



# ***Parkway Center Community Development District***

**February 25, 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

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## Board of Supervisors

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

## Staff

Alba Sanchez, District Manager  
Erin McCormick, District Counsel  
Tonja Stewart, District Engineer  
Dale Wentzel, District Onsite Manager  
Christina Fowler, Field Supervisor  
Jonathan Sciortino, District Accountant  
Kareen Baker District Admin

## Meeting Agenda

Wednesday, February 25, 2026 – 6:30 p.m.

### Zooms Meeting Information

Meeting ID: 832 1556 4329 Passcode: 140459

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

*All cellular phones must be turned off during the meeting.*

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1. Pledge of Allegiance
  2. Call to Order/Roll Call
  3. Public Comments on Agenda
  4. Staff Reports
    - A. District Counsel
    - B. District Engineer
    - C. Accountant Report
      - i. Review of the January 2026 Financial Report and Consideration of the January 2026 Check Register and Operation & Maintenance Report ..... Page 3
    - D. Field Inspection Report ..... Page 153
    - E. Landscape Report
      - i. Consideration of LMP Proposal #384617 – Downed Pines South of Amberly ..... Page 175
      - ii. Consideration of LMP Proposal #385855 – Dead Pines – North of Amberly Entrance ..... Page 177
    - F. Aquatic Report
    - G. District Manager
      - i. Consideration of Resolution 2026-02, Removing Assistant Treasurer ..... Page 179
      - ii. Consideration of Resolution 2026-03, Authorizing Bank Account Signatories..... Page 180
    - H. On-Site Manager Report
  5. Business Items
    - A. Discussion of Commercial Fitness Products Preventative Maintenance Plan (**Tabled Item**) ..... Page 181
    - B. Review of Blue Life Pool Service Contract – February 2026 – January 2027 ..... Page 186
    - C. Consideration of LMP Renewal of the Current Maintenance Contract ..... Page 189
    - D. Agreement Between Parkway Center CDD and Consolidated Land Services Inc. for Gully Erosion Repair along Lots 1 Through 7 (*Under Separate Cover*)
  6. Business Administration
    - A. Consideration of Minutes from the Regular Meeting on January 28, 2026..... Page 190
  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, March 25, 2026, at 6:30 p.m.*

## District Office:

2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(407) 566-4391

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

## Meeting Location:

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



***Parkway Center  
Community  
Development  
District***

***Financial Report***

***January 31, 2026***

**CLEAR PARTNERSHIPS**



**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2026

*(In Whole Numbers)*

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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
<b><u>ASSETS</u></b>							
Cash In Bank	\$ 335,370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335,370
Cash In Bank	706,188	-	-	-	-	-	706,188
Due From Other Funds	-	-	32,275	5,213	-	-	37,488
Investments:							
Reserve Fund	-	17,293	190,859	144,716	-	-	352,868
Revenue Fund	-	345,140	563,690	367,560	-	-	1,276,390
Prepaid Items	171	-	-	-	-	-	171
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
<b>TOTAL ASSETS</b>	<b>\$ 1,050,047</b>	<b>\$ 362,433</b>	<b>\$ 786,824</b>	<b>\$ 517,489</b>	<b>\$ 6,994,495</b>	<b>\$ 6,940,000</b>	<b>\$ 16,651,288</b>
<b><u>LIABILITIES</u></b>							
Accounts Payable	\$ 9,474	\$ -	\$ 361	\$ -	\$ -	\$ -	\$ 9,835
Bonds Payable	-	-	-	-	-	6,940,000	6,940,000
Due To Other Funds	13,550	22,278	-	-	-	-	35,828
<b>TOTAL LIABILITIES</b>	<b>23,024</b>	<b>22,278</b>	<b>361</b>	<b>-</b>	<b>-</b>	<b>6,940,000</b>	<b>6,985,663</b>
<b><u>FUND BALANCES</u></b>							
Nonspendable:							
Prepaid Items	171	-	-	-	-	-	171
Restricted for:							
Debt Service	-	340,155	786,463	517,489	-	-	1,644,107
Unassigned:	1,026,852	-	-	-	6,994,495	-	8,021,347
<b>TOTAL FUND BALANCES</b>	<b>1,027,023</b>	<b>340,155</b>	<b>786,463</b>	<b>517,489</b>	<b>6,994,495</b>	<b>-</b>	<b>9,665,625</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,050,047</b>	<b>\$ 362,433</b>	<b>\$ 786,824</b>	<b>\$ 517,489</b>	<b>\$ 6,994,495</b>	<b>\$ 6,940,000</b>	<b>\$ 16,651,288</b>



**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,678	\$ 4,678	0.00%
Interest - Tax Collector	-	1,612	1,612	0.00%
Special Assmnts- Tax Collector	970,110	937,322	(32,788)	96.62%
Other Miscellaneous Revenues	10,000	2,498	(7,502)	24.98%
<b>TOTAL REVENUES</b>	<b>980,110</b>	<b>946,110</b>	<b>(34,000)</b>	<b>96.53%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	1,600	10,400	13.33%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	2,821	379	88.16%
ProfServ-Recording Secretary	2,772	-	2,772	0.00%
ProfServ-Trustee Fees	12,500	-	12,500	0.00%
Disclosure Report	6,000	2,500	3,500	41.67%
District Counsel	7,500	6,315	1,185	84.20%
District Engineer	7,500	4,516	2,984	60.21%
District Manager	29,705	12,377	17,328	41.67%
Accounting Services	28,667	11,949	16,718	41.68%
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	370	(170)	185.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
<b>Total Administration</b>	<b>136,379</b>	<b>49,290</b>	<b>87,089</b>	<b>36.14%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Streetlights	154,000	55,105	98,895	35.78%
<b>Total Electric Utility Services</b>	<b>154,000</b>	<b>55,105</b>	<b>98,895</b>	<b>35.78%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreational Facility	2,900	1,167	1,733	40.24%
<b>Total Garbage/Solid Waste Services</b>	<b>2,900</b>	<b>1,167</b>	<b>1,733</b>	<b>40.24%</b>

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
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
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	24,000	4,814	19,186	20.06%
<b>Total Water-Sewer Comb Services</b>	<b>24,000</b>	<b>4,814</b>	<b>19,186</b>	<b>20.06%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	22,300	9,660	12,640	43.32%
Field Services	27,707	16,835	10,872	60.76%
Waterway Management - Other	2,500	-	2,500	0.00%
Contracts - Landscape	274,413	56,753	217,660	20.68%
Clubhouse Security Systems	14,000	6,622	7,378	47.30%
Onsite Staff	61,944	18,289	43,655	29.53%
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	10,314	29,286	26.05%
Entry/Gate/Walls Maintenance	2,056	33	2,023	1.61%
Plant Replacement Program	20,000	4,930	15,070	24.65%
Irrigation Maintenance	12,000	21,947	(9,947)	182.89%
Mitigation Area Monitoring & Maintenance	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>533,427</b>	<b>179,547</b>	<b>353,880</b>	<b>33.66%</b>
<b><u>Capital Expenditures &amp; Projects</u></b>				
Capital Improvements	29,135	26,537	2,598	91.08%
<b>Total Capital Expenditures &amp; Projects</b>	<b>29,135</b>	<b>26,537</b>	<b>2,598</b>	<b>91.08%</b>
<b><u>Road and Street Facilities</u></b>				
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%
<b>Total Road and Street Facilities</b>	<b>22,550</b>	<b>11,526</b>	<b>11,024</b>	<b>51.11%</b>
<b><u>Parks and Recreation</u></b>				
Security Patrol Services	10,000	11,206	(1,206)	112.06%
Pool Service Repairs	2,500	-	2,500	0.00%
Playground Equipment and Maintenance	12,000	5,657	6,343	47.14%
Special Events	2,000	-	2,000	0.00%
Misc-Contingency	13,219	9,153	4,066	69.24%
<b>Total Parks and Recreation</b>	<b>39,719</b>	<b>26,016</b>	<b>13,703</b>	<b>65.50%</b>

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
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
<b><u>Reserves</u></b>				
Capital Reserve	38,000	-	38,000	0.00%
<b>Total Reserves</b>	38,000	-	38,000	0.00%
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>980,110</b>	<b>354,002</b>	<b>626,108</b>	<b>36.12%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	592,108	592,108	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>434,744</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,026,852</u></b>		

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,756	\$ 2,756	0.00%
Special Assmnts- Tax Collector	172,874	165,324	(7,550)	95.63%
<b>TOTAL REVENUES</b>	<b>172,874</b>	<b>168,080</b>	<b>(4,794)</b>	<b>97.23%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	42,659	21,330	21,329	50.00%
<b>Total Debt Service</b>	<b>172,659</b>	<b>21,330</b>	<b>151,329</b>	<b>12.35%</b>
<b>TOTAL EXPENDITURES</b>	<b>172,659</b>	<b>21,330</b>	<b>151,329</b>	<b>12.35%</b>
Excess (deficiency) of revenues Over (under) expenditures	215	146,750	146,535	68255.81%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	215	-	(215)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>215</b>	<b>-</b>	<b>(215)</b>	<b>0.00%</b>
Net change in fund balance	\$ 215	\$ 146,750	\$ 146,105	68255.81%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>193,405</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 340,155</b>		

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,931	\$ 5,931	0.00%
Special Assmnts- Tax Collector	381,720	365,048	(16,672)	95.63%
<b>TOTAL REVENUES</b>	<b>381,720</b>	<b>370,979</b>	<b>(10,741)</b>	<b>97.19%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	265,000	-	265,000	0.00%
Interest Expense	121,969	60,984	60,985	50.00%
<b>Total Debt Service</b>	<b>386,969</b>	<b>60,984</b>	<b>325,985</b>	<b>15.76%</b>
<b>TOTAL EXPENDITURES</b>	<b>386,969</b>	<b>60,984</b>	<b>325,985</b>	<b>15.76%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(5,249)	309,995	315,244	-5905.79%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(5,249)	-	5,249	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(5,249)</b>	<b>-</b>	<b>5,249</b>	<b>0.00%</b>
Net change in fund balance	\$ (5,249)	\$ 309,995	\$ 325,742	-5905.79%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>476,468</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 786,463</b>		



**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,070	\$ 4,070	0.00%
Special Assmnts- Tax Collector	289,432	276,637	(12,795)	95.58%
<b>TOTAL REVENUES</b>	<b>289,432</b>	<b>280,707</b>	<b>(8,725)</b>	<b>96.99%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	100,000	-	100,000	0.00%
Interest Expense	187,232	94,616	92,616	50.53%
<b>Total Debt Service</b>	<b>287,232</b>	<b>94,616</b>	<b>192,616</b>	<b>32.94%</b>
<b>TOTAL EXPENDITURES</b>	<b>287,232</b>	<b>94,616</b>	<b>192,616</b>	<b>32.94%</b>
Excess (deficiency) of revenues Over (under) expenditures	2,200	186,091	183,891	8458.68%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	2,200	-	(2,200)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>2,200</b>	<b>-</b>	<b>(2,200)</b>	<b>0.00%</b>
Net change in fund balance	\$ 2,200	\$ 186,091	\$ 179,491	8458.68%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>331,398</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 517,489</b>		

# Bank Account Statement

Parkway Center CDD

**Bank Account No.** 5082  
**Statement No.** 26\_01

**Statement Date** 01/31/2026

<b>G/L Account No. 101002 Balance</b>	335,369.82	<b>Statement Balance</b>	346,693.61
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	335,369.82	<b>Subtotal</b>	346,693.61
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-11,323.79
<b>Ending G/L Balance</b>	335,369.82	<b>Ending Balance</b>	335,369.82

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
01/06/2026		JE001272	Special Assmnts-Tax Collector	Tax Revenue Debt Service	18,912.85	18,912.85	0.00
01/16/2026		JE001300	Interest - Tax Collector	Tax Collector Interest	1,611.76	1,611.76	0.00
01/31/2026		JE001303	Other Miscellaneous Revenues	Square INC	24.20	24.20	0.00
01/31/2026		JE001303	Other Miscellaneous Revenues	Square INC	24.20	24.20	0.00
01/31/2026		JE001303	Other Miscellaneous Revenues	Square INC	24.20	24.20	0.00
01/31/2026		JE001303	Other Miscellaneous Revenues	Square INC	24.20	24.20	0.00
01/31/2026		JE001303	Other Miscellaneous Revenues	Square INC	144.75	144.75	0.00
<b>Total Deposits</b>					20,766.16	20,766.16	0.00
<b>Checks</b>							
							0.00
12/16/2025	Payment	100226	R MARSHALL RAINEY PA	Inv: 2025-1204	-1,225.00	-1,225.00	0.00
01/05/2026	Payment	1209	PARKWAY CENTER CDD	Payment of Invoice 002812	-31,229.55	-31,229.55	0.00
01/07/2026	Payment	1210	PARKWAY CENTER CDD	Payment of Invoice 002814	-8,749.97	-8,749.97	0.00
01/06/2026	Payment	100229	INFRAMARK LLC	Inv: 1164350, Inv: 167795	-8,440.76	-8,440.76	0.00
01/06/2026	Payment	100230	LANDSCAPE MAINTENANCE	Inv: 373617, Inv: 373618, Inv: 373616, Inv: 373619, In	-22,586.05	-22,586.05	0.00
01/06/2026	Payment	100231	BURR & FORMAN LLP	Inv: 1619739	-812.50	-812.50	0.00
01/06/2026	Payment	100232	S2W SECURITY LLC	Inv: INV-4759, Inv: INV-	-3,432.00	-3,432.00	0.00
01/06/2026	Payment	100233	ENVERA SYSTEMS	Inv: 764362	-1,194.14	-1,194.14	0.00

# Bank Account Statement

Parkway Center CDD

**Bank Account No.** 5082  
**Statement No.** 26\_01

**Statement Date** 01/31/2026

01/06/2026	Payment	100234	STANTEC CONSULTING	Inv: 2501422	-571.50	-571.50	0.00
12/31/2025	Payment	300200	CHARTER COMMUNICATION S ACH	Inv: 2463929121425-ACH	-371.92	-371.92	0.00
01/08/2026	Payment	300201	BOCC HILLSBOROUGH COUNTY ACH	Inv: 121825-2368-ACH	-1,260.93	-1,260.93	0.00
01/14/2026	Payment	100235	BLUE LIFE POOL SERVICE LLC	Inv: 21308, Inv: 21967	-1,980.00	-1,980.00	0.00
01/14/2026	Payment	100236	ECO PEST SOLUTIONS	Inv: 12473	-150.00	-150.00	0.00
01/05/2026	Payment	300203	REPUBLIC SERVICES #696 ACH	Inv: 0696-001319710-ACH	-390.12	-390.12	0.00
01/09/2026	Payment	002823	DECISIONHR	PAYROLL 01/2026	-2,223.54	-2,223.54	0.00
01/23/2026	Payment	002844	DECISIONHR	PAYROLL 01/2026	-2,092.94	-2,092.94	0.00
01/29/2026	Payment	100238	INFRAMARK LLC	Inv: 169056	-370.38	-370.38	0.00
01/29/2026	Payment	100242	LANDSCAPE MAINTENANCE	Inv: 377685, Inv: 378350, Inv: 378349	-3,305.82	-3,305.82	0.00
01/23/2026	Payment	300206	BANKUNTIED CC PMT	Inv: 123125-8747-ACH	-582.92	-582.92	0.00
01/26/2026	Payment	300207	NAVITAS CREDIT CORP -ACH	Inv: 010426-9292-ACH	-766.03	-766.03	0.00
01/26/2026	Payment	300208	NAVITAS CREDIT CORP -ACH	Inv: 010426-2792-ACH	-319.46	-319.46	0.00
01/29/2026	Payment	300209	TECO ACH	Inv: 010826-1963-ACH	-311.05	-311.05	0.00
01/29/2026	Payment	300210	TECO ACH	Inv: 010826-0609-ACH	-616.55	-616.55	0.00
01/29/2026	Payment	300213	TECO ACH	Inv: 010826-5560-ACH	-1,140.83	-1,140.83	0.00
01/31/2026		JE001303	Other Miscellaneous Revenues	Square INC	-150.00	-150.00	0.00
01/29/2026	Payment	DD204	TECO ACH	Payment of Invoice 002822	-9,904.13	-9,904.13	0.00
01/29/2026	Payment	DD205	TECO ACH	Payment of Invoice 002839	-793.80	-793.80	0.00
01/29/2026	Payment	DD206	TECO ACH	Payment of Invoice 002840	-628.27	-628.27	0.00
01/31/2026		JE001321	Prepaid	TECO ACH ADJE	-170.95	-170.95	0.00
<b>Total Checks</b>					-105,771.11	-105,771.11	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
01/29/2026	Payment	100237	R MARSHALL RAINEY PA	Inv: 2026-002		-2,555.00
01/29/2026	Payment	100239	FIRST CHOICE AQUATIC WEED	Inv: 118492, Inv: 118537		-3,692.00
01/29/2026	Payment	100240	STANTEC CONSULTING	Inv: 2511220		-548.00
01/29/2026	Payment	100241	S2W SECURITY LLC	Inv: INV-4774		-364.00
01/30/2026	Payment	300214	CHARTER COMMUNICATION S ACH	Inv: 2463929011426- ACH		-371.93
<b>Total Outstanding Checks</b>						-11,323.79

# Bank Account Statement

Parkway Center CDD

<b>Bank Account No.</b>	5082		
<b>Statement No.</b>	26_01	<b>Statement Date</b>	01/31/2026

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**Outstanding Deposits**

**Total Outstanding Deposits**

## For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund Total	<u>\$67,088.17</u>
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201	1209	01/05/06	V00115	PARKWAY CENTER CDD	12192025-753	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 753	SERIES 2008 FY26 TAX DIST ID 753	103200	\$6,397.66
201	1210	01/05/06	V00115	PARKWAY CENTER CDD	1016026-753	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 753	SERIES 2008 FY26 TAX DIST ID 753	103200	\$1,792.52

<b>Fund Total</b>	<b>\$8,190.20</b>
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202	1209	01/05/26	V00115	PARKWAY CENTER CDD	12192025-753	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 753	SERIES 2018-1 FY26 TAX DIST ID 753	103200	\$14,126.60
202	1210	01/07/26	V00115	PARKWAY CENTER CDD	10162026-753	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 753	SERIES 2018-1 FY26 TAX DIST ID 753	103200	\$3,958.02

Fund Total	<u>\$18,084.62</u>
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**SERIES 2018-2 DEBT SERVICE FUND - 203**



