271,997	-	-	-	6,994,495	-	7,266,492
TOTAL FUND BALANCES	271,997	183,084	439,772	255,115	6,994,495	-	8,144,463
TOTAL LIABILITIES & FUND BALANCES	\$ 349,564	\$ 197,192	\$ 440,133	\$ 255,115	\$ 6,994,495	\$ 6,940,000	\$ 15,176,499

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,357	\$ 1,357	0.00%
Special Assmnts- Tax Collector	970,110	54,686	(915,424)	5.64%
Other Miscellaneous Revenues	10,000	1,917	(8,083)	19.17%
TOTAL REVENUES	980,110	57,960	(922,150)	5.91%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,600	10,400	13.33%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	1,172	2,028	36.63%
ProfServ-Recording Secretary	2,772	-	2,772	0.00%
ProfServ-Trustee Fees	12,500	-	12,500	0.00%
Disclosure Report	6,000	1,500	4,500	25.00%
District Counsel	7,500	1,723	5,777	22.97%
District Engineer	7,500	3,397	4,103	45.29%
District Manager	29,705	7,426	22,279	25.00%
Accounting Services	28,667	7,169	21,498	25.01%
Auditing Services	9,500	-	9,500	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	750	5	745	0.67%
Public Officials Insurance	4,325	4,325	-	100.00%
Legal Advertising	1,000	39	961	3.90%
Misc-Non Ad Valorem Taxes	7,000	1,795	5,205	25.64%
Bank Fees	350	-	350	0.00%
Miscellaneous Expenses	410	313	97	76.34%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	136,379	30,639	105,740	22.47%
<u>Electric Utility Services</u>				
Electricity - Streetlights	154,000	28,339	125,661	18.40%
Total Electric Utility Services	154,000	28,339	125,661	18.40%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	2,900	388	2,512	13.38%
Total Garbage/Solid Waste Services	2,900	388	2,512	13.38%
<u>Water-Sewer Comb Services</u>				
Utility - Water	24,000	2,192	21,808	9.13%
Total Water-Sewer Comb Services	24,000	2,192	21,808	9.13%
<u>Other Physical Environment</u>				
Waterway Management	22,300	4,122	18,178	18.48%
Field Services	27,707	12,217	15,490	44.09%
Waterway Management - Other	2,500	-	2,500	0.00%
Contracts - Landscape	274,413	37,836	236,577	13.79%
Clubhouse Security Systems	14,000	4,605	9,395	32.89%
Onsite Staff	61,944	9,961	51,983	16.08%
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	1,050	8,950	10.50%
R&M-Pools	39,600	6,734	32,866	17.01%
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	2,901	9,099	24.18%
Mitigation Area Monitoring & Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	533,427	110,158	423,269	20.65%
<u>Capital Expenditures & Projects</u>				
Capital Improvements	29,135	26,537	2,598	91.08%
Total Capital Expenditures & Projects	29,135	26,537	2,598	91.08%
<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	11,526	4,524	71.81%
Total Road and Street Facilities	22,550	11,526	11,024	51.11%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
Security Patrol Services	10,000	4,810	5,190	48.10%
Pool Service Repairs	2,500	-	2,500	0.00%
Playground Equipment and Maintenance	12,000	3,486	8,514	29.05%
Special Events	2,000	-	2,000	0.00%
Misc-Contingency	13,219	2,803	10,416	21.20%
Total Parks and Recreation	39,719	11,099	28,620	27.94%
<u>Reserves</u>				
Capital Reserve	38,000	-	38,000	0.00%
Total Reserves	38,000	-	38,000	0.00%
TOTAL EXPENDITURES & RESERVES	980,110	220,878	759,232	22.54%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(162,918)	(162,918)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		434,915		
FUND BALANCE, ENDING		\$ 271,997		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Series 2008 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1,364	\$ 1,364	0.00%
Special Assmnts- Tax Collector	172,874	9,645	(163,229)	5.58%
TOTAL REVENUES	172,874	11,009	(161,865)	6.37%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	42,659	21,330	21,329	50.00%
Total Debt Service	172,659	21,330	151,329	12.35%
TOTAL EXPENDITURES	172,659	21,330	151,329	12.35%
Excess (deficiency) of revenues				
Over (under) expenditures	215	(10,321)	(10,536)	-4800.47%
OTHER FINANCING SOURCES (USES)				
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>\$ (10,321)</u>	<u>\$ (10,966)</u>	<u>-4800.47%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		193,405		
FUND BALANCE, ENDING		<u>\$ 183,084</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Series 2018-1 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2,990	\$ 2,990	0.00%
Special Assmnts- Tax Collector	381,720	21,298	(360,422)	5.58%
TOTAL REVENUES	381,720	24,288	(357,432)	6.36%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	265,000	-	265,000	0.00%
Interest Expense	121,969	60,984	60,985	50.00%
Total Debt Service	386,969	60,984	325,985	15.76%
TOTAL EXPENDITURES	386,969	60,984	325,985	15.76%
Excess (deficiency) of revenues				
Over (under) expenditures	(5,249)	(36,696)	(31,447)	699.10%
OTHER FINANCING SOURCES (USES)				
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>\$ (36,696)</u>	<u>\$ (20,949)</u>	<u>699.10%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		476,468		
FUND BALANCE, ENDING		<u>\$ 439,772</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Series 2018-2 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2,193	\$ 2,193	0.00%
Special Assmnts- Tax Collector	289,432	16,140	(273,292)	5.58%
TOTAL REVENUES	289,432	18,333	(271,099)	6.33%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	100,000	-	100,000	0.00%
Interest Expense	187,232	94,616	92,616	50.53%
Total Debt Service	287,232	94,616	192,616	32.94%
TOTAL EXPENDITURES	287,232	94,616	192,616	32.94%
Excess (deficiency) of revenues				
Over (under) expenditures	2,200	(76,283)	(78,483)	-3467.41%
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	<u>\$ 2,200</u>	<u>\$ (76,283)</u>	<u>\$ (82,883)</u>	<u>-3467.41%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		331,398		
FUND BALANCE, ENDING		<u>\$ 255,115</u>		

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082
Statement No. 25_11

Statement Date 11/30/2025

G/L Account No. 101002 Balance	138,381.38	Statement Balance	177,688.13
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	177,688.13
Subtotal	138,381.38	Outstanding Checks	-39,306.75
Negative Adjustments	0.00	Ending Balance	138,381.38
Ending G/L Balance	138,381.38		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
10/31/2025		JE001211	Accounts Receivable	FY25 Excess Fees	12,475.41	12,475.41	0.00
11/07/2025		JE001212	Special Assmnts-Tax Collector	Tax Rev Debt Service	15,570.04	15,570.04	0.00
11/20/2025		JE001237		BankUnited, N.A.	26,537.41	26,537.41	0.00
11/14/2025		JE001238	Special Assmnts-Tax Collector	Tax Revenue Debt Service	43,893.92	43,893.92	0.00
11/30/2025		JE001242	Miscellaneous Revenues	Square INC	144.75	144.75	0.00
11/30/2025		JE001242	Miscellaneous Revenues	Square INC	482.95	482.95	0.00
11/30/2025		JE001242	Miscellaneous Revenues	Square INC	396.00	396.00	0.00
11/30/2025		JE001242	Miscellaneous Revenues	Square INC	145.35	145.35	0.00
11/30/2025		JE001242	Miscellaneous Revenues	Square INC	145.35	145.35	0.00
11/30/2025		JE001243	Electricity - Streetlights	ADJE Teco ACH	49.32	49.32	0.00
11/21/2025		JE001244	Special Assmnts-Tax Collector	Tax Rev/Debt Srvc	42,304.88	42,304.88	0.00
Total Deposits					142,145.38	142,145.38	0.00
Checks							0.00
10/23/2025	Payment	1189	KOKO L. MILLER CHARTER	Check for Vendor V00171	-200.00	-200.00	0.00
10/30/2025	Payment	300172	COMMUNICATION S ACH	Inv: 2463929101425 ACH	-371.92	-371.92	0.00
11/05/2025	Payment	100197	FIRST CHOICE AQUATIC WEED	Inv: 115226	-1,846.00	-1,846.00	0.00

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082
Statement No. 25_11

Statement Date 11/30/2025

Date	Type	Account No.	Description	Reference	Debit	Credit	Balance
11/05/2025	Payment	100198	ALL A/C AND REFRIGERATION LLC	Inv: PW102225	-150.00	-150.00	0.00
11/05/2025	Payment	100199	LANDSCAPE MAINTENANCE	Inv: 363642, Inv: 363640, Inv: 363641	-574.51	-574.51	0.00
11/05/2025	Payment	100200	BLUE LIFE POOL SERVICE LLC	Inv: 21097	-1,660.00	-1,660.00	0.00
11/05/2025	Payment	100201	S2W SECURITY LLC	Inv: INV-4736	-1,196.00	-1,196.00	0.00
11/06/2025	Payment	1192	PARKWAY CENTER CDD	Check for Vendor V00115	-5,771.71	-5,771.71	0.00
11/06/2025	Payment	300174	TECO ACH	Inv: 101725-0369 ACH	-704.25	-704.25	0.00
11/07/2025	Payment	100202	INFRAMARK LLC	Inv: 1163353	-5,290.00	-5,290.00	0.00
11/10/2025	Payment	1193	NANCY MILLAN, TAX COLLECTOR	Check for Vendor V00047	-1,795.11	-1,795.11	0.00
11/12/2025	Payment	100203	LANDSCAPE MAINTENANCE	Inv: 365891	-18,917.75	-18,917.75	0.00
11/12/2025	Payment	100204	ENVERA SYSTEMS	Inv: 762115	-271.50	-271.50	0.00
11/12/2025	Payment	100205	BUSINESS OBSERVER INC	Inv: 25-03473H	-39.38	-39.38	0.00
11/14/2025	Payment	300175	TECO ACH	Inv: 110325-0319 ACH	-9,844.26	-9,844.26	0.00
10/31/2025	Payment	002738	DECISIONHR	PAYROLL 10/2025	-1,992.14	-1,992.14	0.00
11/18/2025	Payment	1194	PARKWAY CENTER CDD	Check for Vendor V00115	-7,203.43	-7,203.43	0.00
11/14/2025	Payment	002748	DECISIONHR	PAYROLL 11/14/2025	-1,992.14	-1,992.14	0.00
11/20/2025	Payment	1195	CLAUDIA BRYANT	Check for Vendor V00275	-200.00	-200.00	0.00
11/20/2025	Payment	1196	JO ANN WARD	Check for Vendor V00236	-200.00	-200.00	0.00
11/18/2025	Payment	100206	INFRAMARK LLC	Inv: 163546	-7,940.76	-7,940.76	0.00
11/21/2025	Payment	100208	ECO PEST SOLUTIONS	Inv: 11848	-150.00	-150.00	0.00
11/21/2025	Payment	100209	SUBURBAN PROPANE	Inv: 1158-329430	-1,515.65	-1,515.65	0.00
11/21/2025	Payment	100210	CENTURY FIRE HOLDINGS LLC	Inv: 40011236	-361.00	-361.00	0.00
11/26/2025	Payment	100212	LANDSCAPE MAINTENANCE	Inv: 368467, Inv: 368527, Inv: 368529, Inv: 368528	-1,403.95	-1,403.95	0.00
11/06/2025	Payment	300177	REPUBLIC SERVICES #696 ACH	Inv: 0696-001306041 ACH	-387.52	-387.52	0.00
11/20/2025	Payment	300179	NAVITAS CREDIT CORP -ACH	Inv: 110425-9292 ACH	-766.03	-766.03	0.00
11/20/2025	Payment	300180	NAVITAS CREDIT CORP -ACH	Inv: 110425-2792 ACH	-319.46	-319.46	0.00
11/25/2025	Payment	300181	BANKUNTIED CC PMT	Inv: 103125-8747 ACH	-312.82	-312.82	0.00
11/30/2025		JE001242	Other Miscellaneous Revenues	Square INC	-300.00	-300.00	0.00
Total Checks					-73,677.29	-73,677.29	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

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082

Statement No. 25_11

Statement Date

11/30/2025

11/20/2025	Payment	1197	KOKO L. MILLER	Check for Vendor V00171	-200.00
11/20/2025	Payment	1198	TANYA O'CONNOR	Check for Vendor V00183	-200.00
11/25/2025	Payment	1199	TECO ACH	Check for Vendor V00244	-26,537.41
11/21/2025	Payment	100207	S2W SECURITY LLC	Inv: INV-4742	-1,196.00
11/26/2025	Payment	100211	FIRST CHOICE AQUATIC WEED	Inv: 116291	-2,276.00
11/26/2025	Payment	100213	BLUE LIFE POOL SERVICE LLC	Inv: 21309	-380.00
11/28/2025	Payment	300182	TECO ACH	Inv: 110625-1963 ACH	-333.13
11/28/2025	Payment	300183	TECO ACH	Inv: 110625-0609 ACH	-616.26
11/28/2025	Payment	300184	TECO ACH	Inv: 110625-0146 ACH	-829.58
11/28/2025	Payment	300185	TECO ACH	Inv: 110625-0369 ACH	-1,309.86
11/28/2025	Payment	300186	TECO ACH	Inv: 110625-5560 ACH	-1,635.65
Total Outstanding Checks					-39,306.75

Outstanding Deposits

Total Outstanding Deposits

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100197	11/05/25	V00007	FIRST CHOICE AQUATIC WEED	115226	waterway pond service October 2025	WATERWAY MAINT.	531085-53908	\$1,846.00
001	100198	11/05/25	V00032	ALL A/C AND REFRIGERATION LLC	PW102225	repair of AC wires October 2025	ac	549900-57201	\$150.00
001	100199	11/05/25	V00010	LANDSCAPE MAINTENANCE	363641	Controllor G irrigation repair	IRRIGATION	546930-53908	\$265.51
001	100199	11/05/25	V00010	LANDSCAPE MAINTENANCE	363642	Controllor I irrigation repair Oct 2025	IRRIGATION	546930-53908	\$39.95
001	100199	11/05/25	V00010	LANDSCAPE MAINTENANCE	363640	Controllor C irrigation repair	IRRIGATION	546930-53908	\$269.05
001	100200	11/05/25	V00253	BLUE LIFE POOL SERVICE LLC	21097	November 2025 Pool contractual	POOL SERVICE	546074-53908	\$1,660.00
001	100201	11/05/25	V00278	S2W SECURITY LLC	INV-4736	October 2025 Security Patrols	patrol	531116-57201	\$1,196.00
001	100202	11/07/25	V00199	INFRAMARK LLC	1163353	Fence repairs around the district Nov 2025	fence repair	531122-53908	\$5,290.00
001	100203	11/12/25	V00010	LANDSCAPE MAINTENANCE	365891	Landscape MAINT November 2025	IRRIGATION	534171-53908	\$18,917.75
001	100204	11/12/25	V00247	ENVERA SYSTEMS	762115	Envera Surveillance Nov 2025	SECURITY SERVICE	534174-53908	\$271.50
001	100205	11/12/25	V00281	BUSINESS OBSERVER INC	25-03473H	legal advertisement Nov 2025	legal advertisement	548002-51301	\$39.38
001	100206	11/18/25	V00199	INFRAMARK LLC	163546	Management fee Nov 2025	DISTRICT INVOICE	532001-51301	\$2,389.75
001	100206	11/18/25	V00199	INFRAMARK LLC	163546	Management fee Nov 2025	DISTRICT INVOICE	531142-51301	\$500.00
001	100206	11/18/25	V00199	INFRAMARK LLC	163546	Management fee Nov 2025	DISTRICT INVOICE	531150-51301	\$2,475.42
001	100206	11/18/25	V00199	INFRAMARK LLC	163546	Management fee Nov 2025	DISTRICT INVOICE	531122-53908	\$2,308.92
001	100206	11/18/25	V00199	INFRAMARK LLC	163546	Management fee Nov 2025	DISTRICT INVOICE	531020-51301	\$266.67
001	100207	11/21/25	V00278	S2W SECURITY LLC	INV-4742	Security Patrol services	security patrol	531116-57201	\$1,196.00
001	100208	11/21/25	V00245	ECO PEST SOLUTIONS	11848	Pest Solutions Nov 2025	PEST CONTROL	549900-57201	\$150.00
001	100209	11/21/25	V00271	SUBURBAN PROPANE	1158-329430	propane Gas Nov 2025	propane	549900-57201	\$1,515.65
001	100210	11/21/25	V00266	CENTURY FIRE HOLDINGS LLC	40011236	Annual Fire Extinguisher Nov 2025	inspection	549900-57201	\$361.00
001	100211	11/26/25	V00007	FIRST CHOICE AQUATIC WEED	116291	Monthly waterway service Nov 2025	WATERWAY MAINT.	531085-53908	\$2,276.00
001	100212	11/26/25	V00010	LANDSCAPE MAINTENANCE	368529	Irrigation Controllor J repair	IRRIGATION	546930-53908	\$59.07
001	100212	11/26/25	V00010	LANDSCAPE MAINTENANCE	368467	Dead Pine Still Creek Removal	IRRIGATION	546036-53908	\$1,050.00
001	100212	11/26/25	V00010	LANDSCAPE MAINTENANCE	368527	Controllor D repair	IRRIGATION	546930-53908	\$142.51
001	100212	11/26/25	V00010	LANDSCAPE MAINTENANCE	368528	Controllor H IRRIGATION Nov 2025	IRRIGATION	546930-53908	\$152.37
001	100213	11/26/25	V00253	BLUE LIFE POOL SERVICE LLC	21309	New Hose Feeder Nov 2025	POOL SERVICE	546074-53908	\$380.00
001	1193	11/10/25	V00047	NANCY MILLAN, TAX COLLECTOR	110625-	non ad valorem Assessment Nov 2025	tax	549999-51301	\$1,795.11
001	1195	11/20/25	V00275	CLAUDIA BRYANT	CB-111825	BOARD 11/18/25	Supervisor Fees	511100-51301	\$200.00
001	1196	11/20/25	V00236	JO ANN WARD	JW-111825	BOARD 11/18/25	Supervisor Fees	511100-51301	\$200.00
001	1197	11/20/25	V00171	KOKO L. MILLER	KM-111825	BOARD 11/18/25	Supervisor Fees	511100-51301	\$200.00
001	1198	11/20/25	V00183	TANYA O'CONNOR	TO-111825	BOARD 11/18/25	Supervisor Fees	511100-51301	\$200.00
001	1199	11/25/25	V00244	TECO ACH	20252176	6 TECO Light installation	ELECTRIC	563001-53918	\$26,537.41
001	300174	11/06/25	V00244	TECO ACH	101725-0369 ACH	TECO October 17 2025	ELECTRIC	543013-53100	\$704.25
001	300175	11/14/25	V00244	TECO ACH	110325-0319 ACH	Street light Nov 2025	ELECTRIC	543013-53100	\$9,844.26
001	300177	11/06/25	V00075	REPUBLIC SERVICES #696 ACH	0696-001306041 ACH	GARBAGE	Garbage - Recreational Facility	543185-53400	\$387.52
001	300179	11/20/25	V00108	NAVITAS CREDIT CORP -ACH	110425-9292 ACH	playground equipment Nov 2025	EQUIPMENT	546996-57201	\$766.03
001	300180	11/20/25	V00108	NAVITAS CREDIT CORP -ACH	110425-2792 ACH	Contract payment Nov 2025	EQUIPMENT	546996-57201	\$319.46
001	300181	11/25/25	V00268	BANKUNTIED CC PMT	103125-8747 ACH	credit card payment Oct 31 2025	credit card	549001-57201	\$312.82
001	300182	11/28/25	V00244	TECO ACH	110625-1963 ACH	TECO October 1-31 2025	ELECTRIC	543013-53100	\$333.13
001	300183	11/28/25	V00244	TECO ACH	110625-0609 ACH	TECO Oct 1-31 2025	ELECTRIC	543013-53100	\$616.26
001	300184	11/28/25	V00244	TECO ACH	110625-0146 ACH	TECO Oct 1-31 2025	ELECTRIC	543013-53100	\$829.58
001	300185	11/28/25	V00244	TECO ACH	110625-0369 ACH	TECO October 1-31 2025	ELECTRIC	543013-53100	\$1,309.86
001	300186	11/28/25	V00244	TECO ACH	110625-5560 ACH	TECO October 1-31 2025	ELECTRIC	543013-53100	\$1,635.65

Fund Total \$91,359.84

SERIES 2008 DEBT SERVICE FUND - 201

201	1192	11/06/25	V00115	PARKWAY CENTER CDD	10312025 - 01	FY25 TAX DIST ID 11.03.25 745	SERIES 2008 FY25 TAX DIST ID 11.03.25 745	103200	\$1,182.39
201	1194	11/18/25	V00115	PARKWAY CENTER CDD	11072025 - 01	Series 2018-1, 2018-2, 2008 FY26 TAX DIS 748	SERIES 2008 FY26 TAX DIST ID 748	103200	\$1,475.70
Fund Total									<u><u>\$2,658.09</u></u>