**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 01/01/2026 to 01/31/2026

(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	1209	01/05/26	V00115	PARKWAY CENTER CDD	12192025-753	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 753	SERIES 2018-2 FY26 TAX DIST ID 753	103200	\$10,705.27
203	1210	01/07/26	V00115	PARKWAY CENTER CDD	01062026-753	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 753	SERIES 2018-2 FY26 TAX DIST ID 753	103200	\$2,999.43
<b>Fund Total</b>									<b>\$13,704.70</b>

<b>Total Checks Paid</b>	<b>\$107,067.69</b>
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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						
BLUE LIFE POOL SERVICE LLC	1/6/2026	21967	\$1,600.00			POOL SERVICE
CHARTER COMMUNICATIONS ACH	12/14/2025	2463929121425-ACH	\$371.92			INTERNET
ECO PEST SOLUTIONS	1/1/2026	12473	\$150.00			PEST CONTROL
FIRST CHOICE AQUATIC WEED	1/23/2026	118537	\$1,846.00			WATERWAY MAINT.
INFRAMARK LLC	1/2/2026	167795	\$2,389.75			DISTRICT INVOICE
INFRAMARK LLC	1/2/2026	167795	\$500.00			DISTRICT INVOICE
INFRAMARK LLC	1/2/2026	167795	\$2,475.42			DISTRICT INVOICE
INFRAMARK LLC	1/2/2026	167795	\$266.67			DISTRICT INVOICE
INFRAMARK LLC	1/2/2026	167795	\$2,308.92	\$7,940.76	\$7,940.76	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	12/31/2025	375176	\$23.30			IRRIGATION
LANDSCAPE MAINTENANCE	1/1/2026	375488	\$18,917.75		\$18,941.05	IRRIGATION
NAVITAS CREDIT CORP -ACH	1/4/2026	010426-9292-ACH	\$766.03			EQUIPMENT
S2W SECURITY LLC	1/15/2026	INV-4774	\$364.00			payment
STANTEC CONSULTING	1/14/2026	2511220	\$548.00			DISTRICT ENGINEER
Monthly Contract Subtotal			\$32,527.76			
Variable Contract						
DECISIONHR	12/12/2025	250090190026-ACH	\$1,992.14			PAYROLL 01/10/25
DECISIONHR	12/26/2025	250090190027-ACH	\$2,019.67			PAYROLL
DECISIONHR	1/3/2026	260090190001-ACH	\$2,223.54			PAYROLL 01/2026
DECISIONHR	1/23/2026	260090190002-ACH	\$2,092.94		\$8,328.29	PAYROLL 01/2026
Variable Contract Subtotal			\$8,328.29			
Utilities						
BOCC HILLSBOROUGH COUNTY ACH	12/18/2025	121825-2368-ACH	\$1,260.93			WATER
CHARTER COMMUNICATIONS ACH	1/14/2026	2463929011426-ACH	\$371.93			INTERNET

**PARKWAY CENTER CDD**

**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
REPUBLIC SERVICES #696 ACH	11/17/2025	0696-001312842-ACH	\$389.45			DECEMBER 2025 GARBAGE SERVICE
REPUBLIC SERVICES #696 ACH	12/17/2025	0696-001319710-ACH	\$390.12		\$779.57	JANUARY 2026 GARBAGE SERVICE
TECO ACH	12/8/2025	120825-0146-ACH	\$829.58			ELECTRIC
TECO ACH	12/8/2025	120825-0369-ACH	\$654.93			ELECTRIC
TECO ACH	12/8/2025	120825-7215-ACH	\$84.31			ELECTRIC
TECO ACH	12/8/2025	120825-5560-ACH	\$1,414.12			ELECTRIC
TECO ACH	12/8/2025	120825-1963-ACH	\$310.89			ELECTRIC
TECO ACH	12/8/2025	120825-0609-ACH	\$616.26			ELECTRIC
TECO ACH	1/7/2026	010726-0319-ACH	\$10,297.44			ELECTRIC
TECO ACH	1/8/2026	010826-5560-ACH	\$1,140.83			ELECTRIC
TECO ACH	1/8/2026	010826-1963-ACH	\$311.05			ELECTRIC
TECO ACH	1/8/2026	010826-0609-ACH	\$616.55			ELECTRIC
TECO ACH	1/8/2026	010826-0146-ACH	\$829.90			ELECTRIC
TECO ACH	1/8/2026	010826-0369-ACH	\$655.19		\$17,761.05	ELECTRIC
Utilities Subtotal			\$20,173.48			
Regular Services						
BANKUNTIED CC PMT	11/30/2025	113025-8747-ACH	\$184.77			CC PAYMENT
BANKUNTIED CC PMT	12/31/2025	123125-8747-ACH	\$582.92		\$767.69	payment
BLUE LIFE POOL SERVICE LLC	11/20/2025	21308	\$380.00			SPA MAINTENANCE
BURR & FORMAN LLP	12/29/2025	1619739	\$812.50			LEGAL COUNSEL
DON HARRISON ENTERPRISES LLC	1/14/2026	3183	\$672.70			MAINTENANCE

PARKWAY CENTER CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
ENVERA SYSTEMS	1/2/2026	764362	\$1,194.14			SECURITY SERVICE
FIRST CHOICE AQUATIC WEED	12/31/2025	118492	\$1,846.00			WATERWAY MAINT.
INFRAMARK LLC	12/29/2025	1164350	\$500.00			DISTRICT INVOICE
INFRAMARK LLC	1/20/2026	169056	\$370.38		\$870.38	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	12/19/2025	373616	\$780.00			IRRIGATION
LANDSCAPE MAINTENANCE	12/19/2025	373617	\$545.00			IRRIGATION
LANDSCAPE MAINTENANCE	12/19/2025	373618	\$870.00			IRRIGATION
LANDSCAPE MAINTENANCE	12/19/2025	373619	\$700.00			IRRIGATION
LANDSCAPE MAINTENANCE	12/19/2025	373620	\$750.00			IRRIGATION
LANDSCAPE MAINTENANCE	1/13/2026	377685	\$3,200.00			IRRIGATION
LANDSCAPE MAINTENANCE	1/20/2026	378350	\$87.11			IRRIGATION
LANDSCAPE MAINTENANCE	1/20/2026	378349	\$18.71		\$6,950.82	IRRIGATION
NAVITAS CREDIT CORP -ACH	1/4/2026	010426-2792-ACH	\$319.46			EQUIPMENT
R MARSHALL RAINEY PA	1/26/2026	2026-002	\$2,555.00			legal
S2W SECURITY LLC	12/15/2025	INV-4759	\$1,196.00			patrol
S2W SECURITY LLC	1/1/2026	INV-4768	\$2,236.00		\$3,432.00	patrol
STANTEC CONSULTING	12/9/2025	2501422	\$571.50			DISTRICT ENGINEER
SUBURBAN PROPANE	1/20/2026	1158-320516	\$1,498.19			GAS
Regular Services Subtotal			\$21,870.38			
Additional Services						
PARKWAY CENTER CDD	12/19/2025	12192025-753	\$6,397.68			SERIES 2008 FY26 TAX DIST ID 753
PARKWAY CENTER CDD	12/19/2025	12192025-753	\$14,126.60			SERIES 2018-1 FY26 TAX DIST ID 753
PARKWAY CENTER CDD	12/19/2025	12192025-753	\$10,705.27	\$31,229.55		SERIES 2018-2 FY26 TAX DIST ID 753
PARKWAY CENTER CDD	1/6/2026	01062026-753	\$1,792.52			SERIES 2008 FY26 TAX DIST ID 753
PARKWAY CENTER CDD	1/6/2026	01062026-753	\$3,958.02			SERIES 2018-1 FY26 TAX DIST ID 753
PARKWAY CENTER CDD	1/6/2026	01062026-753	\$2,999.43	\$8,749.97	\$39,979.52	SERIES 2018-2 FY26 TAX DIST ID 753
Additional Services Subtotal			\$39,979.52			
TOTAL						
			\$122,879.43			

**BLUE LIFE POOL SERVICE | CPC 1461225**  
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
21967	01/06/2026	\$1,600.00	02/05/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Hillsborough - Commercial	Regular Pool Service	1	1,600.00	1,600.00

SUBTOTAL	1,600.00
TAX	0.00
TOTAL	1,600.00
BALANCE DUE	<b>\$1,600.00</b>

Pay invoice



December 14, 2025  
Invoice Number: 2463929121425  
Account Number: 8337 12 028 2463929  
Security Code: 5433  
Service At: 7461 S FALKENBURG RD  
RIVERVIEW FL 33578-8652

**Auto Pay Notice**

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 855-252-0675

**Summary** Service from 12/14/25 through 01/13/26  
details on following pages

Previous Balance	371.92
Payments Received -Thank You!	-371.92
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	112.99
Spectrum Business™ Internet	180.00
Spectrum Business™ Voice	35.00
Other Charges	28.00
Taxes, Fees and Charges	15.93
Current Charges	\$371.92
YOUR AUTO PAY WILL BE PROCESSED 12/31/25	
<b>Total Due by Auto Pay</b>	<b>\$371.92</b>

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

**IMPORTANT BILLING UPDATE.** Your current Promotional Discount is about to expire. As a valued customer, we are pleased to provide you with a new Promotional Discount off of our standard rates. The new Promotional Discount will be effective with your next statement.

**IMPORTANT CHANNEL UPDATE**

Good news: You can now access 66 newly added NBA games on channel 1790, in addition to regularly scheduled Thursday Night Football. To see the NBA game schedule, visit [NBA.com/schedule](http://NBA.com/schedule) and select "Prime Video" from the Broadcaster filter.

**You've been selected** for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

**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 12152025 NNNNNNNN 01 0008 0003

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



December 14, 2025  
**PARKWAY CENTER CBD**

Invoice Number: 2463929121425  
Account Number: 8337 12 028 2463929  
Service At: 7461 S FALKENBURG RD  
RIVERVIEW FL 33578-8652

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

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712028246392900371922

Invoice Number: 2463929121425  
 Account Number: 8337 12 028 2463929  
 Security Code: 5433

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 855-252-0675

8633 2390 DY RP 14 12152025 NNNNNNNN 01 000617 0003

### Charge Details

Previous Balance		371.92
EFT Payment	12/01	-371.92
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 12/14/25 will appear on your next bill.

Service from 12/14/25 through 01/13/26

### 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
		<b>\$112.99</b>

**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
	<b>\$180.00</b>

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

### Spectrum Business™ Voice

<b>Phone number (813) 570-8126</b>	
Spectrum Business Voice	50.00
Promotional Discount	-15.00

### Spectrum Business™ Voice Continued

**\$35.00**

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

### Other Charges

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

### Taxes, Fees and Charges

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

**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](http://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](http://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



# 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 # 12473  
Invoice Date 01/01/2026

**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: 01/23/2026

<b>Subtotal</b>	<b>\$150.00</b>
<b>No Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$150.00</b>
<b>Amount Paid</b>	\$0.00
<b>Amount Due</b>	<b>\$150.00</b>
<b>Account Balance</b>	\$0.00
<b>Balance Due</b>	<b>\$150.00</b>

ecopestsolutions1@gmail.com  
ECO-PESTSOLUTIONS.COM



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

# Invoice

<b>Date</b>	<b>Invoice #</b>
1/23/2026	118537

## 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	2/22/2026

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.

<b>Total</b>	\$1,846.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,846.00



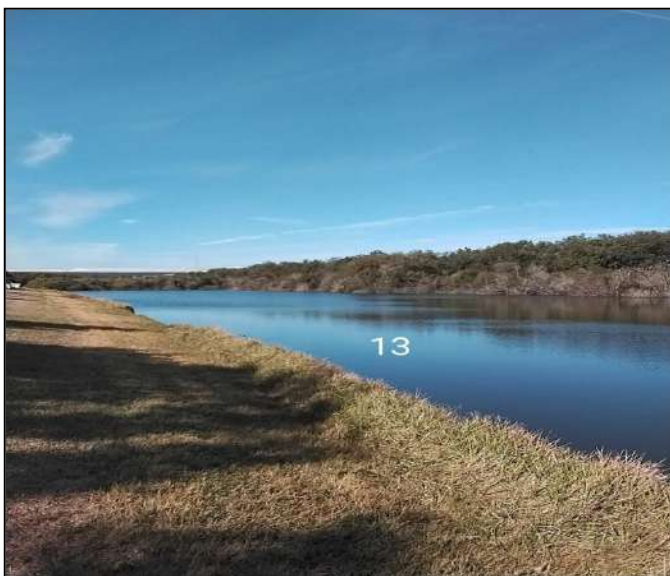
















☐ Naiad ☐ \_\_\_\_\_

☐ Pickerelweed

☐ Soft Rush ☐













2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

167795

**CUSTOMER ID**

C2303

**PO#****DATE**

1/2/2026

**NET TERMS**

Due On Receipt

**DUE DATE**

1/2/2026

**BILL TO**

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

Services provided for the Month of: January 2026

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
<b>Subtotal</b>					<b>7,940.76</b>

**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 375176

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

Date	Due Date
12/31/25	1/30/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#368959 - Wet Check Repairs 10-2-25				\$23.30
<i>Lateral Components - 12/19/2025</i>				
Irrigation Technician Labor	0.25HR	\$65.00	\$16.25	
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	3.00EA	\$2.35	\$7.05	

<b>Subtotal</b>	<b>\$23.30</b>
<b>Less Payments/Credits</b>	<b>(\$0.00)</b>
<b>Balance Due</b>	<b>\$23.30</b>

\*\*\*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 375488

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

Date	Due Date
01/01/26	1/31/2026
Account Owner	PO#
DAVID MANFRIN	

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

**Grand Total** \$18,917.75

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$22,586.05	\$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: 01/04/2026

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

## Remittance Section

Agenda Page 38

Contract Number:

40819292

Due Date:

1/25/2026

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.

000408192922026010400000766034

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
1/25/2026	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](http://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	01/25/2026	\$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](http://my.navitascredit.com) or email [customerservice@navitascredit.com](mailto:customerservice@navitascredit.com)

Agenda Page 39

## 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
1/25/2026	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](mailto:customerservice@navitascredit.com)
- For correspondence other than payments:

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

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

**S2W Security**

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

# Invoice

Invoice# INV-4774

**Balance Due**  
**\$364.00**

Bill To

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

Invoice Date : 15 Jan 2026

Terms : Custom

Due Date : 20 Jan 2026

Subject :

Pool Security at Parkway Center CDD  
 1-2-26\_1-3-26  
 Final Day

#	Item & Description	Qty	Rate	Amount
1	Professional Services 1-2-26 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 1-3-26 12:00pm-9:00pm	9.00	26.00	234.00
Sub Total				364.00
No Tax (0%)				0.00
<b>Total</b>				<b>\$364.00</b>
<b>Balance Due</b>				<b>\$364.00</b>

## Notes

Thanks for your business.

Payment Options



## Terms & Conditions

### Terms & Conditions

Confidentiality Statement: This proposal manuscript is proprietary to Secure2ware Inc. It contains confidential business and technical information. It is intended for the use of Secure2ware Inc. and their employees, and may not be, in whole or in part, copied, translated or reproduced and may not be provided to any third party without written consent of Secure2ware Inc. We appreciate this opportunity to provide our services to you. We are confident that we will be successful in supporting this project in the most cost effective and professional manner. Should you have any questions, please feel free to



contact us at 813-425-5900. Legal Notice: No Oral Agreements. The parties agree that this agreement constitutes the entire agreement of the parties, that this agreement supersedes any prior understandings or agreements other than those expressly set forth herein. Company or any other subcontractor engaged by Company to perform work or furnish material who is not paid may have a claim against Subscriber or the owner of the premises if other than the Subscriber which may be enforced against the property in accordance with the applicable lien laws.

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

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

Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of \$39.00 in addition to the daily interest fee mentioned above. The parties agree that due to the nature of the services to be provided by Secur2ware, the payments to be made by the Customer for the term of this agreement form an integral part of Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix Secure2ware's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and Secure2ware shall be permitted to terminate all its services under this

agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by Secure2ware in preparation of Legal Documents and Billable Action including Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgement of this clause will be enforceable. The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of

this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. Satisfaction Guarantee: All of our products come with at least a 1 year manufacturer's warranty. We guarantee all of our work for the first 30 days after installation. If you are not satisfied with your purchase please contact Secure2ware, Inc to process a partial refund. The following applicable charges will apply: 30% equipment restocking fee, labor charges for the original installation and a service call fee for the removal of the equipment from the property. All cancellations must be in writing within 3 days after installation.