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>SERIES 2018-1 DEBT SERVICE FUND - 202</u>									
202	1192	11/06/25	V00115	PARKWAY CENTER CDD	10312025 - 01	FY25 TAX DIST ID 11.03.25 745	SERIES 2018-1 FY25 TAX DIST ID 11.03.25 745	103200	\$2,610.82
202	1194	11/18/25	V00115	PARKWAY CENTER CDD	11072025 - 01	Series 2018-1, 2018-2, 2008 FY26 TAX DIS 748	SERIES 2018-1 FY26 TAX DIST ID 748	103200	\$3,258.45
								Fund Total	\$5,869.27
<u>SERIES 2018-2 DEBT SERVICE FUND - 203</u>									
203	1192	11/06/25	V00115	PARKWAY CENTER CDD	10312025 - 01	FY25 TAX DIST ID 11.03.25 745	SERIES 2018-2 FY25 TAX DIST ID 11.03.25 745	103200	\$1,978.50
203	1194	11/18/25	V00115	PARKWAY CENTER CDD	11072025 - 01	Series 2018-1, 2018-2, 2008 FY26 TAX DIS 748	SERIES 2018-2 FY26 TAX DIST ID 748	103200	\$2,469.28
								Fund Total	\$4,447.78
								Total Checks Paid	\$104,334.98

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CROFTON'S PLUMBING & DRAIN SOLUTIONS, INC	10/31/2025	64519406	\$476.00			Plumbing
ECO PEST SOLUTIONS	11/7/2025	11848	\$150.00			PEST CONTROL
INFRAMARK LLC	11/11/2025	163546	\$2,389.75			DISTRICT INVOICE
INFRAMARK LLC	11/11/2025	163546	\$500.00			DISTRICT INVOICE
INFRAMARK LLC	11/11/2025	163546	\$2,475.42		\$5,365.17	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	11/20/2025	368529	\$59.07			IRRIGATION
REPUBLIC SERVICES #696 ACH	10/17/2025	0696-001306041 ACH	\$387.52			GARBAGE
Monthly Contract Subtotal			\$6,437.76			
Variable Contract						
DECISIONHR	10/31/2025	250090190023 ACH	\$1,992.14			PAYROLL 10/31/25
DECISIONHR	11/14/2025	250090190024 ACH	\$1,992.14		\$3,984.28	PAYROLL 11/14/2025
Variable Contract Subtotal			\$3,984.28			
Utilities						
FIRST CHOICE AQUATIC WEED	11/19/2025	116291	\$2,276.00			WATERWAY MAINT.
PARKWAY CENTER CDD	11/7/2025	11072025 - 01	\$3,258.45			SERIES 2018-1 FY26 TAX DIST ID 748
TECO ACH	10/17/2025	101725-0369 ACH	\$704.25			ELECTRIC
TECO ACH	11/10/2025	20252176	\$26,537.41			ELECTRIC
TECO ACH	11/6/2025	110625-1963 ACH	\$333.13			ELECTRIC
TECO ACH	11/6/2025	110625-0609 ACH	\$616.26			ELECTRIC
TECO ACH	11/6/2025	110625-0369 ACH	\$1,309.86			ELECTRIC
TECO ACH	11/6/2025	110625-5560 ACH	\$1,635.65		\$31,136.56	ELECTRIC
Utilities Subtotal			\$36,671.01			
Regular Services						

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
BANKUNTIED CC PMT	10/31/2025	103125-8747 ACH	\$312.82			credit card
BLUE LIFE POOL SERVICE LLC	11/1/2025	21097	\$1,660.00			POOL SERVICE
BLUE LIFE POOL SERVICE LLC	11/20/2025	21309	\$380.00		\$2,040.00	POOL SERVICE
BUSINESS OBSERVER INC	11/7/2025	25-03473H	\$39.38			legal advertisement
CENTURY FIRE HOLDINGS LLC	11/13/2025	40011236	\$361.00			inspection
CLAUDIA BRYANT	11/18/2025	CB-111825	\$200.00			BOARD 11/18/25
ENVERA SYSTEMS	11/3/2025	762115	\$271.50			SECURITY SERVICE
INFRAMARK LLC	10/31/2025	1163353	\$5,290.00			fence repair
INFRAMARK LLC	11/11/2025	163546	\$2,308.92			DISTRICT INVOICE
INFRAMARK LLC	11/11/2025	163546	\$266.67			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165672	\$2,389.75			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165672	\$500.00			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165672	\$2,475.42			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165672	\$2,308.92			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165672	\$266.67	\$7,940.76		DISTRICT INVOICE
INFRAMARK LLC	11/25/2025	164567	\$914.48			DISTRICT INVOICE
INFRAMARK LLC	11/25/2025	164567	\$2.96	\$917.44	\$16,723.79	postage
JO ANN WARD	11/18/2025	JW-111825	\$200.00			BOARD 11/18/25
KOKO L. MILLER	11/18/2025	KM-111825	\$200.00			BOARD 11/18/25
LANDSCAPE MAINTENANCE	11/1/2025	365891	\$18,917.75			IRRIGATION
LANDSCAPE MAINTENANCE	11/20/2025	368467	\$1,050.00			IRRIGATION
LANDSCAPE MAINTENANCE	11/20/2025	368527	\$142.51			IRRIGATION
LANDSCAPE MAINTENANCE	11/20/2025	368528	\$152.37		\$20,262.63	IRRIGATION
NANCY MILLAN, TAX COLLECTOR	11/6/2025	110625-	\$1,795.11			tax
NAVITAS CREDIT CORP -ACH	11/4/2025	110425-9292 ACH	\$766.03			EQUIPMENT
NAVITAS CREDIT CORP -ACH	11/4/2025	110425-2792 ACH	\$319.46		\$1,085.49	EQUIPMENT
S2W SECURITY LLC	11/1/2025	INV-4736	\$1,196.00			patrol
S2W SECURITY LLC	11/15/2025	INV-4742	\$1,196.00		\$2,392.00	security patrol
SUBURBAN PROPANE	11/10/2025	1158-329430	\$1,515.65			propane

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TANYA O'CONNOR	11/18/2025	TO-111825	\$200.00			BOARD 11/18/25
TECO ACH	11/3/2025	110325-0319 ACH	\$9,844.26			ELECTRIC
TECO ACH	11/6/2025	110625-0146 ACH	\$829.58		\$10,673.84	ELECTRIC
Regular Services Subtotal			\$58,273.21			
Additional Services						
PARKWAY CENTER CDD	10/31/2025	10312025 - 01	\$2,610.82			SERIES 2018-1 FY25 TAX DIST ID 11.03.25 745
PARKWAY CENTER CDD	10/31/2025	10312025 - 01	\$1,182.39			SERIES 2008 FY25 TAX DIST ID 11.03.25 745
PARKWAY CENTER CDD	10/31/2025	10312025 - 01	\$1,978.50	\$5,771.71		SERIES 2018-2 FY25 TAX DIST ID 11.03.25 745
PARKWAY CENTER CDD	11/7/2025	11072025 - 01	\$1,475.70			SERIES 2008 FY26 TAX DIST ID 748
PARKWAY CENTER CDD	11/7/2025	11072025 - 01	\$2,469.28		\$9,716.69	SERIES 2018-2 FY26 TAX DIST ID 748
Additional Services Subtotal			\$9,716.69			
Miscellaneous						
VOID	11/4/2025	VOID VOID	\$0.01			Postage and Freight
Miscellaneous Subtotal			\$0.01			
TOTAL			\$115,082.96			



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

Invoice 64519406
 Invoice Date 10/31/2025
 Completed Date 10/31/2025
 Technician Dewey JR.
 Customer PO
 Payment Term Due Upon Receipt
 Due Date 10/31/2025

Billing Address

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

Job Address

Parkway CDD Amenity Center
 7461 S Falkenburg Rd
 Riverview, FL 33578 USA

Description of Work

Task #	Description	Quantity	Your Price	Your Total
LF-122	10/23 Customer is interested in having us replace the cartridges in the lavatory Faucet in the men's bathroom due to water leaking out of spout. I was able to find exactly what cartridge is needed for this American standard faucet. *** American Standard M964005-0070A ordered 10/24 to deliver to Direct from American Standard, ** 10/31 Return trip to install new cartridges in Men's bathroom right faucet. No issues present after installation and testing of faucet. Pictures attached	1.00	\$476.00	\$476.00

Sub-Total \$476.00
Tax \$0.00
Total Due \$476.00

Balance Due \$476.00

Thank you for choosing Crofton's Plumbing, Inc.

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

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

10/23/2025

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

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

A handwritten signature in black ink, consisting of a large, stylized initial 'M' followed by a cursive 'L'.

10/23/2025











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 # 11848
Invoice Date 11/07/2025

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: 11/28/2025

Subtotal	\$150.00
No Tax	\$0.00
Total	\$150.00
Amount Paid	\$0.00
Amount Due	\$150.00
Account Balance	\$300.00
Balance Due	\$450.00

ecopestsolutions1@gmail.com
ECO-PESTSOLUTIONS.COM



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163546

DATE

11/11/2025

BILL TO

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

CUSTOMER ID

C2303

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/11/2025

Services provided for the Month of: November 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.

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 368529

Bill To
Parkway Center CDD c/o Inframark US 301 & Crowley Road Riverview, FL 33578

Date	Due Date
11/20/25	12/20/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#373217 - November 2025 Wet Check Repairs - Completed Repairs				\$59.07
Controller J				
<i>Lateral Components - 11/13/2025</i>				
Irrigation Technician Labor	0.50HR	\$65.00	\$32.50	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.66	\$16.66	
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	1.00EA	\$2.35	\$2.35	
Rain Bird XF Coupling 17 mm	4.00EA	\$0.79	\$3.16	
Rainbird Drip Line 500' Roll "by the ft."	4.00FT	\$1.10	\$4.40	

Subtotal	\$59.07
Less Payments/Credits	(\$0.00)
Balance Due	\$59.07

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

Thank you for allowing us to serve you.



Property: Parkway Center LODD

Date	11/13/25
Technician	Tom
Arrive/ Depart	1:00 - 2:45 1

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

Clock Type/ #	Hunter ACC2 / Controller J			Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	Ⓢ	Time/Date Adjust	Ⓢ	N	Pgm A	1			12:00am
Rain Sensor	Ⓢ	bad	Battery Replaced	Y	Ⓢ						
Notes:											
				Pgm B	1			9:00pm			9:00pm
				Pgm C	1	7:00am		7:00am			7:00am
				Pgm D	1						

Zone #	Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)				
		A	B	C	D		Labor	Hrs	Rate	Amount	
1	S	:30				ok					
2	S	:30				ok					
3	Δ		:60			ok					
4	S	:30				ok					
5	S	:30				ok					
6	Δ		:60			2 dripline breaks					
7	S	:30				ok					
8	S	:30				ok					
9	S	:30				ok					
10	S	:30				ok					
11	Δ		:60			ok					
12	S	:30				ok					
13	S	:30				1- 6" sprayhead (not popping up)					
14	S			:25		ok					
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
Season Adjust %	100%	100%	100%								
Run Time	5:10	3:03	1:25								
							Total Materials		\$ 26.57		
							Total Labor		\$ 32.50		
							Grand Total		\$ 59.07		
							Bill To:				

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

373217



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 0696-001306041
Invoice Date October 17, 2025
Previous Balance \$387.95
Payments/Adjustments -\$387.95
Current Invoice Charges \$387.52

Total Amount Due \$387.52	Payment Due Date November 06, 2025
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 10/07	5555555	-\$387.95

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 11/01-11/30			\$267.91	\$267.91
Container Refresh 11/01-11/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$110.61
CURRENT INVOICE CHARGES				\$387.52

Simple account access at your fingertips.

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

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

Total Amount Due \$387.52
Payment Due Date November 06, 2025
Account Number 3-0696-0046402
Invoice Number 0696-001306041

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

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

Responsible Party

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

Residential Customers

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

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



INVOICE

Issued to:

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

INVOICE NO 250090190023	PAYROLL DATE 10/31/2025	PAYMENT BY ACH	DRAFT DATE 10/31/2025
-----------------------------------	-----------------------------------	--------------------------	---------------------------------

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 250090190023	PERIOD START 10/12/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 10/25/2025	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 250090190024	PAYROLL DATE 11/14/2025	PAYMENT BY ACH	DRAFT DATE 11/14/2025
-----------------------------------	-----------------------------------	--------------------------	---------------------------------

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 250090190024	PERIOD START 10/26/2025	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 11/8/2025	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
11/19/2025	116291

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	12/19/2025

Description	Amount
Monthly waterway service for the month this invoice is dated - 16 waterways	1,408.00
Monthly maintenance for clubhouse for the month this invoice is dated	143.00
Monthly waterway service #23 for the month this invoice is dated	212.00
Monthly waterway service #25 for the month this invoice is dated	83.00
Quarterly waterway service for the month this invoice is dated	430.00

Thank you for your business.

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

















PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/7/2025</u>
Total Check	<u>\$7,203.43</u>
Payable To	<u>Parkway Center CDD</u>
Check Amount	<u>\$3,258.45</u>
Check Description	<u>Series 2018-1 FY26 Dist 748</u>
Code TO	<u>202-103200-1000</u>
Check Amount	<u>\$1,475.70</u>
Check Description	<u>Series 2008 FY26 Dist 748</u>
Code To	<u>201-103200-1000</u>
Check Amount	<u>\$2,469.28</u>
Check Description	<u>Series 2018-2 FY26 Dist 748</u>
Code To	<u>203-103200-1000</u>
Special Instructions	<u>Please mail check with directional letter</u>

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

Jonathan Sciortino

Authorization

PARKWAY CENTER CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	FY 2026		
Net O&M	\$ 980,129.50	53.74%	0.537	
Net DS '18-1	\$ 381,719.53	20.93%	0.209	
Net DS '08	\$ 172,873.92	9.48%	0.095	1%
Net DS '18-2	\$ 289,270.71	15.86%	0.159	
Net Total	1,823,993.67	100.00%	100.00%	

Date Received	Amount Received	53.74%	20.93%	9.48%	15.86%	Proof	Date Transferred / Distribution ID	Notes / CDD check
		Raw Numbers Operations Revenue	Raw Numbers 2018-1 Debt Service Revenue	Raw Numbers 2008 Debt Service Revenue	Raw Numbers 2018-2 AMENITY Debt Service Revenue			
11/7/2025	15,570.04	8,366.62	3,258.45	1,475.70	2,469.28	(0.01)	748	
		-	-	-	-	-		
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		-	-	-	-	-		
TOTAL	15,570.04	8,366.62	3,258.45	1,475.70	2,469.28	(0.01)		
Net Total on Roll	1,823,993.67							
Collection Surplus / (Deficit)	(1,808,423.63)							



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

Statement Date: October 17, 2025

Amount Due: \$654.93

Due Date: November 07, 2025

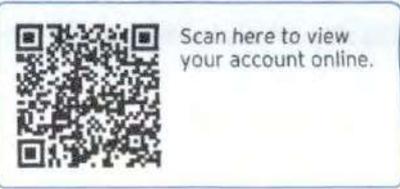
Account #: 211001800369

REVISED INVOICE

DO NOT PAY. Your account will be drafted on November 07, 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
Miscellaneous Credits	-\$49.32
Credit balance after payments and credits	-\$49.32
Current Month's Charges	\$704.25
Amount Due by November 07, 2025	\$654.93



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



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 #: 211001800369

Due Date: November 07, 2025

Pay your bill online at TampaElectric.com

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

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

Amount Due:	\$654.93
Payment Amount:	\$ _____

603236447846

Your account will be drafted on November 07, 2025

00004910 FTECO110172523313710 00000 02 00000000 11818 002

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

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

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

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

Account #: 211001800369
Statement Date: October 17, 2025
Charges Due: November 07, 2025

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

Rate Schedule: Lighting Service

Charge Details

Important Messages

Adjusted Bill. Please review your billing details for past charges that have been billed and/or adjusted appropriately.

	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

	Miscellaneous Credits	
	Sales Tax Credit	-\$49.32
	Total Current Month's Credits	-\$49.32

00004910-0011578-Page 2 of 4

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

Ways To Pay Your Bill

Bank Draft
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In-Person
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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.



Invoice

Date	Invoice #
11/10/2025	20252176

Parkway Construction
 1000 Civic Circle
 Luisville, TX 75067-3493

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

Company	WR#	Customer #
2201	2645925	0000005068

Description	Amount	
Location: 7461 S Falkenburg Rd Bore 2350' HDPE 2" PVC conduit/Install 8x35' Concrete poles and 8x247W VRD 4K LED on 4ft BKts Construction will not be scheduled until the payment has been received and Tampa Electric Company is in receipt of signed and executed easements (when required). Invoice valid for 30 days.	\$26,537.41	
<i>Make check or money order payable to Tampa Electric. To pay by credit card, visit https://tampaelectric.com/constructionpayment (convenience fee required)</i> <i>For inquiries regarding this invoice, call your Tampa Electric Field Engineer @ (813)228-4111.</i>	Total	\$26,537.41
	Payments/Credits	\$0.00
	Balance Due	\$26,537.41



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

Statement Date: November 06, 2025

Amount Due: \$333.13

Due Date: December 01, 2025

Account #: 221007991963

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due	\$334.34
Payment(s) Received Since Last Statement	-\$310.89
Miscellaneous Credits	-\$23.45
Current Month's Charges	\$333.13

Amount Due by December 01, 2025 \$333.13

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



Scan here to view your account online.



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Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.

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



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

Account #: 221007991963

Due Date: December 01, 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: \$333.13

Payment Amount: \$ _____

663730005574

Your account will be drafted on December 01, 2025

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

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

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

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

Account #: 221007991963
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 31 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		\$22.24
	Lighting Charges		\$333.13

Total Current Month's Charges \$333.13

	Miscellaneous Credits	
	Sales Tax Credit	-\$23.45
	Total Current Month's Credits	-\$23.45

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: November 06, 2025

Amount Due: \$616.26

Due Date: December 01, 2025
 Account #: 211001800609

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due	\$662.70
Payment(s) Received Since Last Statement	-\$616.26
Miscellaneous Credits	-\$46.44
Current Month's Charges	\$616.26

Amount Due by December 01, 2025 \$616.26

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



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Scan here to view your account online.



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.

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

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



Account #: 211001800609

Due Date: December 01, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$616.26

Payment Amount: \$ _____

629162306716

Your account will be drafted on December 01, 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: November 06, 2025
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

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

Lighting Charges **\$616.26**

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges

\$616.26



Miscellaneous Credits

Sales Tax Credit -\$46.44

Total Current Month's Credits **-\$46.44**

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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

Statement Date: November 06, 2025

Amount Due: \$1,309.86

Due Date: December 01, 2025

Account #: 211001800369

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due	\$654.93
Payment(s) Received Since Last Statement	\$0.00
Previous Statement Balance*	\$654.93
Current Month's Charges – Due by December 01, 2025	\$654.93

Total Amount Due \$1,309.86

**Amount not paid by due date may be assessed a late payment charge. Please refer to previous statement for previous statement balance due dates.*



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Scan here to view your account online.



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

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

Account #: 211001800369

Due Date: December 01, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,309.86

Payment Amount: \$ _____

629162306715

Your account will be drafted on December 01, 2025

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

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

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



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

Account #: 211001800369
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	240 kWh @ \$0.03412/kWh	\$8.19
Fixture & Maintenance Charge	15 Fixtures	\$140.70
Lighting Pole / Wire	15 Poles	\$493.05
Lighting Fuel Charge	240 kWh @ \$0.03363/kWh	\$8.07
Storm Protection Charge	240 kWh @ \$0.00559/kWh	\$1.34
Clean Energy Transition Mechanism	240 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	240 kWh @ \$0.01230/kWh	\$2.95
Florida Gross Receipt Tax		\$0.53
Lighting Charges		\$654.93

Total Current Month's Charges \$654.93

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 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
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Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

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- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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



PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Statement Date: November 06, 2025

Amount Due: \$1,635.65

Due Date: December 01, 2025

Account #: 221008055560

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025	
Previous Amount Due	\$1,660.14
Payment(s) Received Since Last Statement	-\$1,660.14
Current Month's Charges	\$1,635.65
Amount Due by December 01, 2025	\$1,635.65

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 **117.3% higher** than the same period last year.
- Your peak billing demand was **68.42% higher** than the same period last year.



Scan here to view your account online.

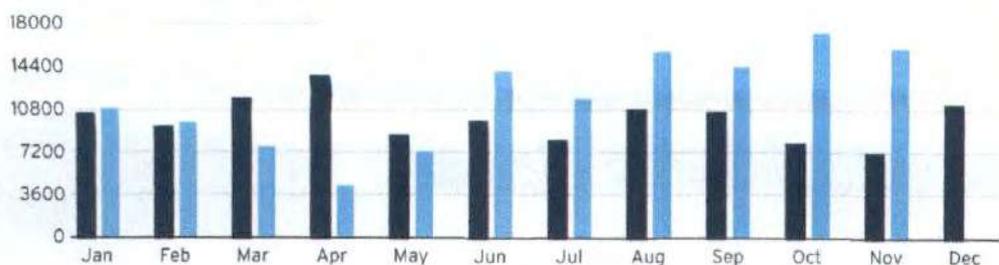


SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.

Monthly Usage (kWh)



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



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

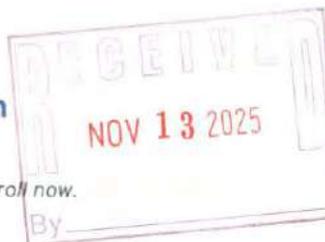
Account #: 221008055560

Due Date: December 01, 2025

Pay your bill online at TampaElectric.com

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

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



Amount Due: \$1,635.65

Payment Amount: \$ _____

663730005575

Your account will be drafted on December 01, 2025

00003723 FTECO111072500195110 00000 03 00000000 18358 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.

00003723-0000093-Page 1 of 4





Service For:
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Account #: 221008055560
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Meter Location: CLUBHOUSE

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000813546	10/31/2025	6,635	90,669	15,966 kWh	1	31 Days
1000813546	10/31/2025	32.15	0	32.15 kW	1	31 Days

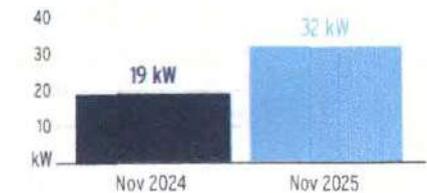
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.06000	\$32.86
Billing Demand Charge	32 kW @ \$18.07000/kW	\$578.24
Energy Charge	15,966 kWh @ \$0.00773/kWh	\$123.42
Fuel Charge	15,966 kWh @ \$0.03391/kWh	\$541.41
Capacity Charge	32 kW @ \$0.30000/kW	\$9.60
Storm Protection Charge	32 kW @ \$2.08000/kW	\$66.56
Energy Conservation Charge	32 kW @ \$0.93000/kW	\$29.76
Environmental Cost Recovery	15,966 kWh @ \$0.00068/kWh	\$10.86
Clean Energy Transition Mechanism	32 kW @ \$1.15000/kW	\$36.80
Storm Surcharge	15,966 kWh @ \$0.01035/kWh	\$165.25
Florida Gross Receipt Tax		\$40.89
Electric Service Cost		\$1,635.65

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges \$1,635.65

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

00003723-0000093-Page 2 of 4



PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	\$105,000.00
Credit Available	\$104,687.00
Statement Closing Date	October 31, 2025
Days in Billing Cycle	31
Previous Balance	\$60.07
- Payments & Credits	\$60.07
+ Purchases & Other Charges	\$312.82
+ Fees	\$0.00
= New Balance	\$312.82

PAYMENT INFORMATION

New Balance	\$312.82
Minimum Payment Due	\$312.82
Payment Due Date	November 25, 2025

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

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX8747	\$60.07-
10/25	10/25	F5681009900CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	60.07-
		DALE H. WENTZEL JR	TOTAL XXXXXXXXXXXX8662	\$312.82
10/10	10/10	24011348V2X578J8J	MICROSOFT#G118555682 MICROSOFT.COM WA	8.25
			MCC: 5045 MERCHANT ZIP: 98052	
10/12	10/13	24492168X2X540A3N	SP AUTHORIZID AUTHORIZ-ID.C CO	253.00
			MCC: 5999 MERCHANT ZIP: 80538	
10/21	10/22	24692169634V3M4FH	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.59
			MCC: 4814 MERCHANT ZIP: 33178	
10/28	10/28	24204299D002M3L9F	Google Microsoft OneD 650-2530000 CA	0.99
			MCC: 5816 MERCHANT ZIP: 94043	
10/28	10/29	24692169D31YHMNWK	GOOGLE *Google One 855-836-3987 CA	2.99
			MCC: 5818 MERCHANT ZIP: 94043	

1183 0001 GHJ 002 7 31 251031 0 PAGE 1 of 3 10 5681 0100 2.50 69



PAYMENT INFORMATION

Account number ending in	8747
Payment Due Date	November 25, 2025
New Balance	\$312.82
Minimum Payment Due	\$312.82
Past Due Amount	\$0.00
Amount Enclosed:	\$ <input type="text"/>

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



428890010253874700031282000312823

IMPORTANT ACCOUNT INFORMATION

\$312.82 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25.

LATE FEE CALCULATION

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

(v) = variable (f) = fixed

IMPORTANT MESSAGES

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



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Hooray! Your Auto-Refill payment was processed

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

Mon, Oct 20, 2025 at 9:45 AM

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



Success

Your Auto-Refill[∞] payment is complete!

Looks like you're cruisin' down easy street from here on out. You won't be charged again until 10/19/2025.

Straight Talk Phone Number:
xxx-xxx-9572

Plan Amount:
\$45

Taxes:
\$0

Discounts:

\$1

Total:

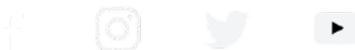
\$44

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

AuthorizID

AuthorizID

Company: AuthorizID
Phone: 970-682-0765
Email: sales@intellid-solutions.com
Address: 9488 County Road 80, Fort Collins, Colorado, 80524
United States
Postal code: 80538

INVOICE

Invoice #5332

2025-10-12 03:01:23

\$253.00

SHIPPING ADDRESS

Name: DALE WENTZEL
Email: parkwaycenterclubhouse@gmail.com
Address: 38035 Woodside Lane, Zephyrhills, Florida, 33542,
United States

PAYMENT INFORMATION

Name: DALE WENTZEL JR PARKWAY CTR CDD
Address: 210 North University Drive, SUITE 702, Coral Springs,
Florida, 33071-7320, United States

[Shopify Payment](#)

Visa: **** * 8662

Items	Qty	Price	Discount	Tax	Tax Amount	Subtotal
 100 pcs 26 Bit AWID Compatible Proximity Key Fobs Weigand Thin Grey	1	\$253.00	\$0.00	Florida State Tax: 0%	\$0.00	\$253.00

Notes:

Hey Mike - hope this finds you doing well. It's that time again!

Device Numbers in OUR DK System

Start # End #

8501 - 8600

10001 - 11900

15,501 - 15600

24300 - 24399

42706 - 42795

49401 - 49496

51601 - 51700

47100 - 47199

Subtotal	\$253.00
Shipping	\$0.00
Tax	\$0.00
Grand total	\$253.00
Paid by customer	\$253.00

I also left a review using the link you sent, and we are tax exempt. We're actually a state entity with taxing authority (never have to worry about adding to our customer base or worry about our customers paying - we're part of their Non Ad Valorem taxes, the county Tax Collector even takes care of all the billing, collections and direct deposits) If I'd known about Florida Community Development Districts (CDD) 50 years ago I might not had to be working for one now. :) I need to make sure I only use the credit card once. I'm hoping you can finalize the billing so it works out that way.



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Oct 28, 2025

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

Tue, Oct 28, 2025 at 11:36 AM



Thank you

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

Order number: SOP.3305-4293-6544-76223..8
Order date: Oct 28, 2025 11:36:10 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

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

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

Questions? Visit [Google LLC](#).

[Quoted text hidden]

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	G118555682
Invoice Date In UTC	10/10/2025

Total Amount **USD 8.25**
Due on 10/10/2025

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

Invoice for activity on 10/09/2025

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/G118555682>

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)
10/09/2025-11/08/2025	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.

Your Google Play Order Receipt from Oct 28, 2025

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

Tue, Oct 28, 2025 at 12:27 AM



Thank you

Your subscription from Microsoft Corporation on Google Play has renewed.

[Manage your subscriptions](#)

Order number: GPA.3358-7410-1343-43715..2
Order date: Oct 28, 2025 12:27:01 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

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

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

Questions? Visit [Microsoft Corporation](#).

**Google Play**

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

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
21097	11/01/2025	\$1,660.00	12/01/2025	Net 30	

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

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

Pay invoice

BLUE LIFE POOL SERVICE
 PO Box 1628
 Land O Lakes, FL 34639-1628
 USA
 +18135975009
 accounts@bluelifepools.com
 www.bluelifepools.com

Invoice



BILL TO
 PARKWAY CENTER CDD
 7461 S FALKENBURG RD
 RIVERVIEW, FL 33578

SHIP TO
 PARKWAY CENTER CDD
 7461 S FALKENBURG RD
 RIVERVIEW, FL 33578

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21309	11/20/2025	\$380.00	12/20/2025	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
SERVICE MAINTENANCE EQUIPMENT	POOL- NEW HOSE FOR FEEDER + LINE FEEDER + PRESSURE GAUGE + VACUUM GAUGE + CLAMP FLOW METER + INSTALLATION	1	380.00	380.00

SUBTOTAL	380.00
TAX	0.00
TOTAL	380.00
BALANCE DUE	\$380.00

Pay invoice

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-03473H

Date 11/07/2025

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

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

Description

Amount

Serial # 25-03473H Notice of Attorney-Client Meeting RE: Parkway Center CDD Board of Supervisors Meeting on 11/18/25 at 6:30 PM Published: 11/7/2025	\$39.38
--	---------

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	\$39.38

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.

Business Observer

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

INVOICE

Legal Advertising

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

The Board of Supervisors (the "Board") of the Parkway Center Community Development District (the "District") shall be conducting a privileged and confidential meeting on November 18, 2025, at 6:30 p.m. at the Parkway Center CDD Clubhouse, 7461 S. Falkenburg Road, Riverview, Florida 33578.

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

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

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

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

Alba Sanchez, District Manager
November 7, 2025 25-03473H

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

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INVOICE

Invoice Date	Invoice #
11/13/2025	40011236

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

Customer PO:	Terms:	Invoice Due Date:	Job No:	Service Rendered Date:
See Below	NET 30	12/13/2025	44641558	11/12/2025

Quantity	Description	Reference	Unit Price	Extended Price
----------	-------------	-----------	------------	----------------

1	Annual Fire Alarm System Test and Inspection	40011236	\$361.00	\$361.00
---	--	----------	----------	----------

Parkway Center Amenity
 7461 South Falkenburg Road
 Riverview, FL 33578

Alarm Systems Inspection

Annual Fire Alarm System Test and Inspection

Technicians: Sara Swartz and Dakota Sherhag

It is very important that payment is received within 30 days in order to prevent an interruption in your life safety services.

Thank you for your business!

Subtotal: \$361.00
 Tax: \$0.00
Total: \$361.00

Thank you for your business. For your convenience we now accept Visa, MasterCard, & Discover. Please Note: There is a 2.5% processing fee for all credit card payments over \$5,000.00

Please Note: All invoices are due 30 days from transaction date. If you have any questions or concerns, please contact us at (727) 530-4521.

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: November 18 2025

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

11.18.25
Date

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

Envera

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

Invoice	
Invoice Number 762115	Date 11/03/2025
Customer Number 400493	Due Date 12/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		11/03/2025	12/01/2025

Quantity	Description	Months	Rate	Amount
<i>2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL</i>				
1.00	Active Video Monitoring 12/01/2025 - 12/31/2025	1.00	\$800.00	\$800.00
1.00	Passive Standard Camera 12/01/2025 - 12/31/2025	1.00	\$30.00	\$30.00
1.00	Service & Maintenance 12/01/2025 - 12/31/2025	1.00	\$364.14	\$364.14
			Subtotal:	\$1194.14
Tax				\$0.00
Payments/Credits Applied				\$922.64
			Invoice Balance Due:	\$271.50

Date	Invoice #	Description	Amount	Balance Due
11/3/2025	762115	Monitoring Services	\$1194.14	\$271.50

Envera

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

Invoice	
Invoice Number 762115	Date 11/03/2025
Customer Number 400493	Due Date 12/01/2025

Net Due: \$271.50
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
------------------	--



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1163353
Invoice Date	10/31/2025
Due Date	11/30/2025

To: Parkway Center CDD
2005 Pan Am Cir, Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$5,290.00

Subtotal	\$5,290.00
Sales Tax	\$0.00
Total	\$5,290.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

03 Nov 2025 12:14:43PM CST

DISTRICT : PARKWAY CENTER CDD

Go Green! Think before you print.

INVOICE NO. 1163353 - DETAIL

INVOICE DATE: 10/31/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	10/7/2025	4292695	PKCCDD District Area	General Maintenance; Fence installation/ repair 60ft around pond	\$0.00	\$0.00	\$3,550.00	\$0.00	\$3,550.00	N
	10/1/2025	4292702	PKCCDD District Area	General Maintenance; Fence repair at the playground Fence is detached from post in multiple areas	\$0.00	\$0.00	\$295.00	\$0.00	\$295.00	N
	10/1/2025	4292706	PKCCDD District Area	General Maintenance	\$0.00	\$0.00	\$245.00	\$0.00	\$245.00	N
	10/1/2025	4292709	PKCCDD District Area	General Maintenance; Vinyl Fence Repair at Conservation area near clubhouse parking lot clean up existing and install 3 new sections.	\$0.00	\$0.00	\$1,200.00	\$0.00	\$1,200.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$5,290.00	\$0.00	\$5,290.00	
				BWO Total	\$0.00	\$0.00	\$5,290.00	\$0.00	\$5,290.00	
				Invoice Total	\$0.00	\$0.00	\$5,290.00	\$0.00	\$5,290.00	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

165672

DATE

12/1/2025

BILL TO

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

CUSTOMER ID

C2303

NET TERMS

Due On Receipt

PO#**DUE DATE**

12/1/2025

Services provided for the Month of: December 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.

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

164567

DATE

11/25/2025

BILL TO

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

CUSTOMER ID

C2303

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/25/2025

Services provided for the Month of: **October 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Alba Sanchez- 9-19-25 AQUAWORX : Parkway Center CDD: \$206.00, 9-9-25 AMAZON MKTPL*UJ38B6OP3 : PARKWAY CENTER CDD Umbrellas: \$420.84. Eric Davidson- 9-4-25 DNH*GODADDY#3877908185 : email renewals: \$287.64	1	Ea	914.48		914.48
Postage	4	Ea	0.74		2.96
Subtotal					917.44

Subtotal	\$917.44
Tax	\$0.00
Total Due	\$917.44

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: November 18 2025

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

11.18.25
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: November 18 2025

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

11.18.25
Date

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 365891

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

Date	Due Date
11/01/25	12/1/2025
Account Owner	PO#
DAVID MANFRIN	

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

Subtotal	<u>\$18,917.75</u>
Less Payments/Credits	<u>(\$0.00)</u>
Balance Due	\$18,917.75

***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 368467

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

Date	Due Date
11/20/25	12/20/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#367091 - Dead Pines-Still Creek	\$1,050.00
<i>Tree Removal - 11/06/2025</i>	

Subtotal	<u>\$1,050.00</u>
Less Payments/Credits	<u>(\$0.00)</u>
Balance Due	\$1,050.00

***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 368527

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

Date	Due Date
11/20/25	12/20/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#372724 - November 2025 Wet Check Repairs - Completed Repairs				\$142.51
Controller D				
<i>Lateral Components - 11/11/2025</i>				
Irrigation Technician Labor	1.50HR	\$65.00	\$97.50	
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00EA	\$28.66	\$28.66	
Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	1.00EA	\$0.82	\$0.82	
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 5 ft. x 30 ft. Side Strip	5.00EA	\$2.35	\$11.75	

Subtotal	\$142.51
Less Payments/Credits	(\$0.00)
Balance Due	\$142.51

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Thank you for allowing us to serve you.



Irrigation Inspection

Job Details

Date: 11/11/2025	Controller Make and Model: Rainbird ESP-ME
Property Name from Inspection: Parkway Center CDD	Controller Location:
Controller Name: Controller D	POC:
Weather Sensor Operational: WORKING	Account Manager: DAVID MANFRIN
Are repairs included in Contractual Agreement: No	

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1. Rotor - roundabout island at Still Creek Dr. & Still River Dr.	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2. Spray - Still River Dr. - north side - exit gate north to natural area and small island - sidewalk	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3. Rotor/Drip - Still River Dr. - north side - exit gate north to natural area - berm	Yes	4" Rotor	1	Yes	No	Yes
3. Rotor/Drip - Still River Dr. - north side - exit gate north to natural area - berm	Yes	1/2" - 3/4" Misc Fittings	1	Yes	No	Yes
3. Rotor/Drip - Still River Dr. - north side - exit gate north to natural area - berm	Yes	Drip Line Fittings	2	Yes	No	Yes
3. Rotor/Drip - Still River Dr. - north side - exit gate north to natural area - berm	Yes	Drip Line by the foot	2	Yes	No	Yes

Zone Assessment:

3. Rotor/Drip - Still River Dr. - north side - exit gate north to natural area - berm
 Replaced 1 rotor. Raised 2 rotors. Repaired 1 drip line break.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4. Spray - Still Creek Dr. at Sanctuary - west side fenceline	No				No	No



Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5. Spray - Still Creek Dr, at Sanctuary - 3 islands and east gate	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6. Spray - Still Creek Dr at Sanctuary - inside & outside of gates	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7. Spray - Still Creek Dr at Sanctuary - east side fenceline	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8. Still Creek Dr. & Pinebreeze Dr. around controller	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9. Spray - Still River Dr. at Hamlet - south side turf	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10. Spray - Still River Dr. at Hamlet - south side shrubs and island	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11. Spray - Still River Dr. at Hamlet - north side berm and natural area	Yes	Nozzles	2	Yes	No	Yes
Zone Assessment:						
11. Spray - Still River Dr. at Hamlet - north side berm and natural area Repaired 2 spray nozzles						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12. Spray - Still River Dr. at Hamlet - north side shrubs	Yes	Nozzles	2	Yes	No	Yes
Zone Assessment:						
12. Spray - Still River Dr. at Hamlet - north side shrubs REpaired 2 spary nozzles.						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13. Bubbler - Still River Dr. & Still Creek Dr. - trees	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14. Spray - Sanctuary and Hamlet monument signs	No				No	No



Irrigation Inspection

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15. Sprays - Still Creek Dr. - east side - Spruce Creek Cir. north to pond	Yes	Nozzles	1	Yes	No	Yes

Zone Assessment:

15. Sprays - Still Creek Dr. - east side - Spruce Creek Cir. north to pond
 Repaired o 1 spray nozzle, Raised 1 Sprayhead

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16. Spray - Still Creek Dr. - east side - pond north to Pinebreeze Dr.	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17. Spray - Still Creek Dr. - west side - Spruce Creek Cir. north to pond	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
18. Spray - Still Creek Dr. - west side - pond north to Pinebreeze Dr.	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
19. Bubbler - Still Creek Dr. - east & west side trees from Pinebreeze to Spruce Creek Cir.	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
NODE100 - Rotor/spray - Spruce Creek Cir. & Still Creek Dr. - field	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? Yes
 1-pgp0430, 1-5075clpn, 2-xffcoup, 2-xfde012, 5-ss530, 1 man 1.5hrs

Controller Wet Check Finished: Yes

Technician Name: Thomas Nelson

Is Property fully Inspected: Yes

Supervisor Name: SAMUEL MARTEL



Property: Parkway Center GAD

Date: 11/11/25
 Technician: Tom
 Arrive/ Depart: 10:45-11:55

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

Clock Type/ #	Rainbird ESPMa / Controller-D				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	(Y)	Time/Date Adjust	(Y)	N	Pgm A	1	12:00am			12:00am
Rain Sensor	(D)	bad	Battery Replaced	Y	(N)		Pgm B	1	8:30pm			8:30pm
							Pgm C	1	7:00am			7:00am
							NOTE Pgm D	1	7:50pm			7:50pm
								2				

Notes:

Zone #	Type	A	B	C	V+DC	Zone Information
1	R	:60				ok
2	S	:30				ok * Dry
3	R	:60				1 rotor (not oscillating) raised 2 rotors * Dry
4	S	:30				ok and poly nipple 1-drip line break
5	S	:30				ok
6	S	:30				ok
7	S	:30				ok
8	S ^{mp}	:35				ok
9	<	:30				ok
10	S	:25				nozzles ok
11	S	:25				2 nozzles
12	S	:30				2 nozzles
13	B		:05			ok
14	S		:15			ok
15	S	:30				1 nozzle, raised 1 sprayhead
16	S	:30				ok
17	S	:30				* ok
18	S	:30				ok
19	B	:02				ok
20	R/S			:40		ok
21						
22						
23						
24						

Technician Use Only (Use Standard Invoice forms for additional charges)			
Labor	Hrs	Rate	Amount
Supervisor:	1.5	65.00	97.50
Technician:			
Total Labor Charges \$			
Materials	QTY	Unit	Extended
PGP0430	1	28.66	28.66
S075CLPN	1	0.82	0.82
XFFCOWP	2	0.79	1.58
XFF0912	2	1.10	2.20
H1535T	5	2.35	11.75
Total Materials		\$	45.01
Total Labor		\$	97.50
Grand Total		\$	142.51

Season Adjust %
 Run Time 6:00 2:57:20

Bill To:

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

372724

Legend



Controller D

Write a description for your map.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 368528

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

Date	Due Date
11/20/25	12/20/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#372741 - November 2025 Wet Check Repairs - Completed Repairs				\$152.37
Controller H				
<i>Lateral Components - 11/11/2025</i>				
Irrigation Technician Labor	2.00HR	\$65.00	\$130.00	
Sch 40 PVC Coupling 1/2 in. Socket	2.00EA	\$0.75	\$1.50	
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	7.00EA	\$2.35	\$16.45	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	2.00EA	\$2.21	\$4.42	

Subtotal	\$152.37
Less Payments/Credits	(\$0.00)
Balance Due	\$152.37

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Thank you for allowing us to serve you.