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

Keith Ware

Authorized Signature



### Confidentiality Statement:

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

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

### Legal Notice:

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

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

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

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

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



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

Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com





## INVOICE

Agenda Page 46  
Page 1 of 2

Invoice Number	2511220
Invoice Date	January 14, 2026
Customer Number	83368
Project Number	238202083

**Bill To**

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

**EFT/ACH Remit To (Preferred)**

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

**Alternative Remit To**

Stantec Consulting Services Inc.  
(SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**Project Description:** Parkway Center Community Development District

<b>Stantec Project Manager:</b>	Stewart, Tonja L
<b>Authorization Amount:</b>	\$21,390.00
<b>Authorization Previously Billed:</b>	\$17,743.01
<b>Authorization Budget Remaining:</b>	\$3,098.99
<b>Authorization Billed to Date:</b>	\$18,291.01
<b>Current Invoice Due:</b>	\$548.00
<b>For Period Ending:</b>	January 14, 2026

---

<b>Contact Name:</b>	Inframark
<b>Invoice email:</b>	InframarkCMS@payableslockbox.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 2511220  
Project Number 238202083

Top Task 2026 2026 FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-12-15	0.50	183.00	91.50
Nurse, Vanessa M	2025-12-17	0.50	183.00	91.50
		1.00		183.00
Level 14				
Stewart, Tonja L	2025-12-17	1.00	240.00	240.00
Stewart, Tonja L	2026-01-05	0.50	250.00	125.00
		1.50		365.00
Professional Services Subtotal		2.50		548.00

Top Task 2026 Total 548.00

Total Fees & Disbursements \$548.00

INVOICE TOTAL (USD) \$548.00

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-12-15	238202083	2026	NURSE, VANESSA M	0.50	183.00	91.50	SENT OUT CERTIFICATE OF COMPLETION FOR SERIES 2008	
2025-12-17	238202083	2026	NURSE, VANESSA M	0.25	183.00	45.75	RESEARCH RE: MAPPING	
2025-12-17	238202083	2026	NURSE, VANESSA M	0.25	183.00	45.75	SENT OUT UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-12-17	238202083	2026	STEWART, TONJA L	1.00	240.00	240.00	PREPARE FOR AND ATTEND CDD MEETING; SOLICIT PROPOSAL FOR EROSION REPAIR; REVIEW OWNERSHIP REGARDING MAINTENANCE INQUIRY	
2026-01-05	238202083	2026	STEWART, TONJA L	0.50	250.00	125.00	REVIEW LEGAL INFO FOR DRAINAGE EASEMENT	
Total subTask 2026				2.50		548.00		
Total Top Task 2026				2.50		548.00		
Total Project 238202083				2.50		548.00		



# INVOICE

**Issued to:**

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

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190026	12/12/2025	ACH	12/12/2025

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

<b>PAYROLL ID</b> 250090190026	<b>PERIOD START</b> 11/23/2025	<b>STATEMENTS PROCESSED/PRINTED</b> 1/0
<b>CLIENT ID</b> 9019	<b>PERIOD END</b> 12/6/2025	<b>DELIVERY METHOD</b> Paperless

PAPERLESS Any live checks, mail to the client add Delivery

# INVOICE

**Issued to:**

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

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
250090190027	12/26/2025	ACH	12/26/2025

DESCRIPTION	AMOUNT
Gross Wages	1,703.63
Social Security Tax	105.62
Medicare Tax	24.70
Risk Management	93.77
Administration Fees	91.95
<b>GROSS PAYROLL AMOUNT</b>	<b>\$2,019.67</b>
<b>TOTAL INVOICE</b>	<b>\$2,019.67</b>

<b>PAYROLL ID</b> 250090190027	<b>PERIOD START</b> 12/7/2025	<b>STATEMENTS PROCESSED/PRINTED</b> 1/0
<b>CLIENT ID</b> 9019	<b>PERIOD END</b> 12/20/2025	<b>DELIVERY METHOD</b> Paperless

PAPERLESS Any live checks, mail to the client add Delivery

# INVOICE

**Issued to:**

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

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
260090190001	1/9/2026	ACH	1/9/2026

DESCRIPTION	AMOUNT
Gross Wages	1,785.00
Social Security Tax	110.67
Medicare Tax	25.88
Federal Unemployment Tax	10.71
State Unemployment Tax	96.39
Risk Management	98.71
Administration Fees	96.18
<b>GROSS PAYROLL AMOUNT</b>	<b>\$2,223.54</b>
<b>TOTAL INVOICE</b>	<b>\$2,223.54</b>

<b>PAYROLL ID</b> 260090190001	<b>PERIOD START</b> 12/21/2025	<b>STATEMENTS PROCESSED/PRINTED</b> 1/0
<b>CLIENT ID</b> 9019	<b>PERIOD END</b> 1/3/2026	<b>DELIVERY METHOD</b> Paperless

PAPERLESS Any live checks, mail to the client add Delivery

# INVOICE

**Issued to:**

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

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
260090190002	1/23/2026	ACH	1/23/2026

DESCRIPTION	AMOUNT
Gross Wages	1,680.00
Social Security Tax	104.16
Medicare Tax	24.36
Federal Unemployment Tax	10.08
State Unemployment Tax	90.72
Risk Management	92.90
Administration Fees	90.72
<b>GROSS PAYROLL AMOUNT</b>	<b>\$2,092.94</b>
<b>TOTAL INVOICE</b>	<b>\$2,092.94</b>

<b>PAYROLL ID</b> 260090190002	<b>PERIOD START</b> 1/4/2026	<b>STATEMENTS PROCESSED/PRINTED</b> 1/0
<b>CLIENT ID</b> 9019	<b>PERIOD END</b> 1/17/2026	<b>DELIVERY METHOD</b> Paperless

PAPERLESS Any live checks, mail to the client add Delivery



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	12/18/2025	01/08/2026

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	11/14/2025	58611	12/15/2025	59007	39600 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.54
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$119.59
Water Base Charge	\$232.22
Water Usage Charge	\$44.35
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$563.02
Sewer Usage Charge	\$279.97

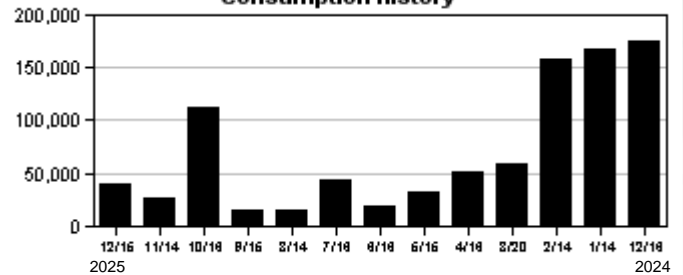
#### Summary of Account Charges

Previous Balance	\$1,109.60
Net Payments - Thank You	\$-1,109.60
Total Account Charges	<b>\$1,260.93</b>
<b>AMOUNT DUE</b>	<b>\$1,260.93</b>

#### 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](http://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



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

911 0

DUE DATE

01/08/2026

**Auto Pay Scheduled  
DO NOT PAY**



0055896523689 00001260934

January 14, 2026  
Invoice Number: 2463929011426  
Account Number: 8337 12 028 2463929  
Security Code: 5433  
Service At: 7461 S FALKENBURG RD  
RIVERVIEW FL 33578-8652

**Auto Pay Notice**

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 855-252-0675

**Summary**

*Service from 01/14/26 through 02/13/26  
details on following pages*

Previous Balance	371.92
Payments Received -Thank You!	-371.92
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	113.00
Spectrum Business™ Internet	180.00
Spectrum Business™ Voice	35.00
Other Charges	28.00
Taxes, Fees and Charges	15.93
Current Charges	\$371.93
<b>YOUR AUTO PAY WILL BE PROCESSED 01/31/26</b>	
<b>Total Due by Auto Pay</b>	<b>\$371.93</b>

**NEWS AND INFORMATION**

**IMPORTANT BILLING UPDATE**

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- Broadcast TV Surcharge will increase by \$3 per month
- Spectrum Business Receivers will increase by \$1 each per month
- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit [SpectrumBusiness.net/Paperless](http://SpectrumBusiness.net/Paperless) today
- Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under 'Taxes, Fees, and Surcharges' on your bill.

To learn about how these changes benefit your services now and, in the future, visit [Spectrum.net/Enhancements](http://Spectrum.net/Enhancements).

**You've been selected** for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

**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 01152026 NNNNNNNN 01 000948 0004

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



January 14, 2026

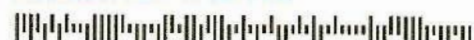
**PARKWAY CENTER CBD**

Invoice Number: 2463929011426  
Account Number: 8337 12 028 2463929  
Service At: 7461 S FALKENBURG RD  
RIVERVIEW FL 33578-8652

**Total Due by Auto Pay \$371.93**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712028246392900371930



Invoice Number: PARKWAY CENTER CBD  
 Account Number: 2463929011426  
 Security Code: 8337 12 028 2463929  
 5433

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 14 01152026 NNNNNNNN 01 000946 0004

**Charge Details**

Previous Balance		371.92
EFT Payment	12/31	-371.92
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 01/14/26 will appear on your next bill.

Service from 01/14/26 through 02/13/26

**Spectrum Business™ TV**

Spectrum Business		80.00
Premier		
Promotional Discount		-15.00
Spectrum Receivers	2 Receivers at 14.00 each	28.00
DVR Service		20.00
		<b>\$113.00</b>

**Spectrum Business™ TV Total** **\$113.00**

**Spectrum Business™ Internet**

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

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

**Spectrum Business™ Voice**

<b>Phone number (813) 570-8126</b>		
Spectrum Business Voice		50.00
Promotional Discount		-15.00
		<b>\$35.00</b>

**Spectrum Business™ Voice Continued**

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

**Other Charges**

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

**Taxes, Fees and Charges**

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

**Current Charges** **\$371.93**

**Total Due by Auto Pay** **\$371.93**

**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](http://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](http://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





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** 0696-001312842  
**Invoice Date** November 17, 2025  
**Previous Balance** \$387.52  
**Payments/Adjustments** -\$387.52  
**Current Invoice Charges** \$389.45

<b>Total Amount Due</b> \$389.45	<b>Payment Due Date</b> December 07, 2025
-------------------------------------	--

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 11/06	5555555	-\$387.52

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Parkway Center Cdd 7461 S Falkenburg Rd CSA A217954588</b> <b>Riverview, FL</b> <b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b> <b>Disposal:SOUTHCO - CLASS 1</b>				
Pickup Service 12/01-12/31			\$267.91	\$267.91
Container Refresh 12/01-12/31		1.0000	\$9.00	\$9.00
<b>Total Fuel/Environmental Recovery Fee</b>				\$112.54
<b>CURRENT INVOICE CHARGES</b>				<b>\$389.45</b>

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

☐

<b>Total Amount Due</b>	<b>\$389.45</b>
<b>Payment Due Date</b>	<b>December 07, 2025</b>
<b>Account Number</b>	<b>3-0696-0046402</b>
<b>Invoice Number</b>	<b>0696-001312842</b>

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

Make Checks Payable To:

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

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





## UNDERSTANDING YOUR BILL

Visit [RepublicServices.com/MyBill](http://RepublicServices.com/MyBill)

## UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit [Republicservices.com/customer-support/fee-disclosures](http://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](http://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](http://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](http://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	



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** 0696-001319710  
**Invoice Date** December 17, 2025  
**Previous Balance** \$389.45  
**Payments/Adjustments** -\$389.45  
**Current Invoice Charges** \$390.12

<b>Total Amount Due</b> \$390.12	<b>Payment Due Date</b> January 06, 2026
-------------------------------------	---

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 12/08	5555555	-\$389.45

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Parkway Center Cdd 7461 S Falkenburg Rd CSA A217954588</b>				
<b>Riverview, FL</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
<b>Disposal:SOUTHCO - CLASS 1</b>				
Pickup Service 01/01-01/31			\$267.91	\$267.91
Container Refresh 01/01-01/31		1.0000	\$9.00	\$9.00
<b>Total Fuel/Environmental Recovery Fee</b>				\$113.21
<b>CURRENT INVOICE CHARGES</b>				<b>\$390.12</b>

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

☐

<b>Total Amount Due</b>	<b>\$390.12</b>
<b>Payment Due Date</b>	<b>January 06, 2026</b>
<b>Account Number</b>	<b>3-0696-0046402</b>
<b>Invoice Number</b>	<b>0696-001319710</b>

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

Make Checks Payable To:

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

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



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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.

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

### BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



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

Amount Due: \$829.58

Due Date: December 29, 2025

Account #: 211001800146

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

## Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

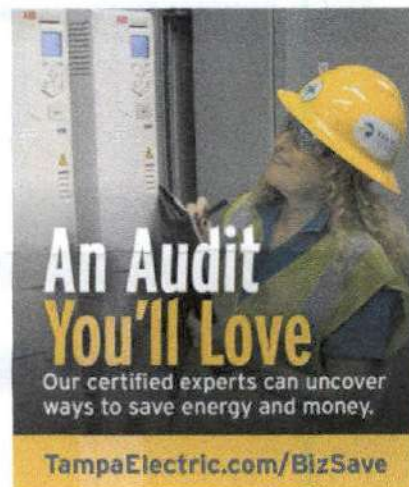
Previous Amount Due \$829.58

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

Current Month's Charges \$829.58

Amount Due by December 29, 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.Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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

Account #: 211001800146

Due Date: December 29, 2025

Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

DEC 12 2025

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$829.58

Payment Amount: \$ \_\_\_\_\_

667433699958

Your account will be  
drafted on December 29, 2025

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

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

Make check payable to: TECO

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





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

Agenda Page 61

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

**Service Period:** Nov 01, 2025 - Dec 02, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	304 kWh @ \$0.03412/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$624.53
Lighting Fuel Charge	304 kWh @ \$0.03363/kWh	\$10.22
Storm Protection Charge	304 kWh @ \$0.00559/kWh	\$1.70
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.67
<b>Lighting Charges</b>		<b>\$829.58</b>

**Total Current Month's Charges**

**\$829.58**

## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.

### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://TampaElectric.com/RateCommunications).

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

### All Other

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

## Contact Us

### Online:

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

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



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

Amount Due: \$654.93

Due Date: December 29, 2025  
Account #: 211001800369

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

## Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due	\$1,309.86
Payment(s) Received Since Last Statement	-\$1,309.86

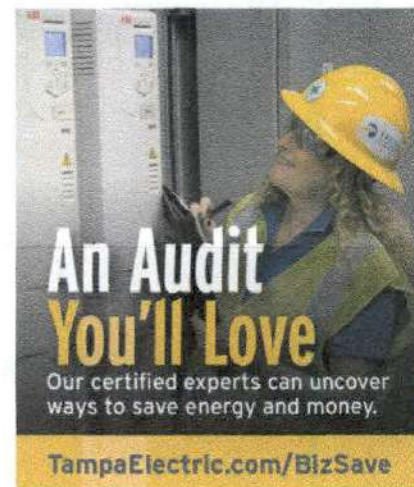
Current Month's Charges	\$654.93
-------------------------	----------

Amount Due by December 29, 2025	\$654.93
---------------------------------	----------

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



Scan here to view  
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 211001800369

Due Date: December 29, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$654.93

Payment Amount: \$ \_\_\_\_\_

667433699959

Your account will be  
drafted on December 29, 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

Agenda Page 63

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

**Service Period:** Nov 01, 2025 - Dec 02, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	240 kWh @ \$0.03412/kWh	\$8.19
Fixture & Maintenance Charge	15 Fixtures	\$140.70
Lighting Pole / Wire	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**

## Important Messages

### Struggling to keep up with your energy bill?

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### Important Outdoor Lighting Rate Information

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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  
7100 BLUE BEECH DR  
RIVERVIEW, FL 33578

Statement Date: December 08, 2025

Agenda Page 64

Amount Due: \$84.31

Due Date: December 29, 2025

Account #: 221009587215

## Account Summary

Current Service Period: November 03, 2025 - December 02, 2025

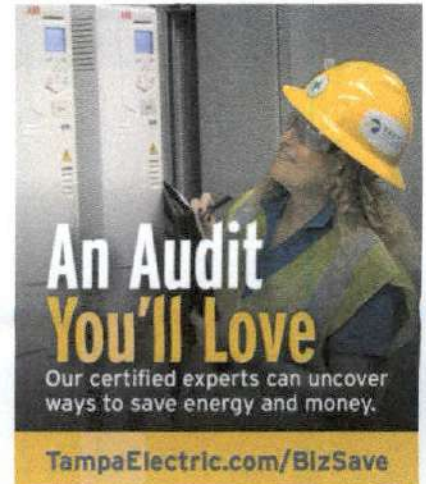
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$84.31</b>

**Amount Due by December 29, 2025 \$84.31**

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



Scan here to view  
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221009587215

Due Date: December 29, 2025

Amount Due: \$84.31

Payment Amount: \$ \_\_\_\_\_

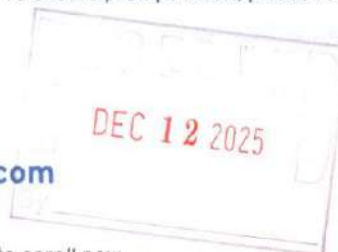
683483064790



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.



00004161 FTECO112082523360510 00000 03 01000000 18742 005

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.

68348306479022100958721500000000084319





**Service For:**  
7100 BLUE BEECH DR  
RIVERVIEW, FL 33578

Agenda Page 65  
**Account #:** 221009587215  
**Statement Date:** December 08, 2025  
**Charges Due:** December 29, 2025

**Service Period:** Nov 03, 2025 - Dec 02, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	29 kWh @ \$0.03412/kWh	\$0.99
Fixture & Maintenance Charge	2 Fixtures	\$16.88
Lighting Pole / Wire	2 Poles	\$59.17
Lighting Fuel Charge	29 kWh @ \$0.03363/kWh	\$0.98
Storm Protection Charge	29 kWh @ \$0.00559/kWh	\$0.16
Clean Energy Transition Mechanism	29 kWh @ \$0.00043/kWh	\$0.01
Storm Surcharge	29 kWh @ \$0.01230/kWh	\$0.36
Florida Gross Receipt Tax		\$0.06
State Tax		\$5.70

**Lighting Charges** **\$84.31**

**Total Current Month's Charges**

**\$84.31**

## Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources and get started.

### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](http://TampaElectric.com/RateCommunications).

00004161-0009098-Page 2 of 10

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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  
7461 S FALKENBURG RD  
RIVERVIEW, FL 33578

Statement Date: December 08, 2025  
Agenda Page 66

Amount Due: \$1,414.12

Due Date: December 29, 2025

Account #: 221008055560

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

## Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due	\$1,635.65
Payment(s) Received Since Last Statement	-\$1,635.65

Current Month's Charges	\$1,414.12
-------------------------	------------

Amount Due by December 29, 2025	\$1,414.12
---------------------------------	------------

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

## Your Energy Insight

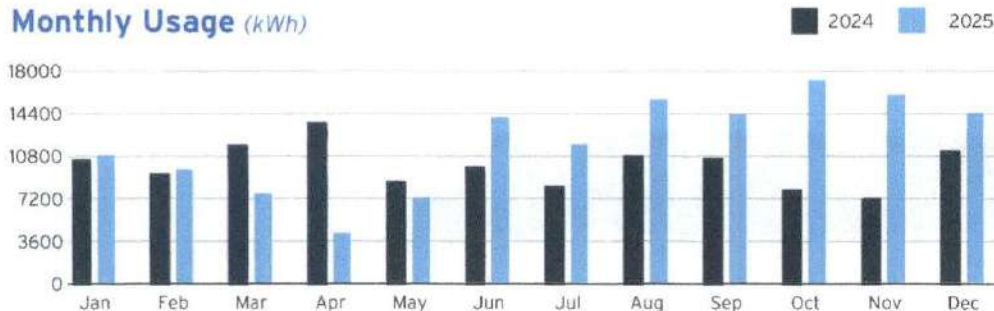
Your average daily kWh used was **29.68% higher** than the same period last year.

Your peak billing demand was **30% higher** than the same period last year.

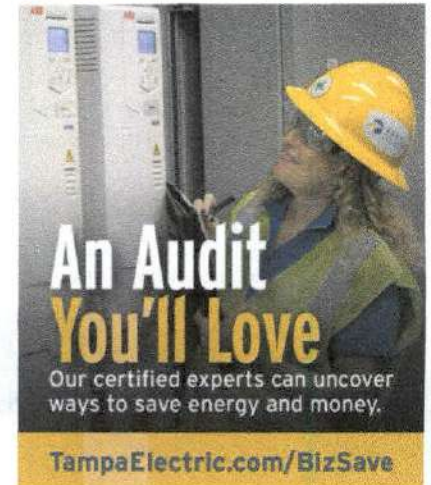


Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221008055560

Due Date: December 29, 2025

Amount Due: \$1,414.12

Payment Amount: \$ \_\_\_\_\_

660026355279

Your account will be  
drafted on December 29, 2025

PARKWAY CENTER CDD  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

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

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





**Service For:**  
7461 S FALKENBURG RD  
RIVERVIEW, FL 33578

Agenda Page 67

**Account #:** 221008055560  
**Statement Date:** December 08, 2025  
**Charges Due:** December 29, 2025

## Meter Read

**Meter Location:** CLUBHOUSE

**Service Period:** Nov 01, 2025 - Dec 02, 2025

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000813546	12/02/2025	21,047	6,635	14,412 kWh	1	32 Days
1000813546	12/02/2025	25.7	0	25.7 kW	1	32 Days

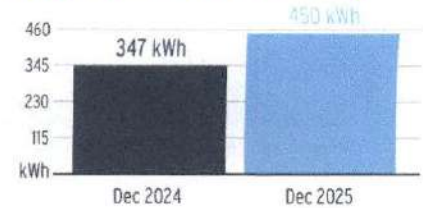
## Charge Details



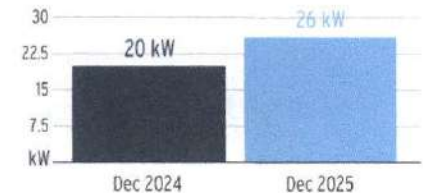
### Electric Charges

Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	26 kW @ \$18.07000/kW	\$469.82
Energy Charge	14,412 kWh @ \$0.00773/kWh	\$111.40
Fuel Charge	14,412 kWh @ \$0.03391/kWh	\$488.71
Capacity Charge	26 kW @ \$0.30000/kW	\$7.80
Storm Protection Charge	26 kW @ \$2.08000/kW	\$54.08
Energy Conservation Charge	26 kW @ \$0.93000/kW	\$24.18
Environmental Cost Recovery	14,412 kWh @ \$0.00068/kWh	\$9.80
Clean Energy Transition Mechanism	26 kW @ \$1.15000/kW	\$29.90
Storm Surcharge	14,412 kWh @ \$0.01035/kWh	\$149.16
Florida Gross Receipt Tax		\$35.35
<b>Electric Service Cost</b>		<b>\$1,414.12</b>

## Avg kWh Used Per Day



## Billing Demand (kW)



**Total Current Month's Charges**

**\$1,414.12**

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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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### Credit or Debit Card

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### Phone

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

### All Other

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Tampa, FL 33601-0111

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: December 08, 2025  
Agenda Page 68

Amount Due: \$310.89

Due Date: December 29, 2025

Account #: 221007991963

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

## Account Summary

Current Service Period: November 01, 2025 - December 02, 2025

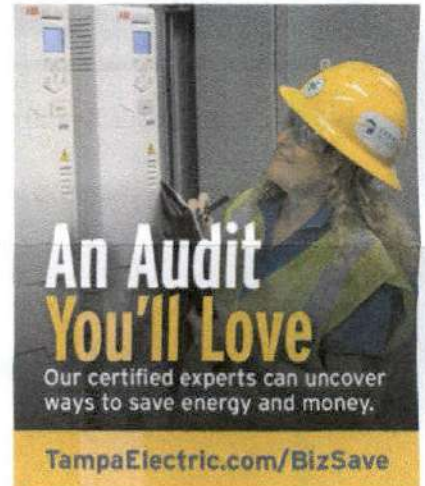
Previous Amount Due	\$333.13
Payment(s) Received Since Last Statement	-\$287.44
Miscellaneous Credits	-\$45.69
Current Month's Charges	\$310.89

Amount Due by December 29, 2025 \$310.89

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



Scan here to view  
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221007991963

Due Date: December 29, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$310.89

Payment Amount: \$ \_\_\_\_\_

660026355278

Your account will be  
drafted on December 29, 2025

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

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

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





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

Agenda Page 69

**Account #:** 221007991963  
**Statement Date:** December 08, 2025  
**Charges Due:** December 29, 2025

**Service Period:** Nov 01, 2025 - Dec 02, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	162 kWh @ \$0.03412/kWh	\$5.53
Fixture & Maintenance Charge	6 Fixtures	\$126.66
Lighting Pole / Wire	6 Poles	\$169.92
Lighting Fuel Charge	162 kWh @ \$0.03363/kWh	\$5.45
Storm Protection Charge	162 kWh @ \$0.00559/kWh	\$0.91
Clean Energy Transition Mechanism	162 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	162 kWh @ \$0.01230/kWh	\$1.99
Florida Gross Receipt Tax		\$0.36
<b>Lighting Charges</b>		<b>\$310.89</b>

**Total Current Month's Charges**

**\$310.89**



### Miscellaneous Credits

Sales Tax Credit	-\$45.69
<b>Total Current Month's Credits</b>	<b>-\$45.69</b>

## Important Messages

### Struggling to keep up with your energy bill?

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### Important Outdoor Lighting Rate Information

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

Amount Due: \$616.26

Due Date: December 29, 2025

Account #: 211001800609

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

## Account Summary

**Current Service Period:** November 01, 2025 - December 02, 2025

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

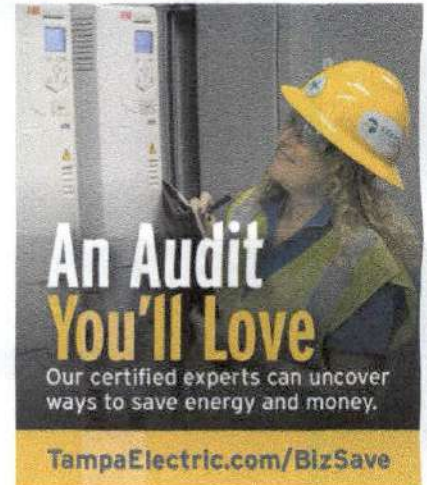
<b>Current Month's Charges</b>	<b>\$616.26</b>
--------------------------------	-----------------

<b>Amount Due by December 29, 2025</b>	<b>\$616.26</b>
--	-----------------

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



Scan here to view  
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 211001800609

Due Date: December 29, 2025



**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$616.26

Payment Amount: \$ \_\_\_\_\_

667433699960

Your account will be  
drafted on December 29, 2025

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

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

Make check payable to: TECO

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





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

Agenda Page 71

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

**Service Period:** Nov 01, 2025 - Dec 02, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

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

#### Lighting Charges

**\$616.26**

**Total Current Month's Charges**

**\$616.26**

## Important Messages

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### Important Outdoor Lighting Rate Information

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00000048-0000497-Page 4 of 18

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## Ways To Pay Your Bill



### Bank Draft

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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

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### Phone

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

### All Other

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

## Contact Us

### Online:

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### Phone:

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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### Energy-Saving Programs:

813-275-3909

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

Statement Date Page 12/07, 2026

Amount Due: \$9,904.13

Due Date: January 22, 2026

Account #: 311000070319

DO NOT PAY. Your account will be drafted on January 22, 2026

## Account Summary

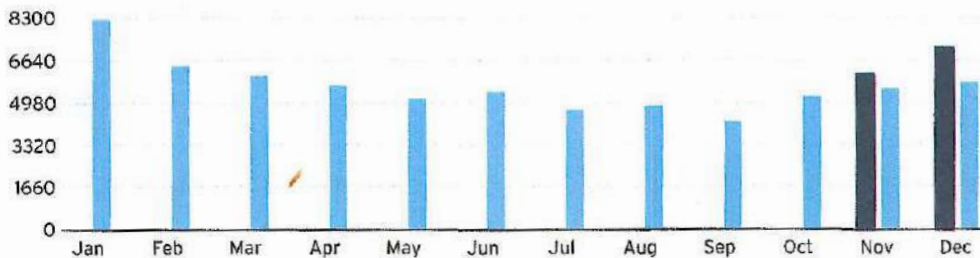
Previous Amount Due	\$10,246.38
Payment(s) Received Since Last Statement	-\$10,246.38
Miscellaneous Credits	-\$393.31
Credit Balance After Payments and Credits	-\$393.31
Current Month's Charges	\$10,297.44

Amount Due by January 22, 2026 \$9,904.13

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



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 311000070319

Due Date: January 22, 2026

Amount Due: \$9,904.13

Payment Amount: \$ \_\_\_\_\_

700375003772

Your account will be  
drafted on January 22, 2026

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.

## Your Locations With The Highest Usage



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

1,622  
KWH



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

987  
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](https://TampaElectric.com/Safety)  
for more safety tips.



## 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	12/02/2025	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	12/02/2025	53,331		52,486		845 kWh	1	32 Days	\$164.80
									 12.1%


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

Sub-Account Number: 211001739070

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325661	12/02/2025	60,254		58,632		1,622 kWh	1	32 Days	\$295.72
									 3.3%

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	12/02/2025	21,479		21,184		295 kWh	1	32 Days	\$72.12
									 15.7%

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

Sub-Account Number: 211001739567

Amount: \$4,811.78

Continued on next page →

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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Credit or Debit Card

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### Phone

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

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

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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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	12/02/2025	61,538		60,551		987 kWh	1	32 Days	\$188.72
									 6.4%


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	12/02/2025	53,992		53,157		835 kWh	1	32 Days	\$163.11
									 7.7%


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

Sub-Account Number: 211014450640

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492524	12/02/2025	39,519		38,993		526 kWh	1	32 Days	\$111.06
									 4.2%


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	12/02/2025	15,516		15,255		261 kWh	1	32 Days	\$66.40
									 27.3%

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

Sub-Account Number: 211014451127

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323057	12/02/2025	37,028		36,640		388 kWh	1	32 Days	\$87.80
									 9.3%

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

Sub-Account Number: 211014451317

Amount: \$249.85

Continued on next page →





## Summary of Charges by Service Address

Account Number: 311000070319

### Energy Usage From Last Month

☒ Increased ☐ Same ☐ Decreased

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

Sub-Account Number: 211014451523

Amount: \$519.04

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

Sub-Account Number: 211014451713

Amount: \$397.68

Total Current Month's Charges

\$10,297.44



Sub-Account #: 211001738486  
Statement Date: 01/02/2026

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

## Meter Read


**Meter Location:** # A Pmp

**Service Period:** 11/01/2025 - 12/02/2025

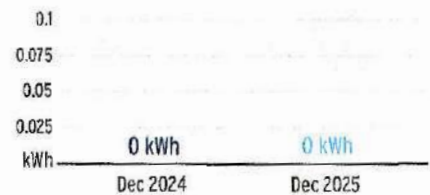
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	12/02/2025	21,700	21,700		0 kWh	1	32 Days

## Charge Details

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

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$22.43**

Billing information continues on next page →



Sub-Account #: 211001738759  
Statement Date: 01/02/2026

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

## Meter Read

**Service Period:** 11/01/2025 - 12/02/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000326790	12/02/2025	53,331	52,486	845 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	845 kWh @ \$0.08641/kWh	\$73.02
Fuel Charge	845 kWh @ \$0.03391/kWh	\$28.65
Storm Protection Charge	845 kWh @ \$0.00577/kWh	\$4.88
Clean Energy Transition Mechanism	845 kWh @ \$0.00418/kWh	\$3.53
Storm Surcharge	845 kWh @ \$0.02121/kWh	\$17.92
Florida Gross Receipt Tax		\$3.80
<b>Electric Service Cost</b>		<b>\$151.96</b>
State Tax		\$12.84
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$164.80</b>

**Current Month's Electric Charges**

**\$164.80**

Billing information continues on next page →





Sub-Account #: 211001739070  
Statement Date: 01/02/2026

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

## Meter Read

Service Period: 11/01/2025 - 12/02/2025

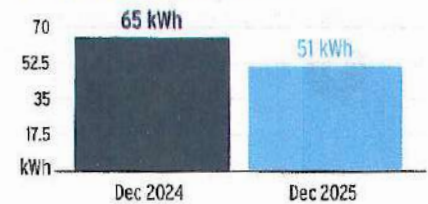
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000325661	12/02/2025	60,254	58,632	1,622 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	1,622 kWh @ \$0.08641/kWh	\$140.16
	Fuel Charge	1,622 kWh @ \$0.03391/kWh	\$55.00
	Storm Protection Charge	1,622 kWh @ \$0.00577/kWh	\$9.36
	Clean Energy Transition Mechanism	1,622 kWh @ \$0.00418/kWh	\$6.78
	Storm Surcharge	1,622 kWh @ \$0.02121/kWh	\$34.40
	Florida Gross Receipt Tax		\$6.82
	<b>Electric Service Cost</b>		<b>\$272.68</b>
	State Tax		\$23.04
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$295.72</b>

## Avg kWh Used Per Day



Current Month's Electric Charges

\$295.72

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit	-\$5.72
	<b>Total Current Month's Credits</b>	<b>-\$5.72</b>

Billing information continues on next page →



Sub-Account #: 211001739302  
Statement Date: 01/02/2026

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

## Meter Read


**Service Period:** 11/01/2025 - 12/02/2025

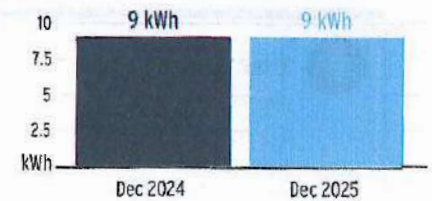
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000705281	12/02/2025	21,479	21,184		295 kWh	1	32 Days

## Charge Details

## Avg kWh Used Per Day

	<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	295 kWh @ \$0.08641/kWh		\$25.49
Fuel Charge	295 kWh @ \$0.03391/kWh		\$10.00
Storm Protection Charge	295 kWh @ \$0.00577/kWh		\$1.70
Clean Energy Transition Mechanism	295 kWh @ \$0.00418/kWh		\$1.23
Storm Surcharge	295 kWh @ \$0.02121/kWh		\$6.26
Florida Gross Receipt Tax			\$1.66
<b>Electric Service Cost</b>			<b>\$66.50</b>
State Tax			\$5.62
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$72.12</b>



Current Month's Electric Charges

\$72.12

Billing information continues on next page →



Sub-Account #: 211001739567  
Statement Date: 01/02/2026

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

**Service Period:** 11/01/2025 - 12/02/2025

**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**

**Current Month's Electric Charges**

**\$4,811.78**



### Miscellaneous Credits

Interest for Cash Security Deposit	-\$198.33
<b>Total Current Month's Credits</b>	<b>-\$198.33</b>

Billing information continues on next page →





Sub-Account #: 211001739864  
Statement Date: 01/02/2026

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

**Service Period:** 11/01/2025 - 12/02/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	448 kWh @ \$0.03412/kWh	\$15.29
Fixture & Maintenance Charge	28 Fixtures	\$262.64
Lighting Pole / Wire	28 Poles	\$920.36
Lighting Fuel Charge	448 kWh @ \$0.03363/kWh	\$15.07
Storm Protection Charge	448 kWh @ \$0.00559/kWh	\$2.50
Clean Energy Transition Mechanism	448 kWh @ \$0.00043/kWh	\$0.19
Storm Surcharge	448 kWh @ \$0.01230/kWh	\$5.51
Florida Gross Receipt Tax		\$0.99
State Tax		\$92.07

**Lighting Charges** **\$1,314.62**

**Current Month's Electric Charges**

**\$1,314.62**



### Miscellaneous Credits

Interest for Cash Security Deposit	-\$50.39
<b>Total Current Month's Credits</b>	<b>-\$50.39</b>

Billing information continues on next page →



Sub-Account #: 211001800955  
Statement Date: 01/02/2026

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

Service Period: 11/20/2025 - 12/19/2025

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**



### Miscellaneous Credits

Interest for Cash Security Deposit	-\$35.20
------------------------------------	----------

#### Total Current Month's Credits

**-\$35.20**

Billing information continues on next page →



Sub-Account #: 211015022604  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025

**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**



### Miscellaneous Credits

Interest for Cash Security Deposit	-\$36.10
<b>Total Current Month's Credits</b>	<b>-\$36.10</b>

Billing information continues on next page →





Sub-Account #: 211014450103  
Statement Date: 01/02/2026

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

## Meter Read


Meter Location: # B

Service Period: 11/01/2025 - 12/02/2025

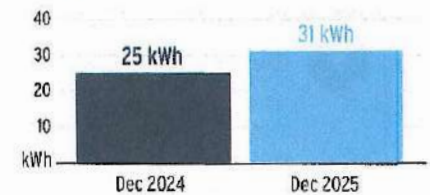
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	12/02/2025	61,538	60,551		987 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	987 kWh @ \$0.08641/kWh	\$85.29
	Fuel Charge	987 kWh @ \$0.03391/kWh	\$33.47
	Storm Protection Charge	987 kWh @ \$0.00577/kWh	\$5.69
	Clean Energy Transition Mechanism	987 kWh @ \$0.00418/kWh	\$4.13
	Storm Surcharge	987 kWh @ \$0.02121/kWh	\$20.93
	Florida Gross Receipt Tax		\$4.35
	<b>Electric Service Cost</b>		<b>\$174.02</b>
	State Tax		\$14.70
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$188.72</b>

## Avg kWh Used Per Day



Current Month's Electric Charges

\$188.72



## Miscellaneous Credits

Interest for Cash Security Deposit

-\$6.17

**Total Current Month's Credits**

**-\$6.17**

Billing information continues on next page →


Sub-Account #: 211014450376  
Statement Date: 01/02/2026

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

## Meter Read

Meter Location: # C

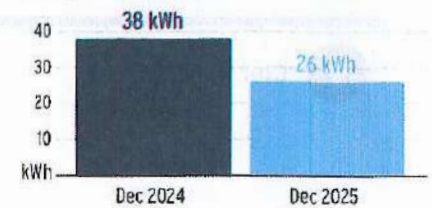
Service Period: 11/01/2025 - 12/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492499	12/02/2025	53,992	53,157	835 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	835 kWh @ \$0.08641/kWh	\$72.15
Fuel Charge	835 kWh @ \$0.03391/kWh	\$28.31
Storm Protection Charge	835 kWh @ \$0.00577/kWh	\$4.82
Clean Energy Transition Mechanism	835 kWh @ \$0.00418/kWh	\$3.49
Storm Surcharge	835 kWh @ \$0.02121/kWh	\$17.71
Florida Gross Receipt Tax		\$3.76