Irrigation Inspection

Job Details

Date:
11/11/2025

Controller Make and Model:
Hunter ACC2

Property Name from Inspection:
Parkway Center CDD

Controller Location:

Controller Name:
Controller H

POC:

Weather Sensor Operational:
WORKING

Account Manager:
DAVID MANFRIN

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1. Spray - Still River Dr. roundabout island - NE entrance side	Yes			Yes	No	Yes

Zone Assessment:

1. Spray - Still River Dr. roundabout island - NE entrance side
Raised 5 Sprayheads

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2. Spray - Still River Dr. roundabout island - SW exit side	Yes	Nozzles	3	Yes	No	Yes

Zone Assessment:

2. Spray - Still River Dr. roundabout island - SW exit side
Raised 3 Sprayheads, Replaced 3 spry nozzles.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3. Drip - Still River Dr. roundabout island - middle	No				No	Yes

Zone Assessment:

3. Drip - Still River Dr. roundabout island - middle
Weak Pressure. Possible restriction under pine trees.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4. Drip - Still River Dr. roundabout, small island on Blue Beech Dr - NE side	No				No	No



Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5. Spray - Still River Dr. - long island shrubs	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6. Spray - Still River Dr. - long island - turf	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7. Spray - Still River Dr. & Falkenburg Rd. by controller	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8. Spray - Falkenburg Rd. - Still River Dr. north to first hydrant	Yes	1/2" - 3/4" Misc Fittings	2	Yes	No	Yes
8. Spray - Falkenburg Rd. - Still River Dr. north to first hydrant	Yes	Poly/Flex Pipe 1/2"	2	Yes	No	Yes

Zone Assessment:

8. Spray - Falkenburg Rd. - Still River Dr. north to first hydrant repaired 1/2-inch line break. raised 3 spray heads.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9. Drip - Falkenburg Rd., Still River Dr. north to first hydrant	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10. Spray - Falkenburg Rd. - first hydrant north to light pole 2	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11. Drip - Falkenburg Rd. - first hydrant north to light pole 2	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12. Spray - Falkenburg Rd. - light pole 2 north to second hydrant	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13. Spray - Falkenburg Rd. - hydrant 2 north to hydrant 3	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14. Spray - Falkenburg Rd. - hydrant 3 north to natural area across from Castle Creek Dr.	No				No	No



Irrigation Inspection

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15. Drip - falkenburg Rd. - light pole 2 north to natural area at Cross Creek Dr.	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17. Spray - Still River Dr. - NE - entrance siden Falkenburg to roundabout	Yes	Nozzles	4	Yes	No	Yes

Zone Assessment:

17. Spray - Still River Dr. - NE - entrance siden Falkenburg to roundabout
 Replaced 4 spray nozzles.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
18. Spray - Still River Dr. - NE - entrance side - info board to roundabout	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
19. Spray - Still River Dr. island tip at monument sign	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
20. Spray - Still River Dr. - SW - exit side and Falkenburg Rd.	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? Yes

2-429-005, 7 h12h, 2-kf-050, 1 man 2 hrs

Controller Wet Check Finished: Yes

Technician Name: Thomas Nelson

Is Property fully Inspected: No

Supervisor Name: SAMUEL MARTEL



Property: *Parkway Center CAD*

Date: *11/11/25*
 Technician: *Tom*
 Arrive/ Depart: *7:10* *1*

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

Clock Type/ #	<i>Hunter ACC 2 / Controller H</i>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	Y	Time/Date Adjust	Pgm A	1			<i>12:00am</i>			<i>12:00am</i>
Rain Sensor	<i>(O)</i>	bad	Battery Replaced	Y	2				<i>2:40am</i>			<i>2:40am</i>
Notes:					Pgm B	1			<i>8:00am</i>			<i>8:00am</i>
					2				<i>10am</i>			<i>10am</i>
					Pgm C	1			<i>7:30am</i>			<i>7:30am</i>
					2							
					Pgm D	1			<i>7:00am</i>			<i>7:00am</i>
					2							

Zone #	Type	Programs				Zone Information
		A	B	C	D	
1	S	:15				<i>Raised 5 sprayheads</i>
2	S	:15				<i>3 nozzles raise 3</i>
3	D	:20				<i>? No pressure</i>
4	A	:20				<i>ok</i>
5	S				:15	<i>ok</i>
6	S				:20	<i>ok</i>
7	S				:20	<i>ok</i>
8	S	:20				<i>flex line break, raised 3 sprayheads</i>
9	S	:20				<i>ok</i>
10	S	:20				<i>ok</i>
11	S	:20				<i>ok</i>
12	S	:20				<i>ok</i>
13	D	:20				<i>ok</i>
14	D	:20				<i>ok</i>
15	D	:20				<i>ok</i>
16	-					<i>N/A</i>
17	S				:25	<i>4 nozzles</i>
18	S				:20	<i>ok</i>
19	S			:10		<i>ok</i>
20	S				:25	<i>ok</i>
21						
22						
23						
24						
Season Adjust %	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>		
Run Time	<i>2:10</i>	<i>1:40</i>	<i>1:10</i>	<i>2:15</i>		

Technician Use Only (Use Standard Invoice forms for additional charges)			
Labor	Hrs	Rate	Amount
Supervisor:	<i>2</i>	<i>65.00</i>	<i>130.00</i>
Technician:			
Total Labor Charges \$			
Materials	QTY	Unit	Extended
<i>429005</i>	<i>2</i>	<i>0.75</i>	<i>1.50</i>
<i>H12H</i>	<i>7</i>	<i>2.35</i>	<i>16.45</i>
<i>KF050</i>	<i>2</i>	<i>2.21</i>	<i>4.42</i>
Total Materials			<i>\$ 22.37</i>
Total Labor			<i>\$ 130.00</i>
Grand Total			<i>\$ 152.37</i>

Bill To:

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

372741

Controller H

Write a description for your map.

Legend



Google Earth

Image © 2025 Airbus

800 ft



hillstaxfl.gov



2025 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0491040000	Property Location: S FALKENBURG RD RIVERVIEW 33578
Account Name: PARKWAY CENTER CDD Address: C/O DISTRICT MANAGEMENT SERVICES LLC 2005 PAN AM CIR STE 120 TAMPA, FL 33607-2529	
Legal Description: ALL SEC 13 LESS E 1/2 OF NE 1/4 OF NW1/4 OF NW1/4 AND LESS E 1/2 OF SE 1/4 OF SE 1/4 AND LESS SE1/4 OF SW 1/4 OF SE 1/4 AND LESS E 1...	

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	3,420	3,420	0	5.4608	0.00
ENVIRONMENTAL LAND	813-272-5890	3,420	3,420	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	3,420	3,420	0	4.6163	0.00
LIBRARY-SERVICE	813-273-3652	3,420	3,420	0	0.5583	0.00
SCHOOL - LOCAL	813-272-4064	3,420	3,420	0	2.2480	0.00
SCHOOL - VOTER APPROVED	813-272-4064	3,420	3,420	0	1.0000	0.00
SCHOOL - STATE	813-272-4064	3,420	3,420	0	3.0920	0.00
PORT AUTHORITY	813-905-5132	3,420	3,420	0	0.0737	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	3,420	3,420	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	3,420	3,420	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	3,420	3,420	0	0.1831	0.00

Total Millage: **18.2515** Total Ad Valorem Taxes: **\$\$0.00**

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
FLORIDA GREEN FINANCE AUTHORITY	561-668-2219	1,795.11
PARKWAY CENTER CDD	813-397-5120	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00

Total Non-Ad Valorem Assessments: **\$1,795.11** Combined Taxes & Assessments: **\$1,795.11**

↕ Detach below portion and return it with your payment. ↕

Nancy C. Millan, Hillsborough County Tax Collector		2025 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments			
Account No.: A0491040000	Tax District: U	Escrow:	Assessed Value: 3,420	Exemptions: GO	

ONLY PAY ONE AMOUNT	
Postmarks not accepted after March 31st.	
If postmarked by	Amount Due
Nov. 30, 2025	\$1,795.11
Dec. 31, 2025	\$1,795.11
Jan. 31, 2026	\$1,795.11
Feb. 28, 2026	\$1,795.11
Mar. 31, 2026	\$1,795.11



SAVE A STAMP & PAY ONLINE!
SCAN QR CODE WITH SMARTPHONE



Remember to write your account number on your check.
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

PARKWAY CENTER CDD
C/O DISTRICT MANAGEMENT SERVICES LLC
2005 PAN AM CIR STE 120
TAMPA, FL 33607-2529





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

Return Service Requested

Invoice Date: 11/04/2025

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

Remittance Section

Contract Number: 40819292
Due Date: 11/25/2025
Amount Due: \$766.03

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

000408192922025110400000766033

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
11/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

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

Managing your account at Navitas has never been easier. Your secure sign-on lets you access your account when it's convenient for you. 24X7 service at my.navitascredit.com is now a simple click away.

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

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



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Contract Payment	11/25/2025	\$766.03					\$766.03
SUBTOTALS:			\$766.03					\$766.03

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

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

Your Opinion Matters

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

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

Thank you for your business!

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



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
11/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE "A"
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

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



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

Return Service Requested

Invoice Date: 11/04/2025

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

Remittance Section

Contract Number: 41082792
Due Date: 11/25/2025
Amount Due: \$319.46

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

000410827922025110400000319463

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
11/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

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

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



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41082792-1	Contract Payment	11/25/2025	\$298.61			\$20.85		\$319.46
SUBTOTALS:			\$298.61			\$20.85		\$319.46

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

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

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PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
11/25/2025	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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- For correspondence other than payments:

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

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

S2W Security

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

Invoice

Invoice# INV-4736

Balance Due
\$1,196.00

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

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

Subject :
Pool Security at Parkway Center CDD
10-17-25_10-19-25
10-24-25_10-26-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 10-17-25 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 10-18-25 12:00pm-9:00pm	9.00	26.00	234.00
3	Professional Services 10-19-25 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 10-24-25 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 10-25-25 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 10-26-25 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



S2W Security

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

Invoice

Invoice# INV-4742

Balance Due
\$1,196.00

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

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

Subject :
Pool Security at Parkway Center CDD
10-31-25_11-2-25
11-7-25_11-9-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 10-31-25 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 11-1-25 12:00pm-9:00pm	9.00	26.00	234.00
3	Professional Services 11-2-25 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 11-7-25 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 11-8-25 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 11-9-25 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



Suburban Propane

DATE 11/10/25
START COUNT 0.0 GALLONS
NET DELIVERY 379.1 GALLONS
LPG 1
VOLUME CORRECTED TO 60 DEG. F
SALE NUMBER 117417403
METER NUMBER 224032
UNIT ID

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1158-329430	379.1 gallons	PROPANE @\$3.939/GALLON SAFETY P&T FEE TRANSPORTATION INVOICE SUBTOTAL PLEASE PAY THIS AMOUNT	\$1493.27 12.92 9.46 \$1515.65 \$1515.65
		SUBURBAN PROPANE-1158 PO# _____ Driver ID 224 Name: PARKWAY CENTER CLUB CDD ACCT.#: 1158-420109-001 Tank Serial #: 027942	*If Safety P&T is noted above see "Fees" on reverse for a description of this Safety Practices & Training Fee

For Inquiries, please call 800-776-7263
or your local office 813-626-4157

Liquefied Petroleum Gas, 2.1, UN 1075,
Product: Propane, Non-Corrosive

WHERE REQUIRED: LP Gas Volume
has been corrected to standard
volume at 60 degrees Fahrenheit

RECEIVED BY:

Customer. Please see reverse side for safety information

Call 811 Before You Dig.
Item# 1515384 OPR 5209 1212 DUPLICATE

SUBURBAN PROPANE-1158
Local Office 813-626-4157

PARKWAY CENTER CLUB CDD
7461 S FAULKENBURG RD
RIVERVIEW FL 33578

CHECK HERE IF name, address,
telephone or fuel usage has changed

TO PAY BY CHECK PLEASE RETURN THIS PORTION
WITH YOUR PAYMENT AND SEND TO:

SUBURBAN PROPANE-1158
PO BOX 260
WHIPPANY, NJ 07981-0260

**Thank You For
Your Business!**

INVOICE

ACCOUNT NO: 1158-420109
DELIVERY DATE: 11/10/25 14:08
INVOICE NO. 1158-329430

DUPLICATE Item# 1515384 OPR 5209 1212

AMOUNT DUE	\$1515.65
DUE DATE	11/17/25
AMOUNT ENCLOSED	\$

PLEASE PAY FROM THIS INVOICE

Visit us at www.suburbanpropane.com
Please visit our website
regarding changes to the Transportation
Fuel Surcharge.

TO PAY BY PHONE
Call us toll-free at 1-888-288-5608

1 1 5 8 5 0 1 1 1 0 2 5 3 0 0 0 1 5 1 5 6 6 5 0 0 0 1 5 1 5 6 6 5 0 0 0 0 0 4 2 0 1 0 3

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Parkway Center CDD - BOARD MEETING

Board Meeting Date: November 18 2025

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

11.18.25
Date

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



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

Statement Date: November 03, 2025

Amount Due: \$9,844.26

Due Date: November 17, 2025

Account #: 311000070319

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

Your Locations With The Highest Usage

8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000 **1,535 KWH**

5707 STILL WATER DR, #B, RIVERVIEW, FL 33569-0000 **773 KWH**



Scan here to interact with your bill online.

Account Summary

Previous Amount Due	\$9,698.12
Payment(s) Received Since Last Statement	-\$9,698.12
Miscellaneous Credits	-\$348.77
Credit Balance After Payments and Credits	-\$348.77
Current Month's Charges	\$10,193.03

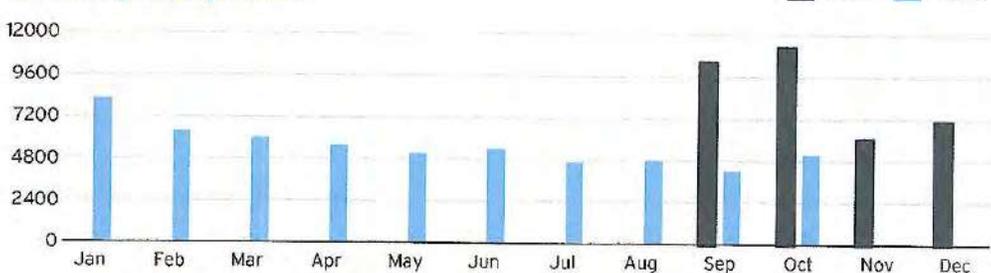
Amount Due by November 17, 2025 \$9,844.26

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



DOWNED IS DANGEROUS!
If you see a downed power line, move a safe distance away and call 911.
Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage (kWh)



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



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

Account #: 311000070319
Due Date: November 17, 2025

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.
Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$9,844.26
Payment Amount: \$ _____

700875003318
Your account will be drafted on November 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.

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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	09/30/2025	21,700		21,700		0 kWh	1	32 Days	\$22.43

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	09/30/2025	51,732		50,985		747 kWh	1	32 Days	\$148.28
									▲ 42.8%

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	09/30/2025	57,062		55,527		1,535 kWh	1	32 Days	\$281.07
									▲ 25.5%

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

Sub-Account Number: 211001739302

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000705281	09/30/2025	20,929		20,683		246 kWh	1	32 Days	\$63.88
									▲ 17.1%

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

Sub-Account Number: 211001739567

Amount: \$4,811.78

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

Increased Same Decreased

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

Sub-Account Number: 211001739864

Amount: \$1,314.62

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

Sub-Account Number: 211001800955

Amount: \$860.62

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

Sub-Account Number: 211015022604

Amount: \$971.69

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

Sub-Account Number: 211014450103

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000538189	09/30/2025	59,496		58,723		773 kWh	1	32 Days	\$152.67
									42.4%

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

Sub-Account Number: 211014450376

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492499	09/30/2025	52,382		51,619		763 kWh	1	32 Days	\$150.97
									2.4%

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	09/30/2025	38,488		37,974		514 kWh	1	32 Days	\$109.02
									11.7%

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

Sub-Account Number: 211014450897

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000536130	09/30/2025	15,050		14,850		200 kWh	1	32 Days	\$56.11
									17.0%

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	09/30/2025	36,212		35,797		415 kWh	1	32 Days	\$92.33
									19.9%

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

Sub-Account Number: 211014451317

Amount: \$249.85

Continued on next page →

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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: \$519.04

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

Sub-Account Number: 211014451713

Amount: \$388.67

Total Current Month's Charges **\$10,193.03**



Sub-Account #: 211001738486
Statement Date: 10/29/2025

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

Meter Read

Meter Location: # A Pmp

Service Period: 08/30/2025 - 09/30/2025

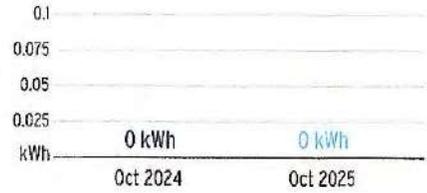
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	09/30/2025	21,700		21,700		0 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68
State Tax		\$1.75
Total Electric Cost, Local Fees and Taxes		\$22.43

Avg kWh Used Per Day



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Current Month's Electric Charges \$22.43

Billing information continues on next page →



Sub-Account #: 211001738759
Statement Date: 10/29/2025

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

Meter Read

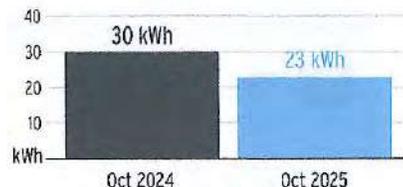
Service Period: 08/30/2025 - 09/30/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	09/30/2025	51,732		50,985		747 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	747 kWh @ \$0.08641/kWh	\$64.55
Fuel Charge	747 kWh @ \$0.03391/kWh	\$25.33
Storm Protection Charge	747 kWh @ \$0.00577/kWh	\$4.31
Clean Energy Transition Mechanism	747 kWh @ \$0.00418/kWh	\$3.12
Storm Surcharge	747 kWh @ \$0.02121/kWh	\$15.84
Florida Gross Receipt Tax		\$3.42
Electric Service Cost		\$136.73
State Tax		\$11.55
Total Electric Cost, Local Fees and Taxes		\$148.28

Current Month's Electric Charges \$148.28

Billing information continues on next page →



Sub-Account #: 211001739070
Statement Date: 10/29/2025

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

Meter Read

Service Period: 08/30/2025 - 09/30/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000325661	09/30/2025	57,062	55,527	1,535 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,535 kWh @ \$0.08641/kWh	\$132.64
Fuel Charge	1,535 kWh @ \$0.03391/kWh	\$52.05
Storm Protection Charge	1,535 kWh @ \$0.00577/kWh	\$8.86
Clean Energy Transition Mechanism	1,535 kWh @ \$0.00418/kWh	\$6.42
Storm Surcharge	1,535 kWh @ \$0.02121/kWh	\$32.56
Florida Gross Receipt Tax		\$6.48
Electric Service Cost		\$259.17
State Tax		\$21.90
Total Electric Cost, Local Fees and Taxes		\$281.07

Avg kWh Used Per Day



Current Month's Electric Charges

\$281.07

Billing information continues on next page →

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Sub-Account #: 211001739302
Statement Date: 10/29/2025

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

Meter Read

Service Period: 08/30/2025 - 09/30/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000705281	09/30/2025	20,929	20,683	246 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	246 kWh @ \$0.08641/kWh	\$21.26
Fuel Charge	246 kWh @ \$0.03391/kWh	\$8.34
Storm Protection Charge	246 kWh @ \$0.00577/kWh	\$1.42
Clean Energy Transition Mechanism	246 kWh @ \$0.00418/kWh	\$1.03
Storm Surcharge	246 kWh @ \$0.02121/kWh	\$5.22
Florida Gross Receipt Tax		\$1.47
Electric Service Cost		\$58.90
State Tax		\$4.98
Total Electric Cost, Local Fees and Taxes		\$63.88

Current Month's Electric Charges \$63.88

Billing information continues on next page →



Sub-Account #: 211001739567
Statement Date: 10/29/2025

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

Service Period: 08/30/2025 - 09/30/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	5834 kWh @ \$0.03412/kWh	\$199.06
Fixture & Maintenance Charge	71 Fixtures	\$1622.73
Lighting Pole / Wire	71 Poles	\$2333.77
Lighting Fuel Charge	5834 kWh @ \$0.03363/kWh	\$196.20
Storm Protection Charge	5834 kWh @ \$0.00559/kWh	\$32.61
Clean Energy Transition Mechanism	5834 kWh @ \$0.00043/kWh	\$2.51
Storm Surcharge	5834 kWh @ \$0.01230/kWh	\$71.76
Florida Gross Receipt Tax		\$12.88
State Tax		\$340.26
Lighting Charges		\$4,811.78

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Current Month's Electric Charges **\$4,811.78**

Billing information continues on next page →



Sub-Account #: 211001739864
Statement Date: 10/29/2025

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

Service Period: 08/30/2025 - 09/30/2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	448 kWh @ \$0.03412/kWh	\$15.29
Fixture & Maintenance Charge	28 Fixtures	\$262.64
Lighting Pole / Wire	28 Poles	\$920.36
Lighting Fuel Charge	448 kWh @ \$0.03363/kWh	\$15.07
Storm Protection Charge	448 kWh @ \$0.00559/kWh	\$2.50
Clean Energy Transition Mechanism	448 kWh @ \$0.00043/kWh	\$0.19
Storm Surcharge	448 kWh @ \$0.01230/kWh	\$5.51
Florida Gross Receipt Tax		\$0.99
State Tax		\$92.07
Lighting Charges		\$1,314.62

Current Month's Electric Charges \$1,314.62

Billing information continues on next page →

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Sub-Account #: 211001800955
Statement Date: 10/29/2025

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

Service Period: 09/20/2025 - 10/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

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

Lighting Charges **\$860.62**

Current Month's Electric Charges

\$860.62



Miscellaneous Credits

Sales Tax Credit	-\$124.02
Total Current Month's Credits	-\$124.02

Billing information continues on next page →

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Sub-Account #: 211015022604
Statement Date: 10/29/2025

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

Service Period: 09/20/2025 - 10/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

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

Lighting Charges \$971.69

Current Month's Electric Charges \$971.69



Miscellaneous Credits

Sales Tax Credit		-\$140.03
Total Current Month's Credits		-\$140.03

Billing information continues on next page →

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Sub-Account #: 211014450103
Statement Date: 10/29/2025