**Electric Service Cost \$150.40**

State Tax \$12.71

**Total Electric Cost, Local Fees and Taxes \$163.11**

Current Month's Electric Charges

\$163.11



### Miscellaneous Credits

Interest for Cash Security Deposit -\$4.57

**Total Current Month's Credits -\$4.57**

Billing information continues on next page →





Sub-Account #: 211014450640  
Statement Date: 01/02/2026

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

## Meter Read


Meter Location: # D

Service Period: 11/01/2025 - 12/02/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492524	12/02/2025	39,519	38,993		526 kWh	1	32 Days

## Charge Details


	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	526 kWh @ \$0.08641/kWh	\$45.45
	Fuel Charge	526 kWh @ \$0.03391/kWh	\$17.84
	Storm Protection Charge	526 kWh @ \$0.00577/kWh	\$3.04
	Clean Energy Transition Mechanism	526 kWh @ \$0.00418/kWh	\$2.20
	Storm Surcharge	526 kWh @ \$0.02121/kWh	\$11.16
	Florida Gross Receipt Tax		\$2.56
	<b>Electric Service Cost</b>		<b>\$102.41</b>
	State Tax		\$8.65
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$111.06</b>

## Avg kWh Used Per Day



Current Month's Electric Charges

\$111.06

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit	-\$3.01
	<b>Total Current Month's Credits</b>	<b>-\$3.01</b>

Billing information continues on next page →





Sub-Account #: 211014450897  
Statement Date: 01/02/2026

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

## Meter Read

**Meter Location:** # A

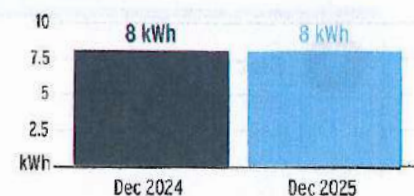
**Service Period:** 11/01/2025 - 12/02/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000536130	12/02/2025	15,516	15,255		261 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	261 kWh @ \$0.08641/kWh	\$22.55
Fuel Charge	261 kWh @ \$0.03391/kWh	\$8.85
Storm Protection Charge	261 kWh @ \$0.00577/kWh	\$1.51
Clean Energy Transition Mechanism	261 kWh @ \$0.00418/kWh	\$1.09
Storm Surcharge	261 kWh @ \$0.02121/kWh	\$5.54
Florida Gross Receipt Tax		\$1.53
<b>Electric Service Cost</b>		<b>\$61.23</b>
State Tax		\$5.17
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$66.40</b>

**Current Month's Electric Charges**

**\$66.40**



### Miscellaneous Credits

Interest for Cash Security Deposit	-\$2.29
<b>Total Current Month's Credits</b>	<b>-\$2.29</b>

Billing information continues on next page →



Sub-Account #: 211014451127  
Statement Date: 01/02/2026

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

## Meter Read

**Service Period:** 11/01/2025 - 12/02/2025

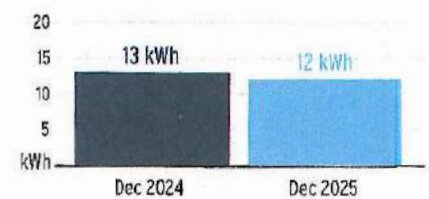
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000323057	12/02/2025	37,028	36,640	388 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	388 kWh @ \$0.08641/kWh	\$33.53
	Fuel Charge	388 kWh @ \$0.03391/kWh	\$13.16
	Storm Protection Charge	388 kWh @ \$0.00577/kWh	\$2.24
	Clean Energy Transition Mechanism	388 kWh @ \$0.00418/kWh	\$1.62
	Storm Surcharge	388 kWh @ \$0.02121/kWh	\$8.23
	Florida Gross Receipt Tax		\$2.02
	<b>Electric Service Cost</b>		<b>\$80.96</b>
	State Tax		\$6.84
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$87.80</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$87.80**

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit	-\$3.19
	<b>Total Current Month's Credits</b>	<b>-\$3.19</b>

Billing information continues on next page →



Sub-Account #: 211014451317  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025

**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**



### Miscellaneous Credits

Interest for Cash Security Deposit	-\$10.22
<b>Total Current Month's Credits</b>	<b>-\$10.22</b>

Billing information continues on next page →





Sub-Account #: 211014451523  
Statement Date: 01/02/2026

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

Service Period: 11/20/2025 - 12/19/2025

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**

Current Month's Electric Charges

**\$519.04**



### Miscellaneous Credits

Interest for Cash Security Deposit	-\$23.08
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#### Total Current Month's Credits

**-\$23.08**

Billing information continues on next page →



Sub-Account #: 211014451713  
Statement Date: 01/02/2026

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

Service Period: 11/20/2025 - 12/19/2025

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	\$246.59
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 \$397.68**

**Current Month's Electric Charges \$397.68**

**Total Current Month's Charges \$10,297.44**



### Miscellaneous Credits


Interest for Cash Security Deposit	-\$15.04
<b>Total Current Month's Credits</b>	<b>-\$15.04</b>





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Statement Date: January 08, 2026

**Account #:** 221008055560



**2026**

New Year, **New Ways** to Simplify

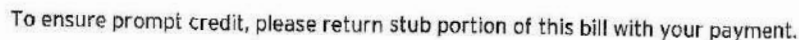
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Get started today at [TECDaccount.com](http://TECDaccount.com).

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

Month	Sales (in thousands of dollars)
Jan	10,800
Feb	8,400
Mar	7,200
Apr	3,600
May	7,200
Jun	13,200
Jul	10,800
Aug	14,400
Sep	13,200
Oct	16,800
Nov	14,400
Dec	13,200

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**Due Date:** January 29, 2026



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Payment Amount: \$\_\_\_\_\_

681013957649

Your account will be  
drafted on January 29, 2026



PARKWAY CENTER CDD  
2005 PAN AM CIR, STE 120  
TAMPA, FL 33607-2529

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

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





**Service For:**  
7461 S FALKENBURG RD  
RIVERVIEW, FL 33578

Account #: 221008055560  
Statement Date: January 08, 2026  
Charges Due: January 29, 2026

## Meter Read

**Meter Location:** CLUBHOUSE

**Service Period:** Dec 03, 2025 - Jan 02, 2026

**Rate Schedule:** General Service Demand - Standard

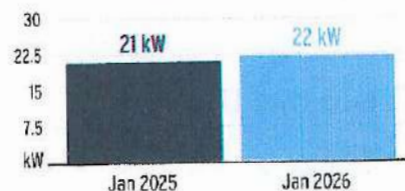
Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000813546	01/02/2026	31,921	21,047	10,874 kWh	1	31 Days
1000813546	01/02/2026	21.77	0	21.77 kW	1	31 Days

## Charge Details

### Avg kWh Used Per Day



### Billing Demand (kW)



### Electric Charges

Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	22 kW @ \$19.06000/kW	\$419.32
Energy Charge	10,874 kWh @ \$0.00815/kWh	\$88.62
Fuel Charge	10,874 kWh @ \$0.03516/kWh	\$382.33
Capacity Charge	22 kW @ \$0.72000/kW	\$15.84
Storm Protection Charge	22 kW @ \$2.02000/kW	\$44.44
Energy Conservation Charge	22 kW @ \$0.79000/kW	\$17.38
Environmental Cost Recovery	10,874 kWh @ \$0.00072/kWh	\$7.83
Clean Energy Transition Mechanism	22 kW @ \$1.15000/kW	\$25.30
Storm Surcharge	10,874 kWh @ \$0.01035/kWh	\$112.55
Florida Gross Receipt Tax		\$29.44

**Electric Service Cost**

**\$1,177.77**

**Total Current Month's Charges**

**\$1,177.77**

Billing information continues on next page →

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## Ways To Pay Your Bill



### Bank Draft

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### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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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**Service For:**  
7461 S FALKENBURG RD  
RIVERVIEW, FL 33578

Account #: 221008055560  
Statement Date: January 08, 2026  
Charges Due: January 29, 2026

## Charge Details *Continued...*

	<b>Miscellaneous Credits</b>	
	Interest for Cash Security Deposit - Electric	-\$36.94
	<b>Total Current Month's Credits</b>	<b>-\$36.94</b>

## Load Factor



*Decreasing the proportion of your electricity utilized at peak will improve your load factor.*

## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.







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

Statement Date: January 08, 2026  
Agenda Page 95

Amount Due: \$311.05

Due Date: January 29, 2026

Account #: 221007991963

DO NOT PAY. Your account will be drafted on January 29, 2026

### Account Summary

Current Service Period: December 03, 2025 - January 02, 2026

Previous Amount Due \$310.89

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

Current Month's Charges \$311.05

Amount Due by January 29, 2026 \$311.05

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



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2025  
2026

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

Account #: 221007991963

Due Date: January 29, 2026

Amount Due: \$311.05

Payment Amount: \$ \_\_\_\_\_

681013957648

Your account will be  
drafted on January 29, 2026



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

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

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





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

Account #: 221007991963  
Statement Date: January 08, 2026  
Charges Due: January 29, 2026

**Service Period:** Dec 03, 2025 - Jan 02, 2026

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	162 kWh @ \$0.03411/kWh	\$5.53
Fixture & Maintenance Charge	6 Fixtures	\$126.66
Lighting Pole / Wire	6 Poles	\$169.92
Lighting Fuel Charge	162 kWh @ \$0.03452/kWh	\$5.59
Storm Protection Charge	162 kWh @ \$0.00574/kWh	\$0.93
Clean Energy Transition Mechanism	162 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	162 kWh @ \$0.01230/kWh	\$1.99
Florida Gross Receipt Tax		\$0.36

**Lighting Charges** **\$311.05**

**Total Current Month's Charges**

**\$311.05**

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**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](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

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

## Contact Us

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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: January 08, 2026

Amount Due: \$616.55

Due Date: January 29, 2026

Account #: 211001800609

DO NOT PAY. Your account will be drafted on January 29, 2026

### Account Summary

Current Service Period: December 03, 2025 - January 02, 2026

Previous Amount Due	\$616.26
Payment(s) Received Since Last Statement	-\$616.26
Current Month's Charges	\$616.55

Amount Due by January 29, 2026 \$616.55

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



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2025

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

Account #: 211001800609

Due Date: January 29, 2026

Amount Due: \$616.55

Payment Amount: \$ \_\_\_\_\_

634100599739

Your account will be  
drafted on January 29, 2026



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: January 08, 2026  
Charges Due: January 29, 2026

**Service Period:** Dec 03, 2025 - Jan 02, 2026

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	260 kWh @ \$0.03411/kWh	\$8.87
Fixture & Maintenance Charge	13 Fixtures	\$166.01
Lighting Pole / Wire	13 Poles	\$427.31
Lighting Fuel Charge	260 kWh @ \$0.03452/kWh	\$8.98
Storm Protection Charge	260 kWh @ \$0.00574/kWh	\$1.49
Clean Energy Transition Mechanism	260 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	260 kWh @ \$0.01230/kWh	\$3.20
Florida Gross Receipt Tax		\$0.58
<b>Lighting Charges</b>		<b>\$616.55</b>

**Total Current Month's Charges**

**\$616.55**

00003312-00003392-Page 6 of 8

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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](http://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](http://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 CREEK PH 1C-1 RD  
RIVERVIEW, FL 33569-0000

Statement Date: January 08, 2026

Amount Due: \$793.80

Due Date: January 29, 2026

Account #: 211001800146

DO NOT PAY. Your account will be drafted on January 29, 2026

## Account Summary

Current Service Period: December 03, 2025 - January 02, 2026

Previous Amount Due	\$829.58
Payment(s) Received Since Last Statement	-\$829.58
Miscellaneous Credits	-\$36.10
Credit balance after payments and credits	-\$36.10
Current Month's Charges	\$829.90

Amount Due by January 29, 2026 \$793.80

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



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your account online.

2026

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

Account #: 211001800146

Due Date: January 29, 2026



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$793.80

Payment Amount: \$ \_\_\_\_\_

634100599737

Your account will be  
drafted on January 29, 2026

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

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

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





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

**Account #:** 211001800146  
**Statement Date:** January 08, 2026  
**Charges Due:** January 29, 2026

**Service Period:** Dec 03, 2025 - Jan 02, 2026

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



### Electric Charges

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

Lighting Energy Charge	304 kWh @ \$0.03411/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$624.53
Lighting Fuel Charge	304 kWh @ \$0.03452/kWh	\$10.49
Storm Protection Charge	304 kWh @ \$0.00574/kWh	\$1.74
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.68
<b>Lighting Charges</b>		<b>\$829.90</b>

**Total Current Month's Charges**

**\$829.90**



### Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$36.10
<b>Total Current Month's Credits</b>	<b>-\$36.10</b>

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



### Credit or Debit Card

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### Phone

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

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

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888-223-0800 (All Other Counties)

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

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

Statement Page 08, 2026

Amount Due: \$628.27

Due Date: January 29, 2026

Account #: 211001800369

DO NOT PAY. Your account will be drafted on January 29, 2026

## Account Summary

Current Service Period: December 03, 2025 - January 02, 2026

Previous Amount Due	\$654.93
Payment(s) Received Since Last Statement	-\$654.93
Miscellaneous Credits	-\$26.92
Credit balance after payments and credits	-\$26.92
Current Month's Charges	\$655.19

Amount Due by January 29, 2026 \$628.27

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



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2025

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Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 211001800369

Due Date: January 29, 2026



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$628.27

Payment Amount: \$ \_\_\_\_\_

634100599738

Your account will be  
drafted on January 29, 2026

00003912 FTECO101082623575010 00000 03 00000000 18512 004

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

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

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





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

Account #: 211001800369  
Statement Date: January 08, 2026  
Charges Due: January 29, 2026

**Service Period:** Dec 03, 2025 - Jan 02, 2026

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



### Electric Charges

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

Lighting Energy Charge	240 kWh @ \$0.03411/kWh	\$8.19
Fixture & Maintenance Charge	15 Fixtures	\$140.70
Lighting Pole / Wire	15 Poles	\$493.05
Lighting Fuel Charge	240 kWh @ \$0.03452/kWh	\$8.28
Storm Protection Charge	240 kWh @ \$0.00574/kWh	\$1.38
Clean Energy Transition Mechanism	240 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	240 kWh @ \$0.01230/kWh	\$2.95
Florida Gross Receipt Tax		\$0.54
<b>Lighting Charges</b>		<b>\$655.19</b>

**Total Current Month's Charges**

**\$655.19**



### Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$26.92
<b>Total Current Month's Credits</b>	<b>-\$26.92</b>

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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

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

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

## Contact Us

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PARKWAY CENTER

Account number ending in 8747

### ACCOUNT SUMMARY

Credit Limit	\$105,000.00
Credit Available	\$104,715.00
Statement Closing Date	November 30, 2025
Days in Billing Cycle	30
Previous Balance	\$312.82
- Payments & Credits	\$312.82
+ Purchases & Other Charges	\$184.77
+ Fees	\$0.00
= New Balance	\$184.77

### PAYMENT INFORMATION

New Balance	\$184.77
<b>Minimum Payment Due</b>	<b>\$184.77</b>
<b>Payment Due Date</b>	<b>December 25, 2025</b>

**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](mailto:CommercialCard@BankUnited.com)

### TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL XXXXXXXXXXXX8747 \$312.82-</b>	
11/25	11/25	F568100A900CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	312.82-
		<b>DALE H. WENTZEL JR</b>	<b>TOTAL XXXXXXXXXXXX8662 \$184.77</b>	
11/10	11/10	24204299S008ZQYYA	Microsoft-G123814626 701-2817490 WA	8.25
			MCC: 5045 MERCHANT ZIP: 98052	
11/20	11/21	2469216A4300MPAGA	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.59
			MCC: 4814 MERCHANT ZIP: 33178	
11/26	11/30	2480394ADSFG8H0ZF	GOOGLE*MICROSOFT ONED G.CO/HELPPAY# CA	0.99
			MCC: 5817 MERCHANT ZIP: 94043	
11/28	11/30	2469216AQ2XXE2J49	AMAZON MKTPL*BB63Q44D2 Amzn.com/bill WA	124.95
			MCC: 5942 MERCHANT ZIP: 98109	
11/28	11/30	2469216AQ2Y0TLPTT	GOOGLE *Google One 855-836-3987 CA	2.99
			MCC: 5734 MERCHANT ZIP: 94043	

### IMPORTANT ACCOUNT INFORMATION

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

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



### PAYMENT INFORMATION

Account number ending in	8747
<b>Payment Due Date</b>	<b>December 25, 2025</b>
<b>New Balance</b>	<b>\$184.77</b>
Minimum Payment Due	\$184.77
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



**IMPORTANT ACCOUNT INFORMATION (continued)**

\$184.77 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS  
YOUR AUTOMATIC PAYMENT ON 12/25/25.

**LATE FEE CALCULATION**

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$312.82	\$0.00

(v) = variable (f) = fixed

**IMPORTANT MESSAGES**

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

PARKWAY CENTER

Account number ending in 8747

**ACCOUNT SUMMARY**

Credit Limit	\$105,000.00
Credit Available	\$104,417.00
Statement Closing Date	December 31, 2025
Days in Billing Cycle	31
Previous Balance	\$184.77
- Payments & Credits	\$184.77
+ Purchases & Other Charges	\$582.92
+ Fees	\$0.00
= New Balance	\$582.92

**PAYMENT INFORMATION**

New Balance	\$582.92
Minimum Payment Due	\$582.92
Payment Due Date	January 25, 2026

**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](mailto:CommercialCard@BankUnited.com)
**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL XXXXXXXXXXXX8747 \$184.77-</b>	
12/25	12/25	F568100B700CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	184.77-
		<b>DALE H. WENTZEL JR</b>	<b>TOTAL XXXXXXXXXXXX8662 \$582.92</b>	
12/02	12/02	2469216AG31GT5YZQ	AMAZON MKTPL*BB9O41MJ0 Amzn.com/bill WA	100.29
			MCC: 5942 MERCHANT ZIP: 98109	
12/10	12/10	2420429AR00HYQTR5	Microsoft-G129347800 701-2817490 WA	8.25
			MCC: 5045 MERCHANT ZIP: 98052	
12/15	12/15	2469216AX34T00N1V	AMAZON MKTPL*PP6WZ1EQ3 Amzn.com/bill WA	242.03
			MCC: 5942 MERCHANT ZIP: 98109	
12/20	12/21	2469216B22XMMVX0D	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.59
			MCC: 4814 MERCHANT ZIP: 33178	
12/28	12/28	2420429BA010MQBTJ	Google Microsoft OneD 650-2530000 CA	0.99
			MCC: 5734 MERCHANT ZIP: 94043	
12/27	12/29	2480394BBSFG5WEN0	GOOGLE*GOOGLE ONE G.CO/HELPPAY# CA	2.99
			MCC: 5817 MERCHANT ZIP: 94043	
12/29	12/30	2490641BB75SW90L7	temu.com temu.com CA	57.91

Transactions continued on next page

1183 0001 GHJ 002 7 31 251231 0

PAGE 1 of 3

10 5681 0100 2.50

58


**BankUnited**

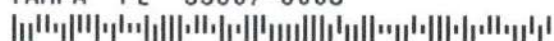
BankUnited, N. A.  
PO Box 2360  
Omaha NE 68103-2360


58

N202

**PAYMENT INFORMATION**

Account number ending in	8747
Payment Due Date	January 25, 2026
New Balance	\$582.92
Minimum Payment Due	\$582.92
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


428890010253874700058292000582927

**TRANSACTIONS (continued)**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/29	12/30	2490641BB75SZ2VGF	MCC: 5311 MERCHANT ZIP: 90401 temu.com temu.com CA	96.29
12/30	12/31	2469216BQ36434MGZ	MCC: 5311 MERCHANT ZIP: 90401 AMAZON MKTPL*DQ95Y6LI3 Amzn.com/bill WA MCC: 5942 MERCHANT ZIP: 98109	26.58

**IMPORTANT ACCOUNT INFORMATION**

\$582.92 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS  
YOUR AUTOMATIC PAYMENT ON 01/25/26.

**LATE FEE CALCULATION**

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$184.77	\$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>.

**BLUE LIFE POOL SERVICE | CPC 1461225**

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
21308	11/20/2025	\$380.00	12/20/2025	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
<b>SERVICE MAINTENANCE EQUIPMENT</b>	SPA- 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





*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

29 Dec 2025  
 Invoice # 1619739  
 Bill Atty: S. Steady  
 As of 11/30/25

1202882 PARKWAY CENTER CDD  
 0002817 Parkway General File

**BILL SUMMARY THROUGH NOVEMBER 30, 2025**

Professional Services	<u>\$812.50</u>
<b>TOTAL DUE THIS BILL</b>	<b>\$812.50</b>

**WIRING INSTRUCTIONS:**

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

Account Name:	Burr & Forman LLP 420 North 20 <sup>th</sup> Street, Suite 3400 Birmingham, Alabama 35203
Financial Institution:	Synovus Bank 1137 1 <sup>st</sup> 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](mailto: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](mailto:ehirneisen@burr.com) or [BFRreceivables@burr.com](mailto:BFRreceivables@burr.com)

**BURR & FORMAN LLP**

1202882 PARKWAY CENTER CDD  
 0002817 Parkway General File

29 Dec 2025  
 Invoice # 1619739  
 Page 2

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

29 Dec 2025  
 Invoice # 1619739  
 Bill Atty: S. Steady  
 As of 11/30/25

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD  
 0002817 Parkway General File

Date	Description	Tkpr	Hours	Rate	Value
11/12/25	Call with Tonja and Koko to discuss upcoming discussion regarding fence settlement; call with Crystal to discuss shade meeting and agenda.	SIS	0.50	325.00	\$162.50
11/18/25	Attend Board meeting.	SIS	2.00	325.00	\$650.00
Total Services					\$812.50
Total Services and Disbursements					\$812.50
TOTAL NOW DUE					\$812.50

**SUMMARY OF SERVICES**

Name	Rate	Hours	Amount
Scott I. Steady	\$325.00	2.50	\$812.50
TOTALS		2.50	\$812.50



Envera

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

Agenda Page 111

Invoice	
Invoice Number 764362	Date 01/02/2026
Customer Number 400493	Due Date 02/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		01/02/2026	02/01/2026

Quantity	Description	Months	Rate	Amount
2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL				
1.00	Active Video Monitoring 02/01/2026 - 02/28/2026	1.00	\$800.00	\$800.00
1.00	Passive Standard Camera 02/01/2026 - 02/28/2026	1.00	\$30.00	\$30.00
1.00	Service & Maintenance 02/01/2026 - 02/28/2026	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
1/2/2026	764362	Monitoring Services	\$1194.14	\$1194.14

Envera

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

Invoice

Invoice Number 764362	Date 01/02/2026
Customer Number 400493	Due Date 02/01/2026

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





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

# Invoice

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

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

<b>Balance Due</b>	<b>\$1,846.00</b>
--------------------	-------------------



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

<b>Client ID Number</b>	
-------------------------	--

<b>Invoice Number</b>	<b>1164350</b>
<b>Invoice Date</b>	<b>12/29/2025</b>
<b>Due Date</b>	<b>1/28/2026</b>

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

**Tampa, FL 33607-6008**

<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$500.00</b>

**Please Pay This Amount**

<b>Subtotal</b>	<b>\$500.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$500.00</b>

**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

29 Dec 2025 01:23:55PM CST

DISTRICT : PARKWAY CENTER CDD

Go Green! Think before you print.

INVOICE NO. 1164350 - DETAIL

INVOICE DATE: 12/29/2025

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
<b>IMS Billable Work Order</b>										
General Maintenance & Repairs										
	11/25/2025	4391423	PKCCDD District Area	General Maintenance; Take down four sections of fence and store onsite.	\$0.00	\$0.00	\$375.00	\$0.00	\$375.00	N
	11/25/2025	4391433	PKCCDD District Area	General Maintenance; Outdoor cover installed on timer.	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$500.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$500.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$500.00</b>	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**  
169056  
**CUSTOMER ID**  
C2303  
**PO#**

**DATE**  
1/20/2026  
**NET TERMS**  
Due On Receipt  
**DUE DATE**  
1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Alba M Sanchez-11-10-25 THE HOME DEPOT 6305 : Pressure Washer: \$369.64	1	Ea	369.64		369.64
Postage	1	Ea	0.74		0.74
<b>Subtotal</b>					<b>370.38</b>

<b>Subtotal</b>	\$370.38
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$370.38

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 373616

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

Date	Due Date
12/19/25	1/18/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
<b>#372187 - Quarter Horse Cul De Sac</b>	<b>\$780.00</b>
<i>Tree Removal - 12/04/2025</i>	

<b>Subtotal</b>	<b>\$780.00</b>
<b>Less Payments/Credits</b>	<b>(\$0.00)</b>
<b>Balance Due</b>	<b>\$780.00</b>

\*\*\*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 373617

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

Date	Due Date
12/19/25	1/18/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#372374 - Resident Dumping</b>				<b>\$545.00</b>
<i>Site Cleaning - 12/04/2025</i>				
Debris Removal	3.00HR	\$65.00	\$195.00	
Debris by the truck	1.001	\$350.00	\$350.00	

<b>Subtotal</b>	<b>\$545.00</b>
<b>Less Payments/Credits</b>	<b>(\$0.00)</b>
<b>Balance Due</b>	<b>\$545.00</b>

\*\*\*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 373618

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

Date	Due Date
12/19/25	1/18/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#372381 - Pond 4 Vegetative Removal</b>				<b>\$870.00</b>
<i>Site Cleaning - 12/04/2025</i>				
Debris Removal	8.00HR	\$65.00	\$520.00	
Debris by the truck	1.001	\$350.00	\$350.00	

<b>Subtotal</b>	<b>\$870.00</b>
<b>Less Payments/Credits</b>	<b>(\$0.00)</b>
<b>Balance Due</b>	<b>\$870.00</b>

\*\*\*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 373619

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

Date	Due Date
12/19/25	1/18/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
<b>#372384 - Dead Pines- Still Creek</b>	<b>\$700.00</b>
<i>Tree Removal - 12/04/2025</i>	

<b>Subtotal</b>	<b>\$700.00</b>
<b>Less Payments/Credits</b>	<b>(\$0.00)</b>
<b>Balance Due</b>	<b>\$700.00</b>

\*\*\*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 373620

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

Date	Due Date
12/19/25	1/18/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#375433 - Berm Leveling</b>				<b>\$750.00</b>
<i>Site Prep - 12/04/2025</i>				
Bed Prep - Plant, Sod, Debris Removal	10.00HR	\$75.00	\$750.00	

<b>Subtotal</b>	<b>\$750.00</b>
<b>Less Payments/Credits</b>	<b>(\$0.00)</b>
<b>Balance Due</b>	<b>\$750.00</b>

\*\*\*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 377685

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

Date	Due Date
01/13/26	2/12/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
	<b>\$3,200.00</b>

**#375466 - Remove of Dead Pine Trees Affected by Southern Pine Beetle***Tree Removal - 01/08/2026*

<b>Grand Total</b>	<b>\$3,200.00</b>
--------------------	-------------------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,200.00	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com  
(877) 567-7761

Agenda Page 122



Agenda Page 123





Agenda Page 124



**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 378350

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

Date	Due Date
01/20/26	2/19/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				<b>\$87.11</b>

**#381091 - January 2026 Wet Check Repairs - Completed Repairs Controller A***Lateral Components - 01/15/2026*

Irrigation Technician Labor	1.00HR	\$65.00	\$65.00
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$19.65	\$19.65
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	1.00EA	\$2.46	\$2.46

**Grand Total** **\$87.11**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,305.82	\$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



# XC Hybrid A

Write a description for your map

Legend

6" sprayhead

Google Earth

Image © 2025 Airbus

Riverview Dr

Riverview Dr

Riverview Dr

300 ft





**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 378349

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

Date	Due Date
01/20/26	2/19/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				<b>\$18.71</b>

**#381089 - January 2026 Wet Check Repairs - Completed Repairs Controller M***Lateral Components - 01/15/2026*

Irrigation Technician Labor	0.25HR	\$65.00	\$16.25
Hunter PRO Nozzle 8 ft. Radius Quarter Circle	1.00EA	\$2.46	\$2.46

**Grand Total** **\$18.71**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,305.82	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com  
(877) 567-7761





## Proposal

**Proposal No.:** 375869

**Proposed Date:** 12/04/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Needed Irrigation Repairs - Controller C Zones 1, 7 & 9 Replace Spray Heads

Proposal for needed irrigation repairs at Controller C Zones 1, 7 & 9 - Need to replace spray heads and 1 rotor broken since inspection.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Irrigation Renovation</b>					
<b>Lateral Components</b>					<b>\$182.23</b>
Irrigation Tech Labor	1.50	HR	\$50.00	\$75.00	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	3.00	EA	\$16.66	\$49.98	
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00	EA	\$28.66	\$28.66	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	1.00	EA	\$1.40	\$1.40	
Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	1.00	EA	\$0.82	\$0.82	
Sch 40 PVC Coupling 1/2 in. Socket	1.00	EA	\$0.75	\$0.75	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	2.00	EA	\$2.21	\$4.42	
Rain Bird Nozzle 15 ft. Side Strip	8.00	EA	\$2.65	\$21.20	
				<b>Total:</b>	<b>\$182.23</b>

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

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

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

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

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

<b>Signature (Owner/Property Manager)</b>	<b>Date</b>
---	-------------

<b>Printed Name (Owner/Property Manager)</b>	
--	--

<b>Signature - Representative</b>	<b>Date</b>
-----------------------------------	-------------



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

Return Service Requested

Invoice Date: 01/04/2026

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

## Remittance Section

Agenda Page 130

Contract Number:

41082792

Due Date:

1/25/2026

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.

000410827922026010400000319464

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



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
1/25/2026	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
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](http://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
41082792-1	Contract Payment	01/25/2026	\$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](http://my.navitascredit.com) or email [customerservice@navitascredit.com](mailto:customerservice@navitascredit.com)

Agenda Page 131

## 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
1/25/2026	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](mailto: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>



**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 # 2026-002****DATE 01/26/2026**

DATE	ACCOUNT SUMMARY	AMOUNT
12/11/2025	Balance Forward	1,225.00
	Other payments and credits after 12/11/2025 through 01/25/2026	-1,225.00
01/26/2026	Other invoices from this date	0.00
	New charges (details below)	2,555.00
	Total Amount Due	2,555.00

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
12/19/2025	Prepare draft Maintenance Easement Agreement	1.20	350.00	420.00
12/19/2025	Prepare proposed Settlement Agreement	1.60	350.00	560.00
12/30/2025	Continued work on draft Settlement Agreement and new maintenance easement; correspond with client regarding same	1.50	350.00	525.00
01/15/2026	Draft proposed Joint Motion Abating Action and proposed order on same; correspond with opposing counsel regarding abatement while settlement is carried out; correspond with client regarding case status; prepare Plaintiff's Witness List in compliance with Uniform Order Setting Trial	2	350.00	700.00
01/20/2026	Work on revisions to draft settlement agreement and correspond with counsel for homeowners and clients regarding same; upload and file stipulation to abate action with letter to Court and proposed order granting same.	1	350.00	350.00

TOTAL OF NEW CHARGES 2,555.00

BALANCE DUE **\$2,555.00**

**S2W Security**

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

# Invoice

Invoice# INV-4759

**Balance Due**  
**\$1,196.00**

Bill To

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


Invoice Date : 15 Dec 2025

Terms : Custom

Due Date : 20 Dec 2025

Subject :

Pool Security at Parkway Center CDD  
 12-5-25\_12-7-25  
 12-12-25\_12-14-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 12-5-25 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 12-6-25 12:00pm-9:00pm	9.00	26.00	234.00
3	Professional Services 12-7-25 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 12-12-25 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 12-13-25 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 12-14-25 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

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**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](mailto: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-4768

**Balance Due**  
**\$2,236.00**

Bill To

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

Invoice Date : 01 Jan 2026

Terms : Custom

Due Date : 06 Jan 2026

Subject :

Pool Security at Parkway Center CDD  
 12-19-25\_12-23-25  
 12-26-25\_12-31-25



#	Item & Description	Qty	Rate	Amount
1	Professional Services 12-19-25 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 12-20-25 12:00pm-9:00pm	9.00	26.00	234.00
3	Professional Services 12-21-25 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 12-22-25 12:00pm-9:00pm	9.00	26.00	234.00
5	Professional Services 12-23-25 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 12-26-25 4:00pm-9:00pm	5.00	26.00	130.00
7	Professional Services 12-27-25 12:00pm-9:00pm	9.00	26.00	234.00
8	Professional Services 12-28-25 2:00pm-9:00pm	7.00	26.00	182.00



#	Item & Description	Qty	Rate	Amount
9	Professional Services 12-29-25 12:00pm-9:00pm	9.00	26.00	234.00
10	Professional Services 12-30-25 12:00pm-9:00pm	9.00	26.00	234.00
11	Professional Services 12-31-25 3:00pm-9:00pm	6.00	26.00	156.00

Sub Total 2,236.00

No Tax (0%) 0.00

**Total \$2,236.00**

**Balance Due \$2,236.00**

#### Notes

Thanks for your business.

#### Payment Options



#### Terms & Conditions

##### Terms & Conditions

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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

Secure2ware, the payments to be made by the Customer for the term of this agreement form an integral part of Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix Secure2ware's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by Secure2ware in preparation of Legal Documents and Billable Action including Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgement of this clause will be enforceable. The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. Satisfaction Guarantee: All of our products come with at least a 1 year manufacturer's warranty. We guarantee all of our work for the first 30 days after installation. If you are not satisfied with your purchase please contact Secure2ware, Inc to process a partial refund. The following applicable charges will apply: 30% equipment restocking fee, labor charges for the original installation and a service call fee for the removal of the equipment from the property. All cancellations must be in writing within 3 days after installation.

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

*Keith Ware*

Authorized Signature

## Confidentiality Statement:

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

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

## Legal Notice:

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

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

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



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

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



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

Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com





## INVOICE

Agenda Page 145  
Page 1 of 2

Invoice Number	2501422
Invoice Date	December 9, 2025
Customer Number	83368
Project Number	238202083

**Bill To**

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

**EFT/ACH Remit To (Preferred)**

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

**Alternative Remit To**

Stantec Consulting Services Inc.  
(SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**Project Description:** Parkway Center Community Development District

<b>Stantec Project Manager:</b>	Stewart, Tonja L
<b>Authorization Amount:</b>	\$21,390.00
<b>Authorization Previously Billed:</b>	\$17,171.51
<b>Authorization Budget Remaining:</b>	\$3,646.99
<b>Authorization Billed to Date:</b>	\$17,743.01
<b>Current Invoice Due:</b>	\$571.50
<b>For Period Ending:</b>	December 9, 2025

---

<b>Contact Name:</b>	Inframark
<b>Invoice email:</b>	InframarkCMS@payableslockbox.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**

Agenda Page 146 Page 2 of 2

2501422

238202083

### Professional Services

<b>Top Task 2026 Total</b>	<b>571.50</b>
----------------------------	---------------

Total Fees & Disbursements	\$571.50
----------------------------	----------

INVOICE TOTAL (USD)	\$571.50
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Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-11-13	238202083	2026	NURSE, VANESSA M	0.50	183.00	91.50	ADDED 3 ERPS TO 2026 SWFWMD INSPECTION LIST	
2025-11-18	238202083	2026	STEWART, TONJA L	2.00	240.00	480.00	PREPARE FOR AND ATTEND CDD MEETING	
Total subTask 2026				2.50		571.50		
Total Top Task 2026				2.50		571.50		
Total Project 238202083				2.50		571.50		



DATE	01/20/26
START COUNT	0.0 GALLONS
END NET COUNT	374.7 GALLONS
NET DELIVERY	374.7 GALLONS
1	LPG 1
VOLUME CORRECTED TO	60 DEG. F
SALE NUMBER	17029
METER NUMBER	116476806
UNIT ID	223012

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

Customer: Please see reverse side for safety information  
JULIO N.-FL MQ30537  
Call 811 Before You Dig.  
Item# 1515384 OPR 5209 1212 DUPLICATE

Customer: Please see reverse side for safety information  
JULIO N.-FL MQ30537  
Call 811 Before You Dig.  
Item# 1515384 OPR 5209 1212 DUPLICATE