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

Meter Read

Meter Location: # B

Service Period: 08/30/2025 - 09/30/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	09/30/2025	59,496	58,723		773 kWh	1	32 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	773 kWh @ \$0.08641/kWh	\$66.79
Fuel Charge	773 kWh @ \$0.03391/kWh	\$26.21
Storm Protection Charge	773 kWh @ \$0.00577/kWh	\$4.46
Clean Energy Transition Mechanism	773 kWh @ \$0.00418/kWh	\$3.23
Storm Surcharge	773 kWh @ \$0.02121/kWh	\$16.40
Florida Gross Receipt Tax		\$3.52
Electric Service Cost		\$140.77
State Tax		\$11.90
Total Electric Cost, Local Fees and Taxes		\$152.67

Avg kWh Used Per Day



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Current Month's Electric Charges \$152.67

Billing information continues on next page →



Sub-Account #: 211014450376
Statement Date: 10/29/2025

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

Meter Read

Meter Location: # C

Service Period: 08/30/2025 - 09/30/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000492499	09/30/2025	52,382	51,619	763 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	763 kWh @ \$0.08641/kWh	\$65.93
Fuel Charge	763 kWh @ \$0.03391/kWh	\$25.87
Storm Protection Charge	763 kWh @ \$0.00577/kWh	\$4.40
Clean Energy Transition Mechanism	763 kWh @ \$0.00418/kWh	\$3.19
Storm Surcharge	763 kWh @ \$0.02121/kWh	\$16.18
Florida Gross Receipt Tax		\$3.48
Electric Service Cost		\$139.21
State Tax		\$11.76
Total Electric Cost, Local Fees and Taxes		\$150.97

Current Month's Electric Charges \$150.97

Billing information continues on next page →

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Sub-Account #: 211014450640
Statement Date: 10/29/2025

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

Meter Read

Meter Location: # D

Service Period: 08/30/2025 - 09/30/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492524	09/30/2025	38,488	37,974	514 kWh	1	32 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	514 kWh @ \$0.08641/kWh	\$44.41
Fuel Charge	514 kWh @ \$0.03391/kWh	\$17.43
Storm Protection Charge	514 kWh @ \$0.00577/kWh	\$2.97
Clean Energy Transition Mechanism	514 kWh @ \$0.00418/kWh	\$2.15
Storm Surcharge	514 kWh @ \$0.02121/kWh	\$10.90
Florida Gross Receipt Tax		\$2.51
Electric Service Cost		\$100.53
State Tax		\$8.49
Total Electric Cost, Local Fees and Taxes		\$109.02

Avg kWh Used Per Day



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Current Month's Electric Charges \$109.02

Billing information continues on next page →



Sub-Account #: 211014450897
Statement Date: 10/29/2025

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

Meter Read

Meter Location: # A

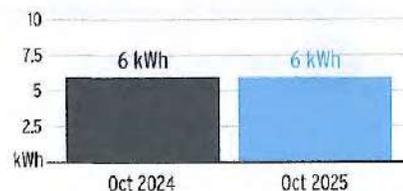
Service Period: 08/30/2025 - 09/30/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000536130	09/30/2025	15,050	14,850		200 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	200 kWh @ \$0.08641/kWh	\$17.28
Fuel Charge	200 kWh @ \$0.03391/kWh	\$6.78
Storm Protection Charge	200 kWh @ \$0.00577/kWh	\$1.15
Clean Energy Transition Mechanism	200 kWh @ \$0.00418/kWh	\$0.84
Storm Surcharge	200 kWh @ \$0.02121/kWh	\$4.24
Florida Gross Receipt Tax		\$1.29
Electric Service Cost		\$51.74
State Tax		\$4.37
Total Electric Cost, Local Fees and Taxes		\$56.11

Current Month's Electric Charges \$56.11

Billing information continues on next page →



Sub-Account #: 211014451127
Statement Date: 10/29/2025

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

Meter Read

Service Period: 08/30/2025 - 09/30/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000323057	09/30/2025	36,212	35,797	415 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



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⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	415 kWh @ \$0.08641/kWh	\$35.86
Fuel Charge	415 kWh @ \$0.03391/kWh	\$14.07
Storm Protection Charge	415 kWh @ \$0.00577/kWh	\$2.39
Clean Energy Transition Mechanism	415 kWh @ \$0.00418/kWh	\$1.73
Storm Surcharge	415 kWh @ \$0.02121/kWh	\$8.80
Florida Gross Receipt Tax		\$2.13
Electric Service Cost		\$85.14
State Tax		\$7.19
Total Electric Cost, Local Fees and Taxes		\$92.33

Current Month's Electric Charges \$92.33

Billing information continues on next page →



Sub-Account #: 211014451317
Statement Date: 10/29/2025

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

Service Period: 09/20/2025 - 10/20/2025

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	144 kWh @ \$0.03412/kWh	\$4.91
Fixture & Maintenance Charge	9 Fixtures	\$84.42
Lighting Pole / Wire	9 Poles	\$152.73
Lighting Fuel Charge	144 kWh @ \$0.03363/kWh	\$4.84
Storm Protection Charge	144 kWh @ \$0.00559/kWh	\$0.80
Clean Energy Transition Mechanism	144 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	144 kWh @ \$0.01230/kWh	\$1.77
Florida Gross Receipt Tax		\$0.32
Lighting Charges		\$249.85

Current Month's Electric Charges \$249.85

📄 Miscellaneous Credits	
Sales Tax Credit	-\$18.86
Total Current Month's Credits	-\$18.86

Billing information continues on next page →

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Sub-Account #: 211014451523
Statement Date: 10/29/2025

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

Service Period: 09/20/2025 - 10/20/2025

Rate Schedule: Lighting Service

Charge Details



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⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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		\$34.73
Lighting Charges		\$519.04

Current Month's Electric Charges \$519.04

💰 Miscellaneous Credits	
Sales Tax Credit	-\$36.52
Total Current Month's Credits	-\$36.52

Billing information continues on next page →



Sub-Account #: 211014451713
Statement Date: 10/29/2025

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

Service Period: 09/20/2025 - 10/20/2025

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 31 days		
	Lighting Energy Charge	224 kWh @ \$0.03412/kWh	\$7.64
	Fixture & Maintenance Charge	14 Fixtures	\$131.32
	Lighting Pole / Wire	14 Poles	\$237.58
	Lighting Fuel Charge	224 kWh @ \$0.03363/kWh	\$7.53
	Storm Protection Charge	224 kWh @ \$0.00559/kWh	\$1.25
	Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh	\$0.10
	Storm Surcharge	224 kWh @ \$0.01230/kWh	\$2.76
	Florida Gross Receipt Tax		\$0.49
	Lighting Charges		\$388.67

Current Month's Electric Charges **\$388.67**

Total Current Month's Charges **\$10,193.03**

	Miscellaneous Credits	
	Sales Tax Credit	-\$29.34
	Total Current Month's Credits	-\$29.34

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

Statement Date: November 06, 2025

Amount Due: \$829.58

Due Date: December 01, 2025

Account #: 211001800146

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due	\$892.06
Payment(s) Received Since Last Statement	-\$829.58
Miscellaneous Credits	-\$62.48
Current Month's Charges	\$829.58

Amount Due by December 01, 2025 \$829.58

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



Scan here to view your account online.



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.

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

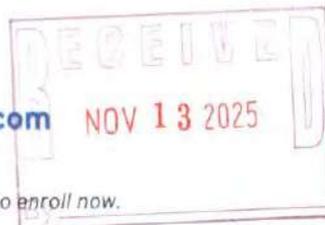
Due Date: December 01, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$829.58

Payment Amount: \$ _____

629162306714

Your account will be drafted on December 01, 2025

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

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

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

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

Account #: 211001800146
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	304 kWh @ \$0.03412/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$624.53
Lighting Fuel Charge	304 kWh @ \$0.03363/kWh	\$10.22
Storm Protection Charge	304 kWh @ \$0.00559/kWh	\$1.70
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.67
Lighting Charges		\$829.58

Total Current Month's Charges \$829.58

💰 Miscellaneous Credits	
Sales Tax Credit	-\$62.48
Total Current Month's Credits	-\$62.48

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date 10/31/2025

Payable To Parkway Center CDD

Check Amount **\$2,610.82**

Check Description Series 2018-1 - FY 26 Tax Dist. ID 11.03.25/745

Check Amount **\$1,182.39**

Check Description Series 2008 - FY 26 Tax Dist. ID 11.03.25/745

Check Amount **\$1,978.50**

Check Description Series 2018-2 - FY 26 Tax Dist. ID 11.03.25/745

Special Instructions Do not mail. Please give to Eric Davidson

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

Jonathan Sciortino

Authorization

DM									
Fund									
G/L									
Object Code									
Chk	#		Date						

PARKWAY CENTER CDD

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

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

101%

Date Received	Amount Received	53.74%	53.74%	20.93%	20.93%	9.48%	9.48%	15.86%	15.86%	Proof	Date Transferred / Distribution ID	Notes / CDD check
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018-1 Debt Service Revenue	Rounded 2018-1 Debt Service Revenue	Raw Numbers 2008 Debt Service Revenue	Rounded 2008 Debt Service Revenue	Raw Numbers 2018-2 AMENITY Debt Service Revenue	Rounded 2018-2 AMENITY Debt Service Revenue			
11/6/2024	15,646.82	8,407.88	8,407.88	3,274.52	3,274.52	1,482.97	1,482.97	2,481.46	2,481.46	(0.01)	Dist 695	1135
11/14/2024	17,747.22	9,536.54	9,536.54	3,714.08	3,714.08	1,682.05	1,682.05	2,814.57	2,814.57	(0.02)	Dist 697	1135
11/22/2024	12,699.16	6,823.94	6,823.94	2,657.64	2,657.64	1,203.60	1,203.60	2,013.98	2,013.98	-	Dist 698	1135
12/6/2024	1,191,240.30	640,117.50	640,117.50	249,298.82	249,298.82	112,902.96	112,902.96	188,921.03	188,921.03	(0.01)	Dist 706	1135
12/3/2024	26,532.59	14,257.39	14,257.39	5,552.65	5,552.65	2,514.70	2,514.70	4,207.85	4,207.85	-	Dist 700	1135
12/16/2024	213,210.53	114,569.49	114,569.49	44,619.99	44,619.99	20,207.59	20,207.59	33,813.46	33,813.46	-	Dist 707	1135
1/7/2025	270,874.79	145,555.60	145,555.60	56,687.78	56,687.78	25,672.88	25,672.88	42,958.54	42,958.54	(0.01)	Dist 709	1136
2/7/2025	18,852.86	10,130.66	10,130.66	3,945.46	3,945.46	1,786.83	1,786.83	2,989.91	2,989.91	-	Dist 713	1142
3/10/2025	7,664.52	4,118.56	4,118.56	1,604.01	1,604.01	726.43	726.43	1,215.53	1,215.53	(0.01)	Dist 716	1147
4/7/2025	31,681.79	17,024.33	17,024.33	6,630.26	6,630.26	3,002.73	3,002.73	5,024.47	5,024.47	-	Dist 719	1152
5/7/2025	4,904.14	2,635.26	2,635.26	1,026.32	1,026.32	464.80	464.80	777.76	777.76	-	Dist 723	1158
6/9/2025	6,322.33	3,397.33	3,397.33	1,323.12	1,323.12	599.22	599.22	1,002.67	1,002.67	(0.01)	Dist 726	1163
6/18/2025	11,449.78	6,152.58	6,152.58	2,396.17	2,396.17	1,085.18	1,085.18	1,815.84	1,815.84	0.01	Dist 728	1168
10/31/2025	12,475.41	6,703.71	6,703.71	2,610.81	2,610.81	1,182.39	1,182.39	1,978.50	1,978.50	-	Dist 745	
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-		
TOTAL	1,841,302.24	989,430.75	989,430.77	385,341.63	385,341.63	174,514.31	174,514.33	292,015.57	292,015.57	(0.06)		
Net Total on Roll	1,823,994.58		980,130.41		381,719.53		172,873.92	289,270.71	289,270.71			
Collection Surplus / (Deficit)	17,307.66		9,300.36		3,622.10		1,640.41	2,744.86	2,744.86			

***Parkway Center
Community
Development
District***

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2008	SERIES 2018-1	SERIES 2018-2	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	DEBT FUND	
ASSETS							
Cash In Bank	\$ 426,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 426,224
Cash In Bank	704,186	-	-	-	-	-	704,186
Due From Other Funds	-	-	46,402	15,918	-	-	62,320
Investments:							
Reserve Fund	-	17,293	190,859	144,716	-	-	352,868
Revenue Fund	-	336,136	543,863	352,716	-	-	1,232,715
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	\$ 1,138,728	\$ 353,429	\$ 781,124	\$ 513,350	\$ 6,994,495	\$ 6,940,000	\$ 16,721,126

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 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	\$ 6,367	\$ -	\$ 361	\$ -	\$ -	\$ -	\$ 6,728
Bonds Payable	-	-	-	-	-	6,940,000	6,940,000
Due To Other Funds	44,780	15,880	-	-	-	-	60,660
TOTAL LIABILITIES	51,147	15,880	361	-	-	6,940,000	7,007,388
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	337,549	780,763	513,350	-	-	1,631,662
Unassigned:	1,087,581	-	-	-	6,994,495	-	8,082,076
TOTAL FUND BALANCES	1,087,581	337,549	780,763	513,350	6,994,495	-	9,713,738
TOTAL LIABILITIES & FUND BALANCES	\$ 1,138,728	\$ 353,429	\$ 781,124	\$ 513,350	\$ 6,994,495	\$ 6,940,000	\$ 16,721,126

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
REVENUES				
Interest - Investments	\$ -	\$ 2,677	\$ 2,677	0.00%
Special Assmnts- Tax Collector	970,110	927,159	(42,951)	95.57%
Other Miscellaneous Revenues	10,000	2,407	(7,593)	24.07%
TOTAL REVENUES	980,110	932,243	(47,867)	95.12%

EXPENDITURES

Administration

Supervisor Fees	12,000	1,600	10,400	13.33%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	1,172	2,028	36.63%
ProfServ-Recording Secretary	2,772	-	2,772	0.00%
ProfServ-Trustee Fees	12,500	-	12,500	0.00%
Disclosure Report	6,000	1,500	4,500	25.00%
District Counsel	7,500	3,760	3,740	50.13%
District Engineer	7,500	3,968	3,532	52.91%
District Manager	29,705	7,426	22,279	25.00%
Accounting Services	28,667	7,169	21,498	25.01%
Auditing Services	9,500	-	9,500	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	750	10	740	1.33%
Public Officials Insurance	4,325	4,325	-	100.00%
Legal Advertising	1,000	39	961	3.90%
Misc-Non Ad Valorem Taxes	7,000	1,795	5,205	25.64%
Bank Fees	350	-	350	0.00%
Miscellaneous Expenses	410	498	(88)	121.46%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	136,379	33,437	102,942	24.52%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>Electric Utility Services</u>				
Electricity - Streetlights	154,000	41,795	112,205	27.14%
Total Electric Utility Services	154,000	41,795	112,205	27.14%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	2,900	777	2,123	26.79%
Total Garbage/Solid Waste Services	2,900	777	2,123	26.79%
<u>Water-Sewer Comb Services</u>				
Utility - Water	24,000	3,453	20,547	14.39%
Total Water-Sewer Comb Services	24,000	3,453	20,547	14.39%
<u>Other Physical Environment</u>				
Waterway Management	22,300	5,968	16,332	26.76%
Field Services	27,707	12,217	15,490	44.09%
Waterway Management - Other	2,500	-	2,500	0.00%
Contracts - Landscape	274,413	56,753	217,660	20.68%
Clubhouse Security Systems	14,000	6,172	7,828	44.09%
Onsite Staff	61,944	13,973	47,971	22.56%
Insurance -Property & Casualty	40,407	30,449	9,958	75.36%
R&M-Gate	1,500	500	1,000	33.33%
R&M-Other Landscape	10,000	3,215	6,785	32.15%
R&M-Pools	39,600	8,714	30,886	22.01%
Entry/Gate/Walls Maintenance	2,056	33	2,023	1.61%
Plant Replacement Program	20,000	1,730	18,270	8.65%
Irrigation Maintenance	12,000	2,901	9,099	24.18%
Mitigation Area Monitoring & Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	533,427	142,625	390,802	26.74%
<u>Capital Expenditures & Projects</u>				
Capital Improvements	29,135	26,537	2,598	91.08%
Total Capital Expenditures & Projects	29,135	26,537	2,598	91.08%
<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	11,526	4,524	71.81%
Total Road and Street Facilities	22,550	11,526	11,024	51.11%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	8,606	1,394	86.06%
Pool Service Repairs	2,500	-	2,500	0.00%
Playground Equipment and Maintenance	12,000	4,572	7,428	38.10%
Special Events	2,000	-	2,000	0.00%
Misc-Contingency	13,219	6,249	6,970	47.27%
Total Parks and Recreation	39,719	19,427	20,292	48.91%
<u>Reserves</u>				
Capital Reserve	38,000	-	38,000	0.00%
Total Reserves	38,000	-	38,000	0.00%
TOTAL EXPENDITURES & RESERVES	980,110	279,577	700,533	28.53%
Excess (deficiency) of revenues				
Over (under) expenditures	-	652,666	652,666	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		434,915		
FUND BALANCE, ENDING		\$ 1,087,581		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
REVENUES				
Interest - Investments	\$ -	\$ 1,943	\$ 1,943	0.00%
Special Assmnts- Tax Collector	172,874	163,531	(9,343)	94.60%
TOTAL REVENUES	172,874	165,474	(7,400)	95.72%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	42,659	21,330	21,329	50.00%
Total Debt Service	172,659	21,330	151,329	12.35%
TOTAL EXPENDITURES	172,659	21,330	151,329	12.35%
Excess (deficiency) of revenues				
Over (under) expenditures	215	144,144	143,929	67043.72%
OTHER FINANCING SOURCES (USES)				
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>\$ 144,144</u>	<u>\$ 143,499</u>	<u>67043.72%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		193,405		
FUND BALANCE, ENDING		<u>\$ 337,549</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
REVENUES				
Interest - Investments	\$ -	\$ 4,189	\$ 4,189	0.00%
Special Assmnts- Tax Collector	381,720	361,090	(20,630)	94.60%
TOTAL REVENUES	381,720	365,279	(16,441)	95.69%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	265,000	-	265,000	0.00%
Interest Expense	121,969	60,984	60,985	50.00%
Total Debt Service	386,969	60,984	325,985	15.76%
TOTAL EXPENDITURES	386,969	60,984	325,985	15.76%
Excess (deficiency) of revenues				
Over (under) expenditures	(5,249)	304,295	309,544	-5797.20%
OTHER FINANCING SOURCES (USES)				
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>\$ 304,295</u>	<u>\$ 320,042</u>	<u>-5797.20%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		476,468		
FUND BALANCE, ENDING		<u>\$ 780,763</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 2,931	\$ 2,931	0.00%
Special Assmnts- Tax Collector	289,432	273,637	(15,795)	94.54%
TOTAL REVENUES	289,432	276,568	(12,864)	95.56%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	100,000	-	100,000	0.00%
Interest Expense	187,232	94,616	92,616	50.53%
Total Debt Service	287,232	94,616	192,616	32.94%
TOTAL EXPENDITURES	287,232	94,616	192,616	32.94%
Excess (deficiency) of revenues Over (under) expenditures	2,200	181,952	179,752	8270.55%
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	<u>\$ 2,200</u>	<u>\$ 181,952</u>	<u>\$ 175,352</u>	<u>8270.55%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		331,398		
FUND BALANCE, ENDING		<u>\$ 513,350</u>		

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082
Statement No. 25_12

Statement Date 12/31/2025

G/L Account No. 101002 Balance	426,224.47	Statement Balance	431,698.56
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	426,224.47	Subtotal	431,698.56
Negative Adjustments	0.00	Outstanding Checks	-5,474.09
Ending G/L Balance	426,224.47	Ending Balance	426,224.47

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
12/03/2025		JE001239	Special Assmnts-Tax Collector	Tax Revenue Debt Service	137,885.70	137,885.70	0.00
12/05/2025		JE001240	Special Assmnts-Tax Collector	Tax Rev/Debt Srvc	1,418,260.01	1,418,260.01	0.00
12/19/2025		JE001271	Special Assmnts-Tax Collector	Tax Revenue Debt Service	67,502.00	67,502.00	0.00
12/31/2025		JE001274	Other Miscellaneous Revenues	Square Inc	388.10	388.10	0.00
12/31/2025		JE001274	Other Miscellaneous Revenues	Square Inc	386.50	386.50	0.00
12/31/2025		JE001274	Other Miscellaneous Revenues	Square Inc	291.00	291.00	0.00
12/31/2025		JE001298	Electricity - Streetlights	ADJE Teco ACH	654.93	654.93	0.00
12/31/2025		JE001299	Electricity - Streetlights	ADJE Teco ACH	45.69	45.69	0.00
Total Deposits					1,625,413.93	1,625,413.93	0.00
Checks							0.00
11/20/2025	Payment	1198	TANYA O'CONNOR	Check for Vendor V00183	-200.00	-200.00	0.00
11/25/2025	Payment	1199	TECO ACH	Check for Vendor V00244	-26,537.41	-26,537.41	0.00
11/21/2025	Payment	100207	S2W SECURITY LLC	Inv: INV-4742	-1,196.00	-1,196.00	0.00
11/26/2025	Payment	100211	FIRST CHOICE AQUATIC WEED	Inv: 116291	-2,276.00	-2,276.00	0.00
11/26/2025	Payment	100213	BLUE LIFE POOL SERVICE LLC	Inv: 21309	-380.00	-380.00	0.00
11/28/2025	Payment	300182	TECO ACH	Inv: 110625-1963 ACH	-333.13	-333.13	0.00
11/28/2025	Payment	300183	TECO ACH	Inv: 110625-0609 ACH	-616.26	-616.26	0.00
11/28/2025	Payment	300184	TECO ACH	Inv: 110625-0146 ACH	-829.58	-829.58	0.00
11/28/2025	Payment	300185	TECO ACH	Inv: 110625-0369 ACH	-1,309.86	-1,309.86	0.00
11/28/2025	Payment	300186	TECO ACH	Inv: 110625-5560 ACH	-1,635.65	-1,635.65	0.00