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

Call us toll-free at 1-888-288-5608

<p><b>Agenda Page 148</b></p> <p>\$1498.19</p>
<p>1/27/26</p>
<p>\$</p>

115850012026100014981900014981900000420100

# **PARKWAY CENTER CDD**

## **DISTRICT CHECK REQUEST**

<b>Today's Date</b>	<u>12/19/2026</u>
<b>Total Check</b>	<b><u>\$31,229.55</u></b>
<b>Payable To</b>	<u>Parkway Center CDD</u>
<b>Check Amount</b>	<b><u>\$14,126.60</u></b>
<b>Check Description</b>	<u>Series 2018-1 FY26 Dist 753</u>
<b>Code TO</b>	<u>202-103200-1000</u>
<b>Check Amount</b>	<b><u>\$6,397.68</u></b>
<b>Check Description</b>	<u>Series 2008 FY26 Dist 753</u>
<b>Code To</b>	<u>201-103200-1000</u>
<b>Check Amount</b>	<b><u>\$10,705.27</u></b>
<b>Check Description</b>	<u>Series 2018-2 FY26 Dist 753</u>
<b>Code To</b>	<u>203-103200-1000</u>
<b>Special Instructions</b>	<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
<b>Net Total</b>	<b>1,823,993.67</b>	<b>100.00%</b>	<b>100.00%</b>

95%

202

201

203

Date Received	Amount Received	53.74% Raw Numbers Operations Revenue	20.93% Raw Numbers 2018-1 Debt Service Revenue	9.48% Raw Numbers 2008 Debt Service Revenue	15.86% Raw Numbers 2018-2 AMENITY Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check
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	
12/5/2025	1,418,260.01	762,107.07	296,808.90	134,419.42	224,924.62	-	753	
12/19/2026	67,502.00	36,272.44	14,126.60	6,397.68	10,705.27	0.01	755	
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<b>TOTAL</b>	<b>1,725,416.55</b>	927,158.74	361,089.64	163,531.03	273,637.18	(0.02)		
<b>Net Total on Roll</b>	1,823,993.67							
<b>Collection Surplus / (Deficit)</b>	(98,577.12)							

# **PARKWAY CENTER CDD**

## **DISTRICT CHECK REQUEST**

<b>Today's Date</b>	<u>1/6/2026</u>
<b>Total Check</b>	<b><u>\$8,749.97</u></b>
<b>Payable To</b>	<u>Parkway Center CDD</u>
<b>Check Amount</b>	<b><u>\$3,958.02</u></b>
<b>Check Description</b>	<u>Series 2018-1 FY26 Dist 753</u>
<b>Code TO</b>	<u>202-103200-1000</u>
<b>Check Amount</b>	<b><u>\$1,792.52</u></b>
<b>Check Description</b>	<u>Series 2008 FY26 Dist 753</u>
<b>Code To</b>	<u>201-103200-1000</u>
<b>Check Amount</b>	<b><u>\$2,999.43</u></b>
<b>Check Description</b>	<u>Series 2018-2 FY26 Dist 753</u>
<b>Code To</b>	<u>203-103200-1000</u>
<b>Special Instructions</b>	<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
<b>Net Total</b>	<b>1,823,993.67</b>	<b>100.00%</b>	<b>100.00%</b>

96%

202

201

203

Date Received	Amount Received	53.74% Raw Numbers Operations Revenue	20.93% Raw Numbers 2018-1 Debt Service Revenue	9.48% Raw Numbers 2008 Debt Service Revenue	15.86% Raw Numbers 2018-2 AMENITY Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check
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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	
12/5/2025	1,418,260.01	762,107.07	296,808.90	134,419.42	224,924.62	-	753	
12/19/2025	67,502.00	36,272.44	14,126.60	6,397.68	10,705.27	0.01	755	
1/6/2026	18,912.85	10,162.89	3,958.02	1,792.52	2,999.43	(0.01)	758	
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<b>TOTAL</b>	<b>1,744,329.40</b>	937,321.63	365,047.66	165,323.55	276,636.60	(0.03)		
<b>Net Total on Roll</b>	1,823,993.67							
<b>Collection Surplus / (Deficit)</b>	(79,664.27)							



## Parkway Center CDD February 2026 Field Inspection

Wednesday, 04 February 2026

Prepared For Board Of Supervisors

12 Items Identified

12 Items Incomplete

A handwritten signature in black ink, appearing to read "Christy Fowler".

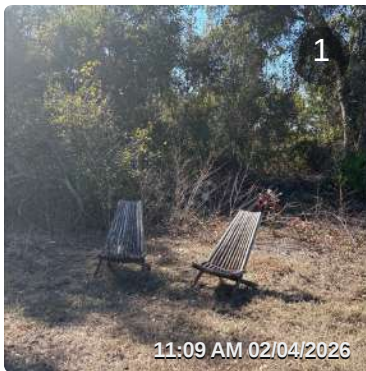
Christy Fowler

Inframark

## Item 1

Assigned To: Maintenance

Chairs and debris located at the south end of Pond 11. I have submitted a request for a proposal to remove.



## Item 2

Assigned To: Maintenance

Pond 9 – Northeast Entrance

Observation: A bike is located along the fence at the northeast entrance to Pond 9. I have submitted a request for removal proposal.



## Item 3

Assigned To: LMP

Entrance to Belmont

Observation: A low area is present along the roadway, creating an uneven surface.

Recommendation: Fill in and level the low area to eliminate the uneven condition and reduce the risk of trips or falls.

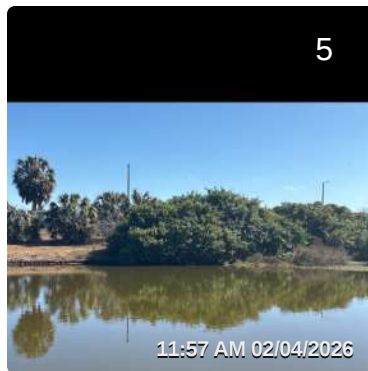
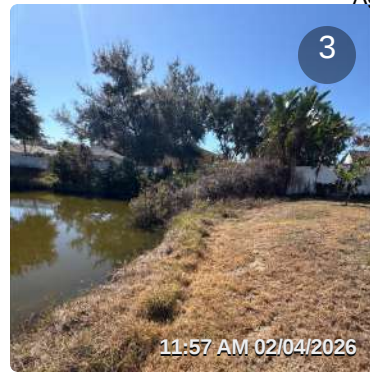
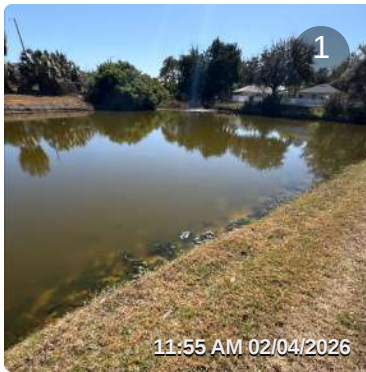
## Item 4

Assigned To: Aquatics

Pond 3

Observation: The pond water is green with visible algae present.

Recommendation: Proceed with Solitude's proposal once received to address aeration needs and improve water quality.



## Item 5

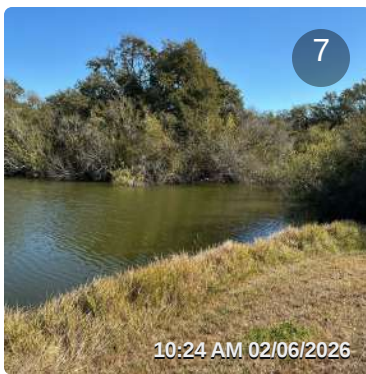
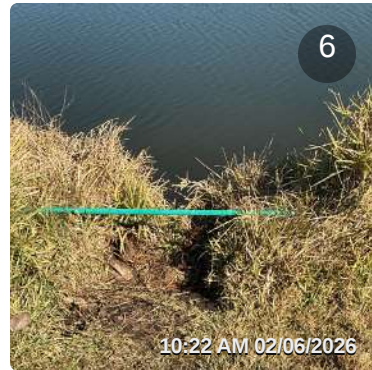
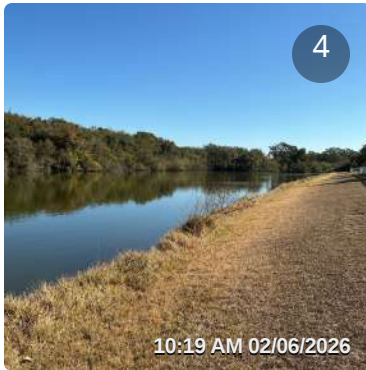
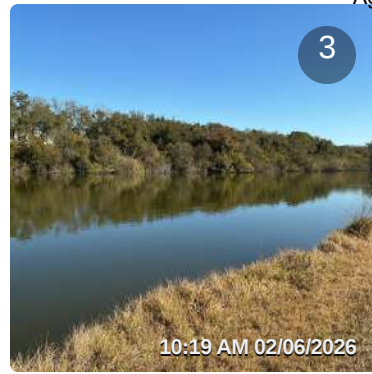
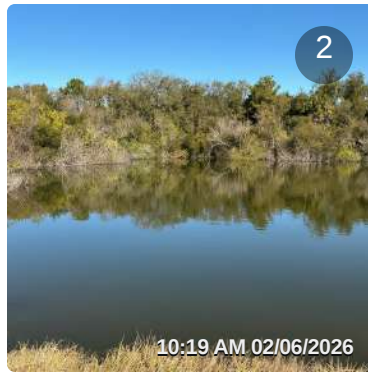
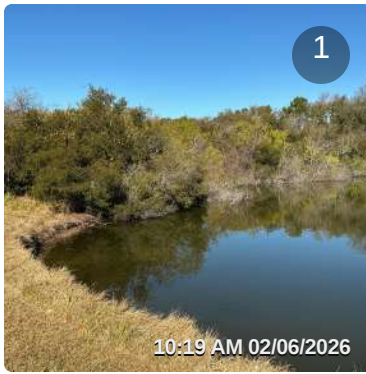
Assigned To: Aquatics

Pond 13

Observation: Overall condition is good; minor erosion observed along the bank.

Recommendation: Continue to monitor the erosion and address if conditions worsen or additional bank loss is observed.





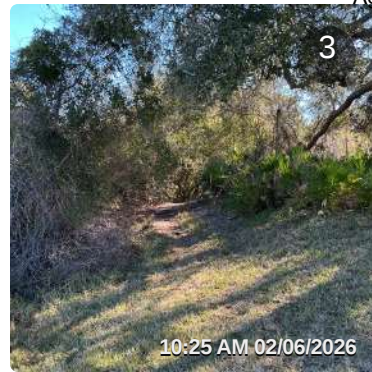
## Item 6

Assigned To: LMP

Preserve Area – Front of Pond 12

Observation: The reserve area in front of Pond 12 was inspected; no significant issues noted at this time.

Recommendation: Continue routine monitoring during regular inspections.



## Item 7

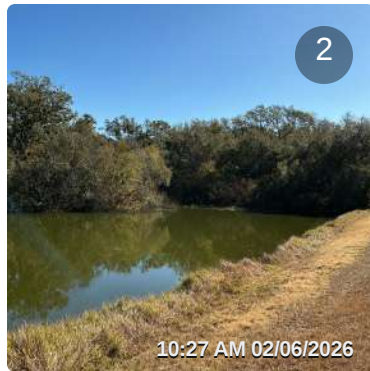
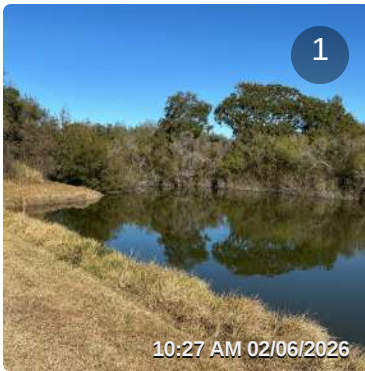
Assigned To: LMP/Maintenance

### Pond 12

Observation: Trash is present along the southeast border of the pond. A tent-like structure was also observed in the adjacent wooded area. Law enforcement was notified and confirmed the structure was a tarp covering wood.

Recommendation: Remove trash from the southeast pond perimeter. I have requested a proposal with the maintenance department for removal of the tarp and associated materials. High grass is present along the perimeter fence of the CDD property.

Recommendation: String trim along the fence line to remove high grasses and improve visibility and access.



## Item 8

Assigned To: LMP/Aquatics



Observation: Photo 4 shows box covers located behind 7219 Nightshade Dr.

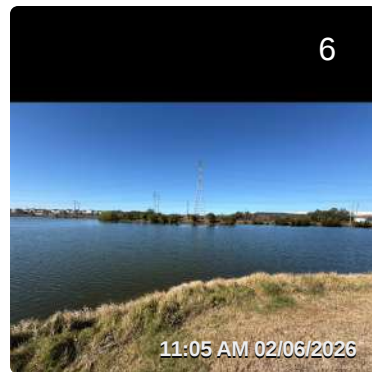
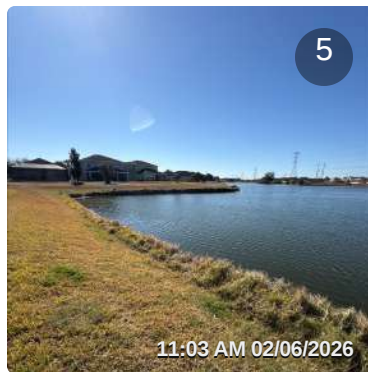
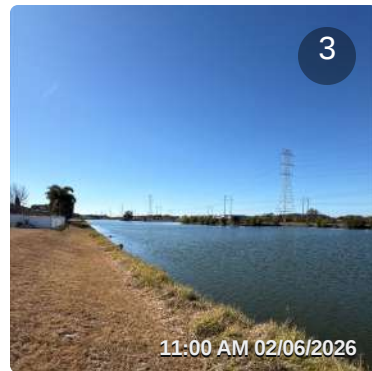
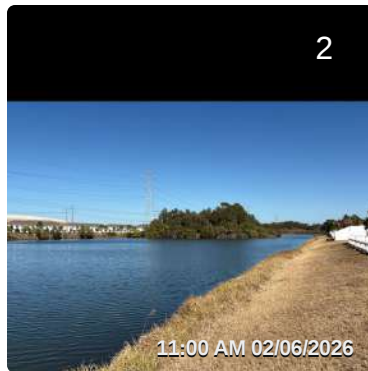
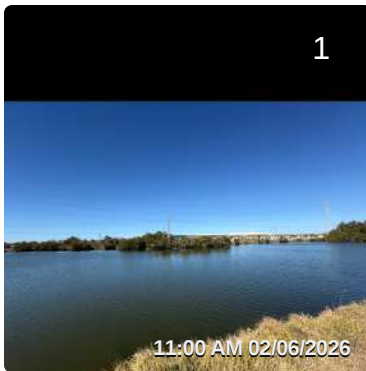
Recommendation: Locate missing box and replace or remove

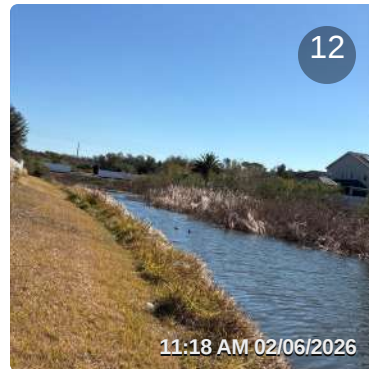
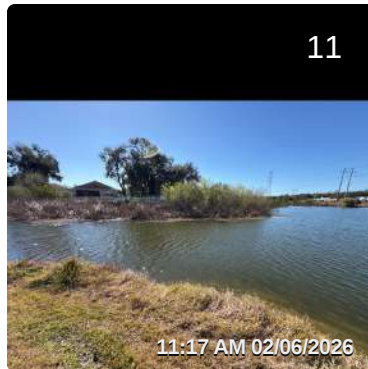
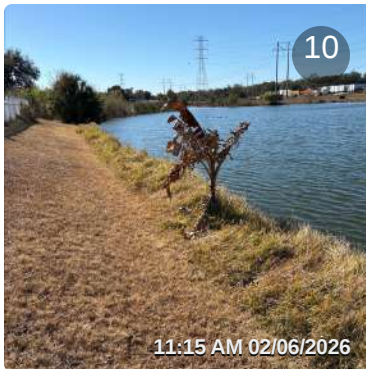
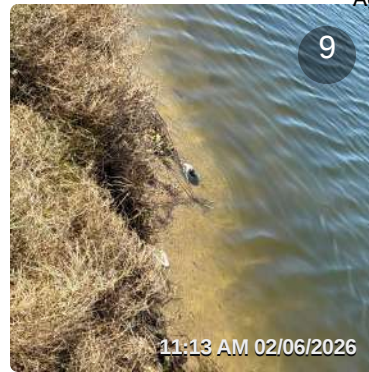
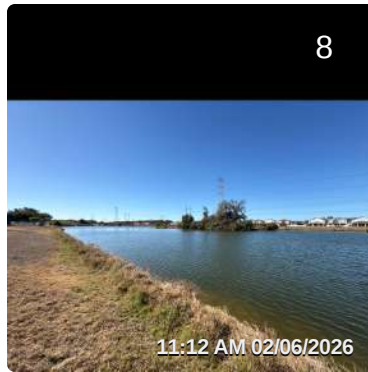
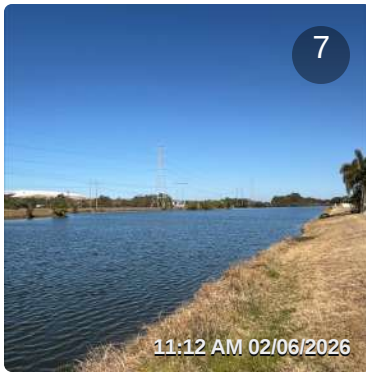
Observation: Trash is present in the water behind 7313 Blue Beech.

Recommendation: Remove trash from the pond to prevent water quality issues and continued debris accumulation.

Observation: Photo 10 shows a banana tree located behind 7315 Blue Beech Dr.

Recommendation: Please remove





## Item 9

Assigned To: LMP

Observation: Weeds are present at the beginning of the shrub row along Blue Beech Drive.

Recommendation: Remove the weeds and treat the area to prevent regrowth and maintain the uniform appearance of the shrub row.



## Item 10

Assigned To: LMP

Blue Beech Palm Island

Observation: Volunteer palms are present on the island.

Recommendation: Remove volunteer palms to maintain intended landscape design.

Observation: Dead shrub debris is present.

Recommendation: Remove dead shrubs and debris to maintain clean and safe landscape areas.

Roundabout at Stell River Drive

Observation: Palm boots are present in the roundabout.

Recommendation: Pick up and properly dispose of the palm boots.



Observation: An edger blade was left on a storm drain cover.