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082

Statement No. 25_12

Statement Date

12/31/2025

Date	Type	Account No.	Description	Reference	Debit	Credit	Balance
12/01/2025	Payment	300187	CHARTER COMMUNICATION S ACH	Inv: 2463929111425 ACH	-371.92		0.00
12/02/2025	Payment	1200	TANYA O'CONNOR	Check for Vendor V00183	-25.78		0.00
12/03/2025	Payment	100214	INFRAMARK LLC	Inv: 164567	-917.44		0.00
12/03/2025	Payment	100215	STANTEC CONSULTING CROFTON'S	Inv: 2488680	-3,396.75		0.00
12/03/2025	Payment	100216	PLUMBING & DRAIN SOLUTIONS, INC	Inv: 64519406	-476.00		0.00
12/05/2025	Payment	1203	PARKWAY CENTER CDD	Payment of Invoice 002777	-20,307.39		0.00
12/05/2025	Payment	1204	PARKWAY CENTER CDD	Payment of Invoice 002778	-19,572.20		0.00
12/05/2025	Payment	1205	PARKWAY CENTER CDD	Payment of Invoice 002779	-63,792.33		0.00
12/05/2025	Payment	100217	INFRAMARK LLC	Inv: 165672	-7,940.76		0.00
12/05/2025	Payment	100218	ENVERA SYSTEMS	Inv: 763228	-1,194.14		0.00
12/05/2025	Payment	100219	ILLUMINATIONS HOLIDAY LIGHTING	Inv: 631125	-11,500.00		0.00
12/05/2025	Payment	100220	LANDSCAPE MAINTENANCE	Inv: 369347, Inv: 370414	-18,957.84		0.00
12/05/2025	Payment	100221	BURR & FORMAN LLP	Inv: 1610738	-357.50		0.00
12/05/2025	Payment	100222	BLUE LIFE POOL SERVICE LLC	Inv: 21511	-1,600.00		0.00
12/05/2025	Payment	100223	S2W SECURITY LLC BOCC	Inv: INV-4753	-2,600.00		0.00
12/08/2025	Payment	300188	HILLSBOROUGH COUNTY ACH	Inv: 111825-2368 ACH	-1,109.60		0.00
12/10/2025	Payment	1206	PARKWAY CENTER CDD	Payment of Invoice 002781	-656,152.94		0.00
12/16/2025		JE001269		Transfer funds to MMA	-300,000.00		0.00
12/16/2025		JE001270		Transfer Excess Fund to	-200,000.00		0.00
12/16/2025	Payment	100224	FIRST CHOICE AQUATIC WEED	Inv: 114994	-1,846.00		0.00
12/16/2025	Payment	100225	ECO PEST SOLUTIONS	Inv: 12127	-150.00		0.00
12/16/2025	Payment	100227	DON HARRISON ENTERPRISES LLC	Inv: 3180	-3,296.77		0.00
12/16/2025	Payment	1207	KOKO L. MILLER	Check for Vendor V00171	-200.00		0.00
12/19/2025	Payment	300189	TECO ACH	Inv: 120525-0319-ACH	-10,246.38		0.00
12/24/2025	Payment	300190	NAVITAS CREDIT CORP -ACH	Inv: 120625-2792- ACH	-319.46		0.00
12/24/2025	Payment	300191	NAVITAS CREDIT CORP -ACH	Inv: 120425-9292- ACH	-766.03		0.00
12/30/2025	Payment	100228	INFRAMARK LLC	Inv: 166715	-4.44		0.00
12/12/2025	Payment	002796	DECISIONHR	PAYROLL	-1,992.14		0.00
12/26/2025	Payment	002797	DECISIONHR	PAYROLL	-2,019.67		0.00
12/29/2025	Payment	300193	TECO ACH	Inv: 120825-5560-ACH	-1,414.12		0.00
12/29/2025	Payment	300194	TECO ACH	Inv: 120825-0146-ACH	-829.58		0.00
12/29/2025	Payment	300195	TECO ACH	Inv: 120825-1963-ACH	-310.89		0.00
12/29/2025	Payment	300196	TECO ACH	Inv: 120825-0609-ACH	-616.26		0.00
12/29/2025	Payment	300197	TECO ACH	Inv: 120825-0369-ACH	-654.93		0.00

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082
Statement No. 25_12

Statement Date 12/31/2025

12/31/2025		JE001274	Other Miscellaneous Revenues	Square Inc	-126.13	-126.13	0.00
12/31/2025		JE001274	Other Miscellaneous Revenues	Square Inc	-450.00	-450.00	0.00
12/24/2025	Payment	300202	BANKUNTIED CC PMT	Inv: 113025-8747-ACH	-184.77	-184.77	0.00
12/09/2025	Payment	DD203	REPUBLIC SERVICES #696 ACH	Payment of Invoice 002820	-389.45	-389.45	0.00
Total Checks					-1,371,403.50	-1,371,403.50	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
12/16/2025	Payment	100226	R MARSHALL RAINEY PA	Inv: 2025-1204			-1,225.00
12/29/2025	Payment	300192	TECO ACH CHARTER	Inv: 120825-7215-ACH			-84.31
12/31/2025	Payment	300200	COMMUNICATION S ACH	Inv: 2463929121425-ACH			-371.92

Total Outstanding Checks

-5,474.09

Outstanding Deposits

Total Outstanding Deposits

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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	100214	12/03/25	V00199	INFRAMARK LLC	164567	Purchases for Cluhouse -umbrellas for pool area	DISTRICT INVOICE	546074-57201	\$914.48
001	100214	12/03/25	V00199	INFRAMARK LLC	164567	Purchases for Cluhouse -umbrellas for pool area	postage	541024-51301	\$2.96
001	100215	12/03/25	V00011	STANTEC CONSULTING	2488680		DISTRICT ENGINEER	531147-51301	\$3,396.75
001	100216	12/03/25	V00289	CROFTON'S PLUMBING & DRAIN SOLUTIONS, INC	64519406	Plumbing Repair Oct 2025	Plumbing	549900-57201	\$476.00
001	100217	12/05/25	V00199	INFRAMARK LLC	165672	management services Dec 2025	DISTRICT INVOICE	532001-51301	\$2,389.75
001	100217	12/05/25	V00199	INFRAMARK LLC	165672	management services Dec 2025	DISTRICT INVOICE	531142-51301	\$500.00
001	100217	12/05/25	V00199	INFRAMARK LLC	165672	management services Dec 2025	DISTRICT INVOICE	531150-51301	\$2,475.42
001	100217	12/05/25	V00199	INFRAMARK LLC	165672	management services Dec 2025	DISTRICT INVOICE	531122-53908	\$2,308.92
001	100217	12/05/25	V00199	INFRAMARK LLC	165672	management services Dec 2025	DISTRICT INVOICE	531020-51301	\$266.67
001	100218	12/05/25	V00247	ENVERA SYSTEMS	763228	Envera Monitoring Dec 2025	SECURITY SERVICE	534174-53908	\$1,194.14
001	100219	12/05/25	V00017	ILLUMINATIONS HOLIDAY LIGHTING	631125	Holiday Lights Nove 2025	lights	549028-54101	\$11,500.00
001	100220	12/05/25	V00010	LANDSCAPE MAINTENANCE	369347	Irrigation repairs Dec 2025	IRRIGATION	546930-53908	\$40.09
001	100220	12/05/25	V00010	LANDSCAPE MAINTENANCE	370414	Monthly Landscape Contract Dec 2024	IRRIGATION	534171-53908	\$18,917.75
001	100221	12/05/25	V00118	BURR & FORMAN LLP	1610738	District Counsel Nov 2025	LEGAL COUNSEL	531146-51301	\$357.50
001	100222	12/05/25	V00253	BLUE LIFE POOL SERVICE LLC	21511	Contractual Pool services Dec 2025	POOL SERVICE	546074-53908	\$1,600.00
001	100223	12/05/25	V00278	S2W SECURITY LLC	INV-4753	pool security 11.14-21.2025 HOLIDAY	SECURITY	531116-57201	\$2,600.00
001	100224	12/16/25	V00007	FIRST CHOICE AQUATIC WEED	114994	waterway Services Sep 2025	WATERWAY MAINT.	531085-53908	\$1,846.00
001	100225	12/16/25	V00245	ECO PEST SOLUTIONS	12127	routine service Dec 2025	PEST CONTROL	549900-57201	\$150.00
001	100226	12/16/25	V00282	R MARSHALL RAINEY PA	2025-1204	LEGAL INVOICE Dec 2025	legal	531146-51301	\$1,225.00
001	100227	12/16/25	V00037	DON HARRISON ENTERPRISES LLC	3180	Monthly electrical invoice Dec 2025	MAINTENANCE	549900-57201	\$3,296.77
001	100228	12/30/25	V00199	INFRAMARK LLC	166715	postage Dec 2025	DISTRICT INVOICE	541024-51301	\$4.44
001	1200	12/02/25	V00183	TANYA O'CONNOR	112525-	reimbursement check for supplies for clubhouse	BOARD MEETING	549028-54101	\$25.78
001	1207	12/16/25	V00171	KOKO L. MILLER	KM-111825	BOARD 11/18/25	Supervisor Fees	511100-51301	\$200.00
001	300187	12/01/25	V00069	CHARTER COMMUNICATIONS ACH	2463929111425 ACH	Spectrum Nov 14-Dec 13 2025	INTERNET	534174-53908	\$371.92
001	300188	12/08/25	V00015	BOCC HILLSBOROUGH COUNTY ACH	111825-2368 ACH	Water usage Nov 18-Dec 9 2025	WATER	543018-53600	\$1,109.60
001	300189	12/19/25	V00244	TECO ACH	120525-0319-ACH	TECO ACH Dec 2025	ELECTRIC	543013-53100	\$10,246.38
001	300190	12/24/25	V00108	NAVITAS CREDIT CORP -ACH	120625-2792- ACH	fitness equipment Dec 2025	EQUIPMENT	546996-57201	\$319.46
001	300191	12/24/25	V00108	NAVITAS CREDIT CORP -ACH	120425-9292- ACH	fitness equipment contract payment dec 2025	EQUIPMENT	546996-57201	\$766.03
001	300192	12/29/25	V00244	TECO ACH	120825-7215-ACH	TECO DEC 8 2025	ELECTRIC	543013-53100	\$84.31
001	300193	12/29/25	V00244	TECO ACH	120825-5560-ACH	TECO Street lights Dec 8 2025	ELECTRIC	543013-53100	\$1,414.12
001	300194	12/29/25	V00244	TECO ACH	120825-0146-ACH	TECO DEC 8 2025	ELECTRIC	543013-53100	\$829.58
001	300195	12/29/25	V00244	TECO ACH	120825-1963-ACH	TECO DEC 8 2025	ELECTRIC	543013-53100	\$310.89
001	300196	12/29/25	V00244	TECO ACH	120825-0609-ACH	TECO DEC 8 2025	ELECTRIC	543013-53100	\$616.26
001	300197	12/29/25	V00244	TECO ACH	120825-0369-ACH	TECO DEC 8 2025	ELECTRIC	543013-53100	\$654.93
001	300200	12/31/25	V00069	CHARTER COMMUNICATIONS ACH	2463929121425-ACH	Spectrum Dec 2025	INTERNET	549999-51301	\$371.92
001	300202	12/24/25	V00268	BANKUNTIED CC PMT	113025-8747-ACH	CC PAYMENT	Miscellaneous Services	549001-57201	\$184.77
001	DD203	12/09/25	V00075	REPUBLIC SERVICES #696 ACH	0696-001312842-ACH	DECEMBER 2025 SERVICE	DECEMBER 2025 GARBAGE SERVICE	543185-53400	\$389.45
Fund Total									\$73,358.04

SERIES 2008 DEBT SERVICE FUND - 201

201	1203	12/05/25	V00115	PARKWAY CENTER CDD	11142025-749	Series 2018-1, 2018-2, 2008 FY26 TAX DIS 749	SERIES 2008 FY26 TAX DIST ID 749	103200	\$4,160.18
201	1204	12/05/25	V00115	PARKWAY CENTER CDD	11212025-750	Series 2018-1, 2018-2, 2008 FY26 TAX DIS 750	SERIES 2008 FY26 TAX DIST ID 750	103200	\$4,009.56
201	1205	12/05/25	V00115	PARKWAY CENTER CDD	12032025-751	Series 2018-1, 2018-2, 2008 FY26 TAX DIS 751	SERIES 2008 FY26 TAX DIST ID 751	103200	\$13,068.49
201	1206	12/10/25	V00115	PARKWAY CENTER CDD	12052025-753	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 753	SERIES 2008 FY26 TAX DIST ID 753	103200	\$134,419.42
Fund Total									\$155,657.65

SERIES 2018-1 DEBT SERVICE FUND - 202

202	1203	12/05/25	V00115	PARKWAY CENTER CDD	11142025-749	Series 2018-1, 2018-2, 2008 FY26 TAX DIS 749	SERIES 2018-1 FY26 TAX DIST ID 749	103200	\$9,185.99
202	1204	12/05/25	V00115	PARKWAY CENTER CDD	11212025-750	Series 2018-1, 2018-2, 2008 FY26 TAX DIS 750	SERIES 2018-1 FY26 TAX DIST ID 750	103200	\$8,853.43
202	1205	12/05/25	V00115	PARKWAY CENTER CDD	12032025-751	Series 2018-1, 2018-2, 2008 FY26 TAX DIS 751	SERIES 2018-1 FY26 TAX DIST ID 751	103200	\$28,856.28
202	1206	12/10/25	V00115	PARKWAY CENTER CDD	12052025-753	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 753	SERIES 2018-1 FY26 TAX DIST ID 753	103200	\$296,808.90
Fund Total									\$343,704.60

SERIES 2018-2 DEBT SERVICE FUND - 203

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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
203	1203	12/05/25	V00115	PARKWAY CENTER CDD	11142025-749	Series 2018-1, 2018-2, 2008 FY26 TAX DIS 749	SERIES 2018-2 FY26 TAX DIST ID 11.03.25 749	103200	\$6,961.22
203	1204	12/05/25	V00115	PARKWAY CENTER CDD	11212025-750	Series 2018-1, 2018-2, 2008 FY26 TAX DIS 750	SERIES 2018-2 FY26 TAX DIST ID 750	103200	\$6,709.21
203	1205	12/05/25	V00115	PARKWAY CENTER CDD	12032025-751	Series 2018-1, 2018-2, 2008 FY26 TAX DIS 751	SERIES 2018-2 FY26 TAX DIST ID 751	103200	\$21,867.56
203	1206	12/10/25	V00115	PARKWAY CENTER CDD	12052025-753	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 753	SERIES 2018-2 FY26 TAX DIST ID 753	103200	\$224,924.62
								Fund Total	\$260,462.61

Total Checks Paid	\$833,182.90
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PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ECO PEST SOLUTIONS	12/1/2025	12127	\$150.00			PEST CONTROL
Monthly Contract Subtotal			\$150.00			
Utilities						
BOCC HILLSBOROUGH COUNTY ACH	11/18/2025	111825-2368 ACH	\$1,109.60			WATER
CHARTER COMMUNICATIONS ACH	11/14/2025	2463929111425 ACH	\$371.92			INTERNET
TECO ACH	12/5/2025	120525-0319-ACH	\$10,246.38			ELECTRIC
Utilities Subtotal			\$11,727.90			
Regular Services						
BLUE LIFE POOL SERVICE LLC	12/1/2025	21511	\$1,600.00			POOL SERVICE
BURR & FORMAN LLP	11/24/2025	1610738	\$357.50			LEGAL COUNSEL
DON HARRISON ENTERPRISES LLC	12/5/2025	3180	\$3,296.77			MAINTENANCE
ENVERA SYSTEMS	12/1/2025	763228	\$1,194.14			SECURITY SERVICE
FIRST CHOICE AQUATIC WEED	10/1/2025	114994	\$1,846.00			WATERWAY MAINT.
ILLUMINATIONS HOLIDAY LIGHTING	11/29/2025	631125	\$11,500.00			lights
INFRAMARK LLC	12/22/2025	166715	\$4.44			DISTRICT INVOICE
LANDSCAPE MAINTENANCE	11/26/2025	369347	\$40.09			IRRIGATION
LANDSCAPE MAINTENANCE	12/1/2025	370414	\$18,917.75		\$18,957.84	IRRIGATION
NAVITAS CREDIT CORP -ACH	12/6/2025	120625-2792-ACH	\$319.46			EQUIPMENT
NAVITAS CREDIT CORP -ACH	12/4/2025	120425-9292-ACH	\$766.03		\$1,085.49	EQUIPMENT
R MARSHALL RAINEY PA	12/11/2025	2025-1204	\$1,225.00			legal
S2W SECURITY LLC	12/2/2025	INV-4753	\$2,600.00			SECURITY
STANTEC CONSULTING	11/20/2025	2488680	\$3,396.75			DISTRICT ENGINEER
TANYA O'CONNOR	11/25/2025	112525-	\$25.78			BOARD MEETING
Regular Services Subtotal			\$47,089.71			
Additional Services						

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PARKWAY CENTER CDD	11/14/2025	11142025-749	\$4,160.18			SERIES 2008 FY26 TAX DIST ID 749
PARKWAY CENTER CDD	11/14/2025	11142025-749	\$9,185.99			SERIES 2018-1 FY26 TAX DIST ID 749
PARKWAY CENTER CDD	11/14/2025	11142025-749	\$6,961.22	\$20,307.39		SERIES 2018-2 FY26 TAX DIST ID 11.03.25 749
PARKWAY CENTER CDD	11/21/2025	11212025-750	\$4,009.56			SERIES 2008 FY26 TAX DIST ID 750
PARKWAY CENTER CDD	11/21/2025	11212025-750	\$8,853.43			SERIES 2018-1 FY26 TAX DIST ID 750
PARKWAY CENTER CDD	11/21/2025	11212025-750	\$6,709.21	\$19,572.20		SERIES 2018-2 FY26 TAX DIST ID 750
PARKWAY CENTER CDD	12/3/2025	12032025-751	\$13,068.49			SERIES 2008 FY26 TAX DIST ID 751
PARKWAY CENTER CDD	12/3/2025	12032025-751	\$28,856.28			SERIES 2018-1 FY26 TAX DIST ID 751
PARKWAY CENTER CDD	12/3/2025	12032025-751	\$21,867.56	\$63,792.33		SERIES 2018-2 FY26 TAX DIST ID 751
PARKWAY CENTER CDD	12/5/2025	12052025-753	\$134,419.42			SERIES 2008 FY26 TAX DIST ID 753
PARKWAY CENTER CDD	12/5/2025	12052025-753	\$296,808.90			SERIES 2018-1 FY26 TAX DIST ID 753
PARKWAY CENTER CDD	12/5/2025	12052025-753	\$224,924.62	\$656,152.94	\$759,824.86	SERIES 2018-2 FY26 TAX DIST ID 753
Additional Services Subtotal			\$759,824.86			
TOTAL			\$818,792.47			

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 # 12127
Invoice Date 12/01/2025

Invoice Total \$150.00

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

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

Terms

Payment is due on receipt.

Notes

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

Service Date: 12/26/2025

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



Hillsborough County Florida

CUSTOMER NAME PARKWAY CENTER CDD	ACCOUNT NUMBER 5589652368	BILL DATE 11/18/2025	DUE DATE 12/09/2025
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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	10/16/2025	58350	11/14/2025	58611	26100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$78.82
Water Base Charge	\$232.22
Water Usage Charge	\$29.23
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$563.02
Sewer Usage Charge	\$184.53

Summary of Account Charges

Previous Balance	\$1,996.01
Net Payments - Thank You	\$-1,996.01
Total Account Charges	\$1,109.60
AMOUNT DUE	\$1,109.60

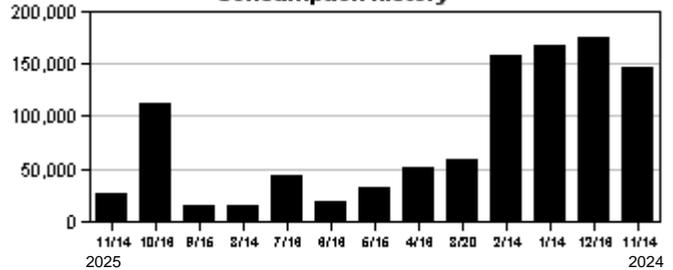
Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

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

898 0

DUE DATE	12/09/2025
Auto Pay Scheduled DO NOT PAY	



0055896523689 00001109602

November 14, 2025
 Invoice Number: 2463929111425
 Account Number: **8337 12 028 2463929**
 Security Code: **5433**
 Service At: 7461 S FALKENBURG RD
 RIVERVIEW FL 33578-8652

Auto Pay Notice

NEWS AND INFORMATION

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.



Contact Us

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

Summary *Service from 11/14/25 through 12/13/25 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
<i>YOUR AUTO PAY WILL BE PROCESSED 12/01/25</i>	
Total Due by Auto Pay	\$371.92

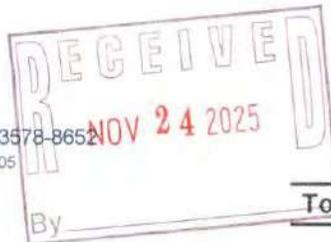
Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

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 11152025 NNNNNNNN 01 000967 0005

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



November 14, 2025
PARKWAY CENTER CBD
 Invoice Number: 2463929111425
 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





Invoice Number: PARKWAY CENTER CBD
 Account Number: 2463929111425
 Security Code: 8337 12 028 2463929
 5433

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

8633 2390 DY RP 14 11152025 NNNNNNNN 01 000967 0005

Charge Details

Previous Balance		371.92
EFT Payment	10/31	-371.92
Remaining Balance		\$0.00

Payments received after 11/14/25 will appear on your next bill.

Service from 11/14/25 through 12/13/25

Spectrum Business™ TV

Spectrum Business Premier		80.00
Promotional Discount		-15.01
Your promotional price will expire on 01/13/26		

Spectrum Receivers	2 Receivers at 14.00 each	28.00
DVR Service		20.00
		\$112.99

Spectrum Business™ TV Total \$112.99

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$180.00

Spectrum Business™ Voice

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

Spectrum Business™ Voice Continued

\$35.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$35.00

Other Charges

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



Taxes, Fees and Charges

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

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

Billing Information

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

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

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

Continued on the next page...

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

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



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





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

Statement Date: December 05, 2025

Amount Due: \$10,246.38

Due Date: December 19, 2025

Account #: 311000070319

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

Your Locations With The Highest Usage

8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000 **1,570 KWH**

5707 STILL WATER DR, #8, RIVERVIEW, FL 33569-0000 **1,055 KWH**



Scan here to interact with your bill online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. Visit TampaElectric.com/Safety for more safety tips.

Account Summary

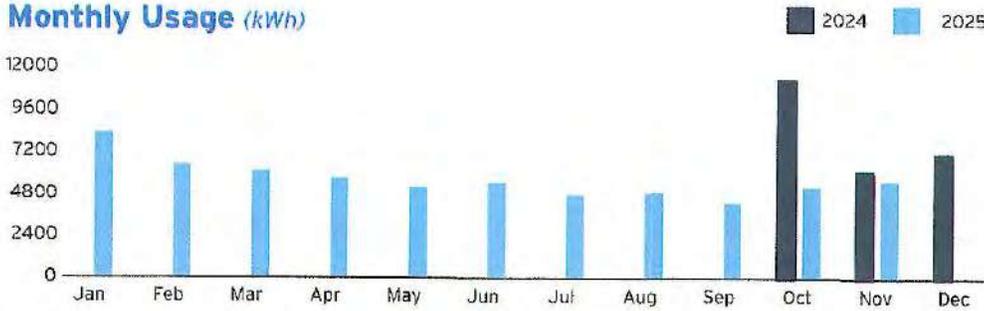
Previous Amount Due	\$9,844.26
Payment(s) Received Since Last Statement	-\$9,844.26
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$10,246.38

Amount Due by December 19, 2025 \$10,246.38

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

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Monthly Usage (kWh)



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



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

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: December 19, 2025

Amount Due: \$10,246.38

Payment Amount: \$ _____

700375003730

Your account will be drafted on December 19, 2025

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

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

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

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

▲ Increased ▬ Same ▼ Decreased

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

Sub-Account Number: 211001738486

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323060	10/31/2025	21,700		21,700		0 kWh	1	31 Days	\$21.72

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	10/31/2025	52,486		51,732		754 kWh	1	31 Days	\$148.76
									▲ 0.9%

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	10/31/2025	58,632		57,062		1,570 kWh	1	31 Days	\$286.25
									▲ 2.3%

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	10/31/2025	21,184		20,929		255 kWh	1	31 Days	\$64.69
									▲ 3.7%

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

Sub-Account Number: 211001739567

Amount: \$4,811.78

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

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

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

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Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

▲ Increased
 ▬ Same
 ▼ Decreased

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

Sub-Account Number: 211001739864

Amount: \$1,314.62

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

Sub-Account Number: 211001800955

Amount: \$860.62

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

Sub-Account Number: 211015022604

Amount: \$971.69

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

Sub-Account Number: 211014450103

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000538189	10/31/2025	60,551		59,496		1,055 kWh	1	31 Days	\$199.49
									▲ 36.5%

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

Sub-Account Number: 211014450376

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492499	10/31/2025	53,157		52,382		775 kWh	1	31 Days	\$152.31
									▲ 1.6%

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	10/31/2025	38,993		38,488		505 kWh	1	31 Days	\$106.80
									▼ 1.8%

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	10/31/2025	15,255		15,050		205 kWh	1	31 Days	\$56.26
									▲ 2.5%

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

Sub-Account Number: 211014451127

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323057	10/31/2025	36,640		36,212		428 kWh	1	31 Days	\$93.83
									▲ 3.1%

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

Sub-Account Number: 211014451317

Amount: \$249.85

Continued on next page →

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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: \$519.04

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

Sub-Account Number: 211014451713

Amount: \$388.67

Total Current Month's Charges

\$10,246.38



Sub-Account #: 211001738486
Statement Date: 12/02/2025

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

Meter Read

Meter Location: # A Pmp

Service Period: 10/01/2025 - 10/31/2025

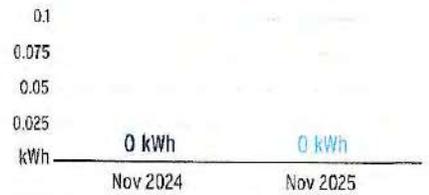
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	10/31/2025	21,700		21,700		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.03
State Tax		\$1.69
Total Electric Cost, Local Fees and Taxes		\$21.72

Avg kWh Used Per Day



Current Month's Electric Charges \$21.72

Billing information continues on next page →

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Sub-Account #: 211001738759
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/01/2025 - 10/31/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000326790	10/31/2025	52,486	51,732	754 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	754 kWh @ \$0.08641/kWh	\$65.15
Fuel Charge	754 kWh @ \$0.03391/kWh	\$25.57
Storm Protection Charge	754 kWh @ \$0.00577/kWh	\$4.35
Clean Energy Transition Mechanism	754 kWh @ \$0.00418/kWh	\$3.15
Storm Surcharge	754 kWh @ \$0.02121/kWh	\$15.99
Florida Gross Receipt Tax		\$3.43
Electric Service Cost		\$137.17
State Tax		\$11.59
Total Electric Cost, Local Fees and Taxes		\$148.76

Avg kWh Used Per Day



Current Month's Electric Charges

\$148.76

Billing information continues on next page →

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Sub-Account #: 211001739070
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/01/2025 - 10/31/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	10/31/2025	58,632		57,062		1,570 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	1,570 kWh @ \$0.08641/kWh	\$135.66
Fuel Charge	1,570 kWh @ \$0.03391/kWh	\$53.24
Storm Protection Charge	1,570 kWh @ \$0.00577/kWh	\$9.06
Clean Energy Transition Mechanism	1,570 kWh @ \$0.00418/kWh	\$6.56
Storm Surcharge	1,570 kWh @ \$0.02121/kWh	\$33.30
Florida Gross Receipt Tax		\$6.60
Electric Service Cost		\$263.95
State Tax		\$22.30
Total Electric Cost, Local Fees and Taxes		\$286.25

Avg kWh Used Per Day



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Current Month's Electric Charges \$286.25

Billing information continues on next page →



Sub-Account #: 211001739302
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/01/2025 - 10/31/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000705281	10/31/2025	21,184	20,929		255 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	255 kWh @ \$0.08641/kWh	\$22.03
Fuel Charge	255 kWh @ \$0.03391/kWh	\$8.65
Storm Protection Charge	255 kWh @ \$0.00577/kWh	\$1.47
Clean Energy Transition Mechanism	255 kWh @ \$0.00418/kWh	\$1.07
Storm Surcharge	255 kWh @ \$0.02121/kWh	\$5.41
Florida Gross Receipt Tax		\$1.49
Electric Service Cost		\$59.65
State Tax		\$5.04
Total Electric Cost, Local Fees and Taxes		\$64.69

Current Month's Electric Charges \$64.69

Billing information continues on next page →

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Sub-Account #: 211001739567
Statement Date: 12/02/2025

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

Service Period: 10/01/2025 - 10/31/2025

Rate Schedule: Lighting Service



Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	5834 kWh @ \$0.03412/kWh	\$199.06
Fixture & Maintenance Charge	71 Fixtures	\$1622.73
Lighting Pole / Wire	71 Poles	\$2333.77
Lighting Fuel Charge	5834 kWh @ \$0.03363/kWh	\$196.20
Storm Protection Charge	5834 kWh @ \$0.00559/kWh	\$32.61
Clean Energy Transition Mechanism	5834 kWh @ \$0.00043/kWh	\$2.51
Storm Surcharge	5834 kWh @ \$0.01230/kWh	\$71.76
Florida Gross Receipt Tax		\$12.88
State Tax		\$340.26

Lighting Charges \$4,811.78

Current Month's Electric Charges

\$4,811.78

Billing information continues on next page →

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Sub-Account #: 211001739864
Statement Date: 12/02/2025

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

Service Period: 10/01/2025 - 10/31/2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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
State Tax		\$92.07
Lighting Charges		\$1,314.62

Current Month's Electric Charges \$1,314.62

Billing information continues on next page →

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Sub-Account #: 211001800955
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

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

Lighting Charges **\$860.62**

Current Month's Electric Charges \$860.62

Billing information continues on next page →

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Sub-Account #: 211015022604
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

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
Lighting Charges		\$971.69

Current Month's Electric Charges \$971.69

Billing information continues on next page →

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Sub-Account #: 211014450103
Statement Date: 12/02/2025

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

Meter Read

Meter Location: # B

Service Period: 10/01/2025 - 10/31/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	10/31/2025	60,551		59,496		1,055 kWh	1	31 Days



Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	1,055 kWh @ \$0.08641/kWh	\$91.16
Fuel Charge	1,055 kWh @ \$0.03391/kWh	\$35.78
Storm Protection Charge	1,055 kWh @ \$0.00577/kWh	\$6.09
Clean Energy Transition Mechanism	1,055 kWh @ \$0.00418/kWh	\$4.41
Storm Surcharge	1,055 kWh @ \$0.02121/kWh	\$22.38
Florida Gross Receipt Tax		\$4.60
Electric Service Cost		\$183.95
State Tax		\$15.54
Total Electric Cost, Local Fees and Taxes		\$199.49

Avg kWh Used Per Day



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Current Month's Electric Charges \$199.49

Billing information continues on next page →



Sub-Account #: 211014450376
Statement Date: 12/02/2025

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

Meter Read

Meter Location: # C

Service Period: 10/01/2025 - 10/31/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492499	10/31/2025	53,157	52,382	775 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	775 kWh @ \$0.08641/kWh	\$66.97
Fuel Charge	775 kWh @ \$0.03391/kWh	\$26.28
Storm Protection Charge	775 kWh @ \$0.00577/kWh	\$4.47
Clean Energy Transition Mechanism	775 kWh @ \$0.00418/kWh	\$3.24
Storm Surcharge	775 kWh @ \$0.02121/kWh	\$16.44
Florida Gross Receipt Tax		\$3.51
Electric Service Cost		\$140.44
State Tax		\$11.87
Total Electric Cost, Local Fees and Taxes		\$152.31

Current Month's Electric Charges \$152.31

Billing information continues on next page →

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Sub-Account #: 211014450640
Statement Date: 12/02/2025

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

Meter Read

Meter Location: # D

Service Period: 10/01/2025 - 10/31/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000492524	10/31/2025	38,993	38,488	505 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	505 kWh @ \$0.08641/kWh	\$43.64
Fuel Charge	505 kWh @ \$0.03391/kWh	\$17.12
Storm Protection Charge	505 kWh @ \$0.00577/kWh	\$2.91
Clean Energy Transition Mechanism	505 kWh @ \$0.00418/kWh	\$2.11
Storm Surcharge	505 kWh @ \$0.02121/kWh	\$10.71
Florida Gross Receipt Tax		\$2.46
Electric Service Cost		\$98.48
State Tax		\$8.32
Total Electric Cost, Local Fees and Taxes		\$106.80

Avg kWh Used Per Day



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Current Month's Electric Charges \$106.80

Billing information continues on next page →



Sub-Account #: 211014450897
Statement Date: 12/02/2025

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

Meter Read

Meter Location: # A

Service Period: 10/01/2025 - 10/31/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000536130	10/31/2025	15,255	15,050	205 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	205 kWh @ \$0.08641/kWh	\$17.71
Fuel Charge	205 kWh @ \$0.03391/kWh	\$6.95
Storm Protection Charge	205 kWh @ \$0.00577/kWh	\$1.18
Clean Energy Transition Mechanism	205 kWh @ \$0.00418/kWh	\$0.86
Storm Surcharge	205 kWh @ \$0.02121/kWh	\$4.35
Florida Gross Receipt Tax		\$1.30
Electric Service Cost		\$51.88
State Tax		\$4.38
Total Electric Cost, Local Fees and Taxes		\$56.26

Current Month's Electric Charges

\$56.26

Billing information continues on next page →

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Sub-Account #: 211014451127
Statement Date: 12/02/2025

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

Meter Read



Service Period: 10/01/2025 - 10/31/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000323057	10/31/2025	36,640	36,212	428 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	428 kWh @ \$0.08641/kWh	\$36.98
Fuel Charge	428 kWh @ \$0.03391/kWh	\$14.51
Storm Protection Charge	428 kWh @ \$0.00577/kWh	\$2.47
Clean Energy Transition Mechanism	428 kWh @ \$0.00418/kWh	\$1.79
Storm Surcharge	428 kWh @ \$0.02121/kWh	\$9.08
Florida Gross Receipt Tax		\$2.16
Electric Service Cost		\$86.52
State Tax		\$7.31
Total Electric Cost, Local Fees and Taxes		\$93.83

Avg kWh Used Per Day



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Current Month's Electric Charges \$93.83

Billing information continues on next page →



Sub-Account #: 211014451317
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

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
Lighting Charges		\$249.85

Current Month's Electric Charges **\$249.85**

Billing information continues on next page →

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Sub-Account #: 211014451523
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

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		\$34.73
Lighting Charges		\$519.04

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Current Month's Electric Charges \$519.04

Billing information continues on next page →



Sub-Account #: 211014451713
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

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
Lighting Charges		\$388.67

Current Month's Electric Charges \$388.67

Total Current Month's Charges \$10,246.38

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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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21511	12/01/2025	\$1,600.00	12/31/2025	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



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

24 Nov 2025
Invoice # 1610738
Bill Atty: S. Steady
As of 10/31/25

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH OCTOBER 31, 2025

Professional Services	<u>\$357.50</u>
TOTAL DUE THIS BILL	\$357.50

WIRING INSTRUCTIONS:

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

Account Name: Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Financial Institution: Synovus Bank
1137 1st 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 BFReceivables@burr.com

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

24 Nov 2025
Invoice # 1610738
Page 2

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

24 Nov 2025
Invoice # 1610738
Bill Atty: S. Steady
As of 10/31/25

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
10/29/25	Emails with Alba, Tonja and Mark regarding financing, etc. and to set up conference call; email Crystal notice for shade meeting.	SIS	0.60	325.00	\$195.00
10/31/25	Conference call with Tonja, Alba and Mark to discuss outstanding issues to wrap up litigation and upcoming board meeting.	SIS	0.50	325.00	\$162.50
	Total Services				\$357.50
	Total Services and Disbursements				<u>\$357.50</u>
	TOTAL NOW DUE				<u><u>\$357.50</u></u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$325.00	1.10	\$357.50
TOTALS		1.10	\$357.50

COST	QTY.	ITEM	UNIT PRICE	PRICE
	3	Landscape Cord Fixtures	127.00	381.00
	3	Photo-Electric cells	79.00	237.00
	2	G.O.C.J. w/p T/P Receptacles	97.00	194.00
	1	Perma Post	18.00	18.00
	1	2" cap	5.80	5.80
	2	2 1/2" pipe	10.97	10.97

Don Harrison Enterprises LLC

No 3180

2510 Priscilla Ct. Lutz, FL 33559-5679
 (813) 363-8286
 #00434 #13010124

DATE 12/05/25

NAME Parkway Center C.D.D.
 STREET 2025 Pan Am Circle STE 300
 CITY Tampa STATE FL ZIP 33607
 PHONE (813) 873-7300
 JOB NAME/LOCATION JOB PHONE
 ADDRESS Kiverview, FL
 SCHEDULED DATE/TIME
 WORK TAKEN BY Don ORDERED BY ALBA ? DATE
 DESCRIPTION OF WORK

Routine Maintenance for the month of Nov. 2025
 (Reports AS follows) (first look at Belmont photo cell)
 1) Fixed bad connection for photo cell Entrance
 2) Fixed/Replaced G.O.C.J.'s Recept & photo cells for Summer/winter Entrance - X mas Lighting
 3) Replaced (3) Landscape fixtures
 4) Replaced Damaged circuit near Hamlet Roundabout feeding Landscape Lighting; found & repaired with new Junction box
 ASK ABOUT OUR SERVICE CONTRACTS Fixed O.C.F. at pool house

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Don Don	Extra	hours	12.5	160.00	2000.00
TOTALS					
MAT.					
PERMITS					
MISC.					
TAX					
LABOR					
TOTAL					

CHARGES	AMOUNT
<input type="checkbox"/> CC	
<input type="checkbox"/> BILL PARTS	846.77
<input type="checkbox"/> \$ LABOR Extra	2000.00
<input type="checkbox"/> CK SERVICE CALL	
PREVENTIVE MAINTENANCE DISCOUNT	
month of Nov 2025	450.00
TOTAL AMOUNT DUE	\$ 3,296.77

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
 LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.
 UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:
 DATE COMPLETED 12-04-25
 TERMS: Net Due Upon Completion

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge, if applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 12% per month on all past due balances.
 CUSTOMER SIGNATURE
 I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.
 CUSTOMER SIGNATURE

Envera

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

Invoice	
Invoice Number 763228	Date 12/01/2025
Customer Number 400493	Due Date 01/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		12/01/2025	01/01/2026

Quantity	Description	Months	Rate	Amount
<i>2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL</i>				
1.00	Active Video Monitoring 01/01/2026 - 01/31/2026	1.00	\$800.00	\$800.00
1.00	Passive Standard Camera 01/01/2026 - 01/31/2026	1.00	\$30.00	\$30.00
1.00	Service & Maintenance 01/01/2026 - 01/31/2026	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
12/1/2025	763228	Monitoring Services	\$1194.14	\$1194.14

Envera

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

Invoice	
Invoice Number 763228	Date 12/01/2025
Customer Number 400493	Due Date 01/01/2026

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
------------------	--



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
9/30/2025	114994

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/30/2025

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

Thank you for your business.

Total	\$1,846.00
Payments/Credits	\$0.00
Balance Due	\$1,846.00

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 631125

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:
Parkway Center CDD
11555 Heron Bay Blvd
Coral Springs, FL 33076

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

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p>North Main Entrance Install warm white, C9s across the top of black fencing Install warm white, C9s across the top of entrance sign</p> <p>Install warm white, mini lights in 3 Palm trees in front of entrance sign</p> <p>Roundabout (North part of community) Install warm white, mini lights in Oak tree - center of round about</p> <p>Roundabout (South part of community) Install warm white, mini lights in Oak tree - center of round about</p> <p>South Main Entrance</p> <p>Install warm white, mini lights in 6 Oak trees (3 exit side / 3 entrance side)</p> <p>Maintenance throughout holiday season</p> <p>Requires 50% Deposit</p>	<p>\$11,500.00</p>
WAIVED	
AMOUNT DUE	\$11,500.00

* Price includes rental of materials, lift, labor, installation, service and removal.
* Please note: Loss of material due to theft or vandalism is reimbursable at cost

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay
PREPARED BY

11/29/2025
DATE



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

166715

DATE

12/22/2025

BILL TO

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

CUSTOMER ID

C2303

NET TERMS

Due On Receipt

PO#**DUE DATE**

12/22/2025

Services provided for the Month of: November 2025

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

Subtotal	\$4.44
Tax	\$0.00
Total Due	\$4.44

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 369347

Bill To
Parkway Center CDD c/o Inframark US 301 & Crowley Road Riverview, FL 33578

Date	Due Date
11/26/25	12/26/2025
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#374563 - Completed Irrigation Repairs - 7019 Towering Spruce Dr				\$40.09

Lateral Components - 11/21/2025

Irrigation Tech Labor	0.50HR	\$65.00	\$32.50	
Sch 40 PVC Male Adapter 1/2 in. MIPT x Socket	1.00EA	\$1.04	\$1.04	
Sch 40 PVC Coupling 1/2 in. Socket	1.00EA	\$0.75	\$0.75	
Rain Bird Adjustable Full Circle Bubbler	1.00EA	\$3.15	\$3.15	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	1.00EA	\$2.21	\$2.21	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	0.02BG	\$22.00	\$0.44	

Subtotal	\$40.09
Less Payments/Credits	(\$0.00)
Balance Due	\$40.09

***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 370414

Bill To
Parkway Center CDD c/o Inframark US 301 & Crowley Road Riverview, FL 33578

Date	Due Date
12/01/25	12/31/2025
Account Owner	PO#
DAVID MANFRIN	

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

Grand Total \$18,917.75

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,957.84	\$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



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

Return Service Requested

Invoice Date: 12/04/2025

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

Remittance Section

Contract Number: 41082792
Due Date: 12/25/2025
Amount Due: \$319.46

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

000410827922025120400000319462

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
12/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

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- ➔ Manage Payments
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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	12/25/2025	\$298.61			\$20.85		\$319.46
SUBTOTALS:			\$298.61			\$20.85		\$319.46

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Your Opinion Matters

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

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

Thank you for your business!

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



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
12/25/2025	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

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

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

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



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

Return Service Requested

Invoice Date: 12/04/2025

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

Remittance Section

Contract Number: 40819292
Due Date: 12/25/2025
Amount Due: \$766.03

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

000408192922025120400000766032

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
12/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

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- ➔ Access Additional Credit

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



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Contract Payment	12/25/2025	\$766.03					\$766.03
SUBTOTALS:			\$766.03					\$766.03

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PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
12/25/2025	40819292	FITNESS EQUIPMENT PER SCHEDULE "A"
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

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

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

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

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

R. Marshall Rainey P.A.
 3507 Misty Oaks Place
 Brandon, FL 33511-8143
 8133002843
 drainey@marshraineylaw.com



R. MARSHALL RAINEY P.A.

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

INVOICE # 2025-1204
DATE 12/11/2025

DATE	ACCOUNT SUMMARY	AMOUNT
10/01/2025	Balance Forward	1,365.00
	Other payments and credits after 10/01/2025 through 12/10/2025	-1,365.00
12/11/2025	Other invoices from this date	0.00
	New charges (details below)	1,225.00
	Total Amount Due	1,225.00

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
10/13/2025	Call with Alba Sanchez and Tonja Stewart regarding restoration and fence removal issues; prepare correspondence to opposing counsel regarding outstanding issues surrounding settlement efforts	1	350.00	350.00
10/27/2025	Phone call with Scott Steady regarding progress of settlement with Oak Park homeowners	0.20	350.00	70.00
10/31/2025	Extended call with Scott Steady, Tonja Stewart and Alba Sanchez regarding mechanics of resolution with Oak Park owners	0.50	350.00	175.00
11/18/2025	Prepare for and attend Shade Meeting with Board of Supervisors; prepare draft correspondence to counsel for homeowners and prepare email to Scott Steady for approval of same	1.50	350.00	525.00
11/26/2025	Review of overlaid survey on aerial of subject properties; correspond with Bryant Dunivan regarding proposal for resolution with homeowners	0.30	350.00	105.00

 TOTAL OF NEW CHARGES 1,225.00
BALANCE DUE \$1,225.00

S2W Security

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

Invoice

Invoice# INV-4753

Balance Due
\$2,600.00

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

Invoice Date : 02 Dec 2025
Terms : Custom
Due Date : 07 Dec 2025

Subject :
Pool Security at Parkway Center CDD
11-14-25_11-16-25
11-21-25_11-30-25 (Thanksgiving-27th no guards)



#	Item & Description	Qty	Rate	Amount
1	Professional Services 11-14-25 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 11-15-25 12:00pm-9:00pm	9.00	26.00	234.00
3	Professional Services 11-16-25 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 11-21-25 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 11-22-25 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 11-23-25 12:00pm-9:00pm	9.00	26.00	234.00
7	Professional Services 11-24-25 12:00pm-9:00pm	9.00	26.00	234.00
8	Professional Services 11-25-25 12:00pm-9:00pm	9.00	26.00	234.00

#	Item & Description	Qty	Rate	Amount
9	Professional Services 11-26-25 12:00pm-9:00pm	9.00	26.00	234.00
10	Professional Services 11-28-25 12:00pm-9:00pm	9.00	26.00	234.00
11	Professional Services 11-29-25 12:00pm-9:00pm	9.00	26.00	234.00
12	Professional Services 11-30-25 12:00pm-9:00pm	9.00	26.00	234.00
			Sub Total	2,600.00
			No Tax (0%)	0.00
			Total	\$2,600.00
			Balance Due	\$2,600.00



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 Secur2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix Secur2ware's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to Secur2ware 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 Secur2ware 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 Secur2ware 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 Secur2ware 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 Secur2ware, 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 Secur2ware Service Maintenance Contract.
Respectfully, Secur2ware Inc. 813-425-5900 admin@secure2ware.com

Keith Ware

Authorized Signature

Confidentiality Statement:

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

Legal Notice:

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

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

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

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

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

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

Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com





INVOICE

Invoice Number 2488680
Invoice Date November 20, 2025
Customer Number 83368
Project Number 238202083

Bill To

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

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Parkway Center Community Development District

Stantec Project Manager: Stewart, Tonja L
Authorization Amount: \$21,390.00
Authorization Previously Billed: \$13,774.76
Authorization Budget Remaining: \$4,218.49
Authorization Billed to Date: \$17,171.51
Current Invoice Due: \$3,396.75
For Period Ending: November 20, 2025

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

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

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

INVOICE

Invoice Number

2488680

Project Number

238202083

Top Task 2026

2026 FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 08				
Faircloth, Donald E (Don)	2025-08-27	5.50	177.00	973.50
		5.50		973.50
Level 09				
Nurse, Vanessa M	2025-10-09	1.50	183.00	274.50
Nurse, Vanessa M	2025-10-10	1.00	183.00	183.00
Nurse, Vanessa M	2025-10-23	0.25	183.00	45.75
		2.75		503.25
Level 14				
Stewart, Tonja L	2025-09-16	1.50	240.00	360.00
Stewart, Tonja L	2025-09-24	2.00	240.00	480.00
Stewart, Tonja L	2025-10-10	1.00	240.00	240.00
Stewart, Tonja L	2025-10-17	1.00	240.00	240.00
Stewart, Tonja L	2025-10-22	1.00	240.00	240.00
Stewart, Tonja L	2025-10-29	1.50	240.00	360.00
		8.00		1,920.00
Professional Services Subtotal		16.25		3,396.75

Top Task 2026 Total

3,396.75

Total Fees & Disbursements

\$3,396.75

INVOICE TOTAL (USD)

\$3,396.75

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-08-27	238202083	2026	FAIRCLOTH, DONALD E (DON)	5.50	177.00	973.50	PROCESS CONTROL & DATA	
2025-09-16	238202083	2026	STEWART, TONJA L	1.50	240.00	360.00	DISCUSSIONS REGARDING WILLOW BEACH POND SLOPE REPAIR	
2025-09-24	238202083	2026	STEWART, TONJA L	2.00	240.00	480.00	PREPARE FOR AND ATTEND CDD MEETING; COMMUNICATION WITH DISTRICT COUNSEL	
2025-10-09	238202083	2026	NURSE, VANESSA M	0.50	183.00	91.50	HOUSE BILL 7013 COMPLIANCE	
2025-10-09	238202083	2026	NURSE, VANESSA M	1.00	183.00	183.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-10-10	238202083	2026	NURSE, VANESSA M	1.00	183.00	183.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-10-10	238202083	2026	STEWART, TONJA L	1.00	240.00	240.00	FOLLOW UP WITH DISTRICT COUNSEL REGARDING FENCE REMOVAL, REPLACEMENT DETAILS EMAIL TO DM	
2025-10-17	238202083	2026	STEWART, TONJA L	1.00	240.00	240.00	DISCUSSION WITH FENCE CONTRACTOR	
2025-10-22	238202083	2026	STEWART, TONJA L	1.00	240.00	240.00	PREPARE FOR CDD MEETING AND ATTEMPT TO ATTEND VIA TEAMS AND ZOOM	
2025-10-23	238202083	2026	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
2025-10-29	238202083	2026	STEWART, TONJA L	1.50	240.00	360.00	DISCUSSIONS WITH DISTRICT COUNSEL AND CONFERENCE CALL WITH TEAM REGARDING WILLOW BEACH DR LAWSUIT	
Total subTask 2026				16.25		3,396.75		
Total Top Task 2026				16.25		3,396.75		
Total Project 238202083				16.25		3,396.75		

CHECK REQUEST FORM

District Name: PARKWAY CENTER CEE

Date: 11/25/25

Invoice Number:

Please issue a check to: Tanya O'Connor

Vendor Name:

Vendor No.:

Check amount: \$25.78

Please code to: Misc. Holiday lighting Account 549028 Org unit 54101

Check Description/Reason: Holiday Supplies

Mailing instructions:

Due Date for Check: ASAP

Requestor: Alba Sanchez

Manager's review: ALBA SANCHEZ

PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/14/2025</u>
Total Check	<u>\$20,307.39</u>
Payable To	<u>Parkway Center CDD</u>
Check Amount	<u>\$9,185.99</u>
Check Description	<u>Series 2018-1 FY26 Dist 749</u>
Code TO	<u>202-103200-1000</u>
Check Amount	<u>\$4,160.18</u>
Check Description	<u>Series 2008 FY26 Dist 749</u>
Code To	<u>201-103200-1000</u>
Check Amount	<u>\$6,961.22</u>
Check Description	<u>Series 2018-2 FY26 Dist 749</u>
Code To	<u>203-103200-1000</u>
Special Instructions	<u>Please mail check with directional letter</u>

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

Jonathan Sciortino
Authorization

PARKWAY CENTER CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	FY 2026	
Net O&M	\$ 980,129.50	53.74%	0.537
Net DS '18-1	\$ 381,719.53	20.93%	0.209
Net DS '08	\$ 172,873.92	9.48%	0.095
Net DS '18-2	\$ 289,270.71	15.86%	0.159
Net Total	1,823,993.67	100.00%	100.00%

3%

202

201

203

Date Received	Amount Received	53.74%	20.93%	9.48%	15.86%	Proof	Date Transferred / Distribution ID	Notes / CDD check
		Raw Numbers Operations Revenue	Raw Numbers 2018-1 Debt Service Revenue	Raw Numbers 2008 Debt Service Revenue	Raw Numbers 2018-2 AMENITY Debt Service Revenue			
11/7/2025	15,570.04	8,366.62	3,258.45	1,475.70	2,469.28	(0.01)	748	
11/14/2025	43,893.92	23,586.55	9,185.99	4,160.18	6,961.22	(0.02)	749	
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TOTAL	59,463.96	31,953.18	12,444.44	5,635.88	9,430.51	(0.03)		
Net Total on Roll	1,823,993.67							
Collection Surplus / (Deficit)	(1,764,529.71)							

PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/21/2025</u>
Total Check	<u>\$19,572.20</u>
Payable To	<u>Parkway Center CDD</u>
Check Amount	<u>\$8,853.43</u>
Check Description	<u>Series 2018-1 FY26 Dist 750</u>
Code TO	<u>202-103200-1000</u>
Check Amount	<u>\$4,009.56</u>
Check Description	<u>Series 2008 FY26 Dist 750</u>
Code To	<u>201-103200-1000</u>
Check Amount	<u>\$6,709.21</u>
Check Description	<u>Series 2018-2 FY26 Dist 750</u>
Code To	<u>203-103200-1000</u>
Special Instructions	<u>Please mail check with directional letter</u>

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

Jonathan Sciortino
Authorization

PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date	<u>12/3/2025</u>
Total Check	<u>\$63,792.33</u>
Payable To	<u>Parkway Center CDD</u>
Check Amount	<u>\$28,856.28</u>
Check Description	<u>Series 2018-1 FY26 Dist 751</u>
Code TO	<u>202-103200-1000</u>
Check Amount	<u>\$13,068.49</u>
Check Description	<u>Series 2008 FY26 Dist 751</u>
Code To	<u>201-103200-1000</u>
Check Amount	<u>\$21,867.56</u>
Check Description	<u>Series 2018-2 FY26 Dist 751</u>
Code To	<u>203-103200-1000</u>
Special Instructions	<u>Please mail check with directional letter</u>

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

Jonathan Sciortino

Authorization

PARKWAY CENTER CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	FY 2026	
Net O&M	\$ 980,129.50	53.74%	0.537
Net DS '18-1	\$ 381,719.53	20.93%	0.209
Net DS '08	\$ 172,873.92	9.48%	0.095
Net DS '18-2	\$ 289,270.71	15.86%	0.159
Net Total	1,823,993.67	100.00%	100.00%

13%

202

201

203

Date Received	Amount Received	53.74%	20.93%	9.48%	15.86%	Proof	Date Transferred / Distribution ID	Notes / CDD check
		Raw Numbers Operations Revenue	Raw Numbers 2018-1 Debt Service Revenue	Raw Numbers 2008 Debt Service Revenue	Raw Numbers 2018-2 AMENITY Debt Service Revenue			
11/7/2025	15,570.04	8,366.62	3,258.45	1,475.70	2,469.28	(0.01)	748	
11/14/2025	43,893.92	23,586.55	9,185.99	4,160.18	6,961.22	(0.02)	749	
11/21/2025	42,304.88	22,732.68	8,853.43	4,009.56	6,709.21	-	750	
12/3/2025	137,885.70	74,093.37	28,856.28	13,068.49	21,867.56	-	751	
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TOTAL	239,654.54	128,779.23	50,154.14	22,713.92	38,007.28	(0.03)		
Net Total on Roll	1,823,993.67							
Collection Surplus / (Deficit)	(1,584,339.13)							

PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date	<u>12/5/2025</u>
Total Check	<u>\$656,152.94</u>
Payable To	<u>Parkway Center CDD</u>
Check Amount	<u>\$296,808.90</u>
Check Description	<u>Series 2018-1 FY26 Dist 753</u>
Code TO	<u>202-103200-1000</u>
Check Amount	<u>\$134,419.42</u>
Check Description	<u>Series 2008 FY26 Dist 753</u>
Code To	<u>201-103200-1000</u>
Check Amount	<u>\$224,924.62</u>
Check Description	<u>Series 2018-2 FY26 Dist 753</u>
Code To	<u>203-103200-1000</u>
Special Instructions	<u>Please mail check with directional letter</u>

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

Jonathan Sciortino
Authorization

CHAMPION'S RESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	64,114.80	25.943%	0.259400	
Net DS 2016	183,025.17	74.057%	0.740600	6%
Net Total	247,139.97	100.0000%	1.000000	

Date Received	Amount Received	25.94%	25.94%	74.06%	74.06%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Rounded 2016 Debt Service Revenue			
11/14/2025	2,238.49	580.72	580.72	1,657.77	1,657.77	-	11.14.25	
11/21/2025	5,596.22	1,451.81	1,451.81	4,144.41	4,144.41	-	11.21.25	
11/26/2025	7,834.68	2,032.53	2,032.53	5,802.15	5,802.15	-	11.26.25	
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TOTAL	15,669.39	4,065.06	4,065.06	11,604.33	11,604.33	-		
Net Total on Roll	247,139.97		64,114.80		183,025.17	-		
Collection Surplus / (Deficit)	(231,470.58)		(60,049.74)		(171,420.84)			

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607



Estimate #: 1026
Date: 12/22/2025
Valid until: 3/31/2026

Parkway Center CDD
2005 Pan Am Cir 300
Tampa, FL 33607

Striping throughout Clubhouse parking Lot 7461 S Falkenberg Rd, Riverview, FL 33578

Job location

Parkwaycenter
7461 S Falkenburg Rd, Riverview, FL 33578

Product / Service	Quantity	Unit price	Total
Parking Lot Striping	1	\$1,500.00	\$1,500.00
Stripe 25 parking Spot Lines			
Stripe 6 Parking Lot Directional Arrows			
Center Island No Parking Area			
No parking area near handicap spots			
No Parking near Trash Dumpster			
3 Stop Lines			
4 Lines in Walking Path			
		Subtotal:	\$1,500.00
		Total:	\$1,500.00

Customer signature

Date

Inframark
Offices-Celebration-Tampa

We are proud to provide a range of services for your community.

1
2 **MINUTES OF MEETING**
3 **PARKWAY CENTER**
4 **COMMUNITY DEVELOPMENT DISTRICT**
5

6 The regular meeting of the Board of Supervisors of Parkway Center Community
7 Development District commencing at 6:30 p.m. was held on Wednesday, December 17, 2025, at
8 the Parkway Center Clubhouse, located at 7461 S. Falkenburg Road, Riverview, FL 33578.

9
10 Present and constituting a quorum were:

11
12 Koko Miller Chairperson
13 JoAnn Ward Vice Chairperson
14 Tanya O'Connor Assistant Secretary
15 Claudia Bryant Assistant Secretary
16

17 Also present were:

18
19 Alba Sanchez District Manager
20 Tonya Stewart District Engineer
21 Dale Wentzel Onsite Manager
22 Jason Liggett Field Supervisor
23 David Manfrin LMP

24 Residents
25

26 *The following is a summary of the discussions and actions taken.*
27

28 **FIRST ORDER OF BUSINESS**

Pledge of Allegiance

29 Ms. Sanchez led the Pledge of Allegiance.
30

31 **SECOND ORDER OF BUSINESS Pledge**

Call to Order/Roll Call

32 Ms. Sanchez called the meeting to order; a quorum was established.
33

34 **THIRD ORDER OF BUSINESS**

Public Comments on Agenda

35 There was an audience comment expressing appreciation to Inframark for posting the meeting
36 agenda to the website in a timely manner.
37

38 **FOURTH ORDER OF BUSINESS**

Staff Reports

39 **A. District Counsel**

40 There were no updates.

41

42 **B. District Engineer**

43 Ms. Stewart presented a proposal from FINN Outdoors in the amount of \$89,250. Ms.
44 O'Connor requested that additional proposals be obtained prior to consideration or
45 acceptance of the FINN Outdoors proposal.

46

47 **C. Accountant Report**

48 Mr. Sciortino provided an overview of the District's financial status in preparation for the
49 next meeting. The Board requested that the District Accountant present a summary of all
50 outstanding bonds and loans, including their respective maturity dates and remaining
51 balances.

52

53 **D. Field Inspection Report**

54 Mr. Liggett presented the Field Inspection Report to the Board. He was directed by the
55 District to contact the pond maintenance vendor and the electrician to attend the next Board
56 meeting, and to proceed with efforts related to the pond aerator project.

57

58 **E. Landscape Report**

59 **1. Consideration of the Removal of the Dead Pine Tree Proposal**

60

61 On MOTION by Ms. O'Connor, seconded by Ms.
62 Ward, with all in favor, the Board approved the
63 LMP Proposal for the Removal of the Dead Pine
64 Tree in the amount of \$3,200.

65

66 **F. Aquatic Report**

67 There were no updates.

68

69 **G. District Manager**

70 Ms. Sanchez informed the Board that the next meeting will be held on January 28, 2026.

71

72 **H. On-Site Manager Report**

73 There were no updates.

74

75 **FIFTH ORDER OF BUSINESS**

Business Items

76 **A. Consideration of Janitorial Proposal**

77 Representatives from Neptune Services, the current vendor, attended the meeting. Ms.
78 Andrea requested that the Board reconsider its position and allow Neptune Services to
79 continue providing services. The Board of Supervisors approved a 90-day probationary
80 period, during which an assigned checklist is to be completed after each service visit.

81

82 **SIXTH ORDER OF BUSINESS**

Business Administration

83 **A. Consideration of Minutes from the Regular Meeting on November 18, 2025**

84 On MOTION by Ms. O'Connor, seconded by Ms.
85 Ward, with all in favor, the Regular Meeting
86 Minutes on November 18, 2025, were approved as
87 amended, with a correction to line item 137 to
88 reflect Mr. Miller.

89

90 **B. Review of the October 2025 Financials**

91 Tabled.

92

93 **C. Consideration of the October 2025 Check Register and Operation & Maintenance**
94 **Report**

95 Tabled. Check Register and Oct 25 financials until corrections are made by the AP, and
96 Accounting team - a detailed list will be sent to the team.

97

98 **SEVENTH ORDER OF BUSINESS**

Old Business

99 There were no old business items to discuss.

100

101 **EIGHTH ORDER OF BUSINESS**

Supervisors' Requests or Comments

102 There were several Supervisor requests.

103

104 Ms. Ward stated that the Board of Supervisors discussed purchasing a plaque of recognition for
105 Attorney Scott Steady in honor of his 35 years of service to the District. Ms. Sanchez will
106 coordinate with Joanne on the final product.

107

108 Mr. Miller reported an anomaly involving the District’s banking institution related to a
109 Supervisor’s pay. He requested that the District obtain a formal letter of apology from the bank,
110 with a copy provided to the affected financial institution, in order to prevent any negative impact
111 on the customer.

112

113 Ms. O’Connor reported that the gold paint on the HAMLET monument is bubbling and requires
114 repair. She requested that the vendor return to address the issue. Ms. Sanchez will take the lead on
115 preparing a request for proposals for the necessary repairs.

116

117 **NINTH ORDER OF BUSINESS** **Public Comments**

118 There were no audience comments.

119 **TENTH ORDER OF BUSINESS** **Adjournment**

120 On MOTION by Ms. O’Connor, seconded by Ms.
121 Ward, with all in favor, the meeting was adjourned
122 at 8:38 p.m.

123

124 _____

125 Secretary/Assistant Secretary

Chairperson/ Vice Chairperson