Recommendation: Remove the edger blade to prevent safety hazards and ensure proper storm drain function.



## Item 11

Assigned To: LMP/Maintenance

Island – Still River Drive

Northwest Side

Observation: Volunteer Crinum lilies and palms are present.

Recommendation: Remove volunteer Cronus lilies and palms to maintain intended landscape design.

Observation: Trash and debris are scattered among the rocks at the bullnose and through the Juniper.

Recommendation: Pick up all trash and debris and properly dispose of it.

Observation: Juniper is present along the northwest side.

Recommendation: Trim Juniper in the spring to maintain healthy growth and appearance.

Center of Island

Observation: Valve box lid is partly covered and cracked.

Recommendation: Replace valve box lid to ensure proper access and safety. Agenda Page 161

#### Front of Bullnose

Observation: Signs and trash are present; weeds are growing at the front.

Recommendation: Remove trash, debris, and weeds, and maintain clean appearance of the bullnose area.

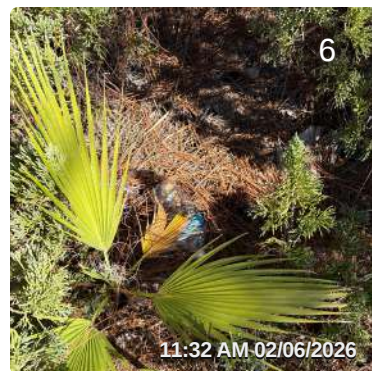
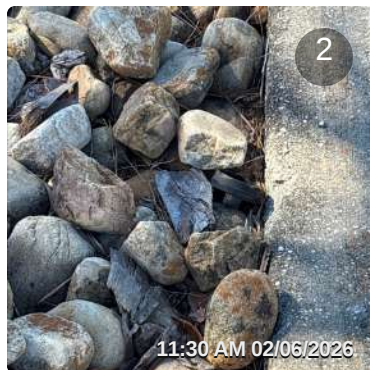
Observation: Trash along the entire border, including crunched-up water bottles.

Recommendation: Collect and properly dispose of all border trash to improve aesthetics and safety.

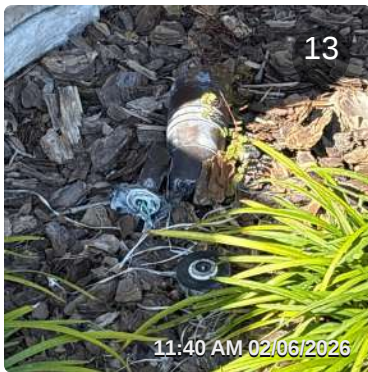
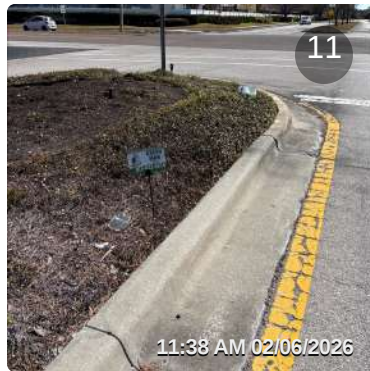
#### Backside – Summerwood Sign

Observation: Light is damaged

Recommendation: Replace the light to maintain proper illumination and safety. I have submitted a request for a proposal for the broken light.







## Item 12

Assigned To: LMP

Observation: Weeds are growing on the South Falkenburg fence, visible from the southbound side of the road.

Recommendation: Maintain CDD fence line by string trimming weeds to improve appearance and visibility.







## Parkway Center CDD February 2026 Field Inspection

Wednesday, February 2026

Prepared For Board Of Supervisors

12 Items Identified

12 Items Incomplete

A handwritten signature in black ink, appearing to read "Christy Fowler".

Christy Fowler

Inframark

### Item 1

Assigned To: Maintenance

Chairs and debris located at the south end of Pond 11. I have submitted a request for a proposal to remove.



Observation: A bike is located along the fence at the northeast entrance to Pond 9. I have submitted a request for removal



## Item 2

Assigned To: Maintenance  
Pond 9 – Northeast Entrance

Observation: A low area is present along the roadway, creating

proposal.

Recommendation: Fill in and level the low area to eliminate the uneven condition and reduce the risk of trips or falls. Will investigate cause & amount of soil needed.



## Item 3

Assigned To: LMP  
Entrance to Belmont

an uneven surface.

## Item 4

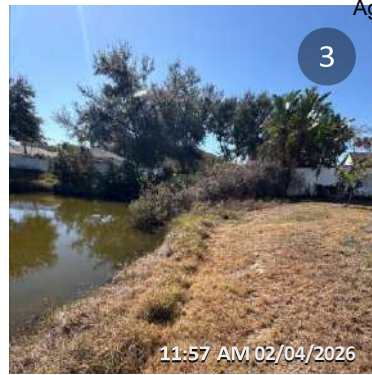
Assigned To: Aquatics

Pond 3

Observation: The pond water is green with visible algae present.

Recommendation: Proceed with

Solitude's proposal once received to address aeration needs and improve water quality.



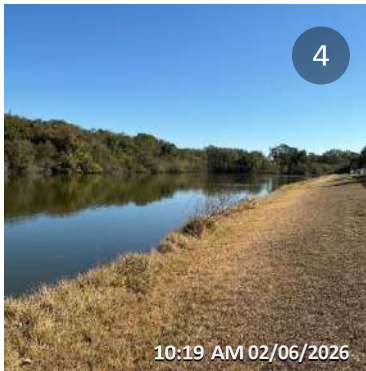
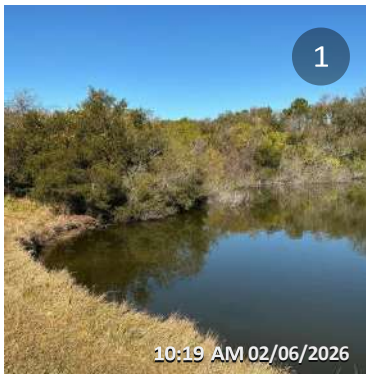
## Item 5

Assigned To: Aquatics

### Pond 13

Observation: Overall condition is good; minor erosion observed along the bank. Recommendation: Continue to monitor the erosion and address if conditions worsen or additional bank loss is observed.





## Item 6

Assigned To: LMP

Preserve Area – Front of Pond 12

Observation: The reserve area in front of Pond 12 was inspected; no significant issues noted at this time.

Recommendation: Continue routine monitoring during regular inspections.





## Item 7

Assigned To: LMP/Maintenance

## Pond 12

Observation: Trash is present along the southeast border of the pond. A tent-like structure was also observed in the adjacent wooded area. Law enforcement was notified and confirmed the structure was a tarp covering wood.

Recommendation: Remove trash from the southeast pond perimeter. I have requested a proposal with the maintenance department for removal of the tarp and associated materials.

High grass is present along the perimeter fence of the CDD property. **Appears to be homeowner fence & we don't trim resident fence.**

Recommendation: String trim along the fence line to remove high grasses and improve visibility and access.



## Item 8

Assigned To: LMP/Aquatics

## Pond 15

Observation: Photo 4 shows box covers located behind 7219 Nightshade Dr.

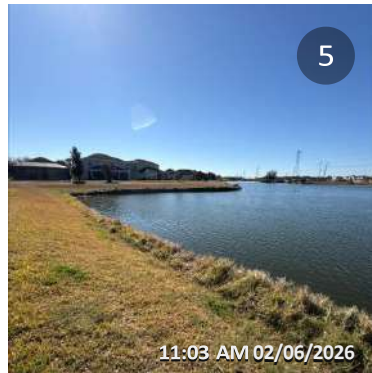
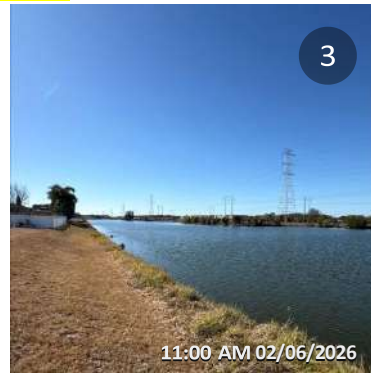
Recommendation: Locate missing box and replace or remove. **This would be trash, no CDD irrigation in this area & needs to be removed unless it belongs to homeowner.**

Observation: Trash is present in the water behind 7313 Blue Beech.

Recommendation: Remove trash from the pond to prevent water quality issues and continued debris accumulation.

Observation: Photo 10 shows a banana tree located behind 7315 Blue Beech Dr.

Recommendation: Please remove. To be removed, week of 2/16





## Item 9

Assigned To: LMP

Observation: Weeds are present at the beginning of the shrub row along Blue Beech Drive. **To be treated. Week of 2/16**

Recommendation: Remove the weeds and treat the area to prevent regrowth and maintain the uniform appearance of the shrub row.

## Item 10

Assigned To: LMP

Blue Beech Palm Island

Observation: Volunteer palms are present on the island.

Recommendation: Remove volunteer palms to maintain intended landscape design. **Week of 2/16**

Observation: Dead shrub debris is present. **To be removed week of 2/16.**

Recommendation: Remove dead shrubs and debris to maintain clean and safe landscape areas.

Roundabout at Stell River Drive

Observation: Palm boots are present in the roundabout. **Week of 2/16**

Recommendation: Pick up and properly dispose of the palm boots.

Observation: An edger blade was left on a storm drain cover. **Has been removed.**



Recommendation: Remove the edger blade to prevent safety hazards and ensure proper storm drain function.



## Item 11

Assigned To: LMP/Maintenance

Island – Still River Drive

### Northwest Side

Observation: Volunteer Crinum lilies and palms are present. **To be trimmed up**

Recommendation: Remove volunteer Cronus lilies and palms to maintain intended landscape design.

Observation: Trash and debris are scattered among the rocks at the bullnose and through the Juniper.

Recommendation: Pick up all trash and debris and properly dispose of it. **Trashed picked up during service visits.**

Observation: Juniper is present along the northwest side.

Recommendation: Trim Juniper in the spring to maintain healthy growth and appearance.

### Center of Island

Observation: Valve box lid is partly covered and cracked.

Recommendation: Replace valve box lid to ensure proper access and safety. **Irrigation team to replace valve box lid.**



## Front of Bullnose

Observation: Signs and trash are present; weeds are growing at the front.

Recommendation: Remove trash, debris, and weeds, and maintain clean appearance of the bullnose area. **To be cleaned during service visits.**

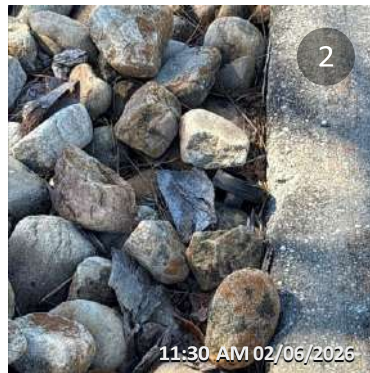
Observation: Trash along the entire border, including crunched-up water bottles.

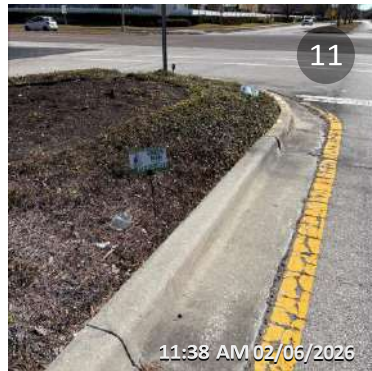
Recommendation: Collect and properly dispose of all border trash to improve aesthetics and safety. **To be cleaned during service visits.**

## Backside – Summerwood Sign

Observation: Light is damaged

Recommendation: Replace the light to maintain proper illumination and safety. I have submitted a request for a proposal for the broken light.





## Item 12

Assigned To: LMP

Observation: Weeds are growing on the South Falkenburg fence, visible from the southbound side of the road.

Recommendation: Maintain CDD fence line by string trimming weeds to improve appearance and visibility. **If this is CDD fence it will be maintained.**







## Proposal

**Proposal No.:** 384617

**Proposed Date:** 02/09/26

PROPERTY:	FOR:
Parkway Center CDD Alba Sanchez 7461 S Falkenburg Rd Riverview, FL 33578	Downed Pines

This proposal is to flush cut 4 broken pine trees & clean debris that fell during recent storm

This is south of Amberly on Still Creek



ITEM	QTY	UOM	TOTAL
<b>Downed Pine Trees</b>			
<b>Site Cleaning</b>			\$895.00
Tree Debris Removal	12.00	HR	
Debris by the truck	0.50	1	
<b>Total:</b>			<b>\$895.00</b>



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

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

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

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

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

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**



## Proposal

**Proposal No.:** 385855

**Proposed Date:** 02/16/26

PROPERTY:	FOR:
Parkway Center CDD Alba Sanchez 7461 S Falkenburg Rd Riverview, FL 33578	Dead Pines- N of Amberly

Removal of three (3) dead pines just North of Amberly entrance. Debris removal and disposal.

ITEM	QTY	UOM	TOTAL
<b>Dead Pines</b>			
<b>Arbor Services</b>			\$1,200.00
Tree Removal- Flush Cut(L)	12.00	HR	
<b>Total:</b>			<b>\$1,200.00</b>

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

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

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

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

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

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

**RESOLUTION 2026-02**

**A RESOLUTION REMOVING LEAH POPELKA AS  
ASSISTANT TREASURER OF PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Parkway Center Community Development District desires to remove Leah Popelka as Assistant Treasurer.

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

1. Leah Popelka is removed as Assistant Treasurer.

Adopted this 25<sup>th</sup> day of February 2026

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Chairperson/Vice Chairperson

---

Secretary/Assistant Secretary



**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Parkway Center Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the District's Board of Supervisors (the "Board") has selected a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

**WHEREAS**, the Board desires now to authorize signatories for the operating bank account(s).

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

**Section 1.** The Treasurer and Assistant Treasurer, are hereby designated as authorized signatories for the operating bank accounts of the District.

**Section 2.** This Resolution shall become effective immediately upon its adoption.

**Passed and Adopted** on February 25, 2026.

Attest:

**Parkway Center  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Koko Miller  
Chair of the Board of Supervisors

# CommercialFitnessProducts

## PREVENTATIVE MAINTENANCE PLAN

Under the following Terms and Conditions, Commercial Fitness Products ("CFP") agrees, for the stated fees, to perform Preventative Maintenance Service for one (1) year from the effective for PARKWAY CENTER CLUBHOUSE( Customer)

The equipment which will receive the maintenance service has been listed by type, model and serial number.

This custom plan has been specifically designed to fit the needs of the Customer. The equipment covered under this agreement will be routinely maintained in accordance with manufacturers' recommendations. The maintenance provided will focus on increasing the life of Customer's equipment, decreasing or eliminating downtime, and maintaining the equipment at peak performance.

Upon the first PM Visit under this Agreement, an initial inspection will be performed. A detailed Estimate of equipment in need of repair will be submitted for Customer's approval. This estimate is provided at no charge. It is the Customer's responsibility for equipment under contract to be brought up to proper working specifications. Customer warrants the listed equipment is in proper working order on the effective date of this Agreement.

Services to be performed under this PM Plan –

### Routine PM Service

Each regularly scheduled preventative maintenance call shall include a complete function and safety inspection. Additionally, cleaning, lubrication, and mechanical adjustments determined as due by CFP will be performed. Cost of routine supply items required for preventative maintenance service is included herein. Any necessary repairs will be identified, and an estimate provided to the Customer for approval.

All service covered by this Agreement will be performed during CFP's regular hours of 9:00 AM and 5:00 PM weekdays, excluding holidays. If emergency service is requested outside such regular hours, the CFP's Emergency Rates prevail - \$135.00/Hour/Technician, plus Service Charge of \$135.00.

### Repairs

If non-warranty repair is needed, CFP will use its best efforts to make such repairs as quickly as possible. The Customer can call during regular hours to speak to a Service Representative or email CFP at any time or day. The Customer will be given a course of action to resolve the problem or Customer will be scheduled for a service call. All Repairs Services are billed at discounted Labor Rates (as shown below) plus Parts.

Any non-PM related service during regular working hours will be billed at the following Discounted Rate for the term of this Agreement (regular Labor Rates for non-PM Customers @ \$110.00/Hour/Tech):

- Labor Rate - **\$95.00 per hour (1 Hour Minimum) – Per Technician**
- Service Charge - **\$95.00 Service (per trip)**

5034 N. Hiatus Road, Sunrise, FL 33351  
P (954) 747-5128 F (954) 747-5131  
[www.commfitnessproducts.com](http://www.commfitnessproducts.com)

# CommercialFitnessProducts

In the event a Technician is on site performing routine Preventative Maintenance and a repair service is required, the Discounted Labor Rate (\$95.00/Hour) will apply, but the \$95.00 Service Charge will not be charged. All repairs, including Diagnostic Service Calls, are billed with a (1) one-hour minimum charge. After the initial first hour, labor will be billed in half (1/2) hour increments.

All repair labor, parts and service charges shall be invoiced as Net 30 Days.

## Estimate –

A written Estimate will be presented for each billable part, accessory, or supplies, and/or labor. The Estimate must be approved by Customer prior to CFP – a.) ordering the part, b.) scheduling service call.

## Service Request –

Service Requests must be made in writing by the individual Property Manager or a staff member authorized to make such a request. Service Requests must include all pertinent information related to the machine and its reported issue. Essential information required for timely repair include – identifying the machine by make/model/serial #, and a description of the problem.

Repairs necessitated by casualty, acts of God (unforeseen, naturally occurring events that were unavoidable), voltage aberrations (high or low spikes in electricity to the product), abuse (misuse of product, vandalism, or any act which harms the product in any way), or negligence, are not covered by this agreement but will be provided at Servicer's hourly rate(s) plus parts.

Repair calls requested as a result of "User Error", in which no actual repair is required, will be billed at the CFP's PM Customer's 1 Hour Labor Rate of \$95.00, plus Service Charge of \$95.00.

## Warranty

All Repair Service done by CFP will be warranted for ninety (90) days from service date. Parts used for the repair will be covered under the parts supplier or manufacturer's specific warranty period.

All required Parts not covered by CFP's warranty will be billed at CFP's current Preferred Customer discounted price plus shipping charges.

## Governing/Venue

This Agreement shall be construed in accordance with the laws of the State of Florida. In the event of any dispute, the parties shall retain all rights and remedies available to them by law. In the event there shall be any litigation between parties, the prevailing party shall be entitled to recover from the other party its reasonable attorney fees, including any associated fees and court costs.

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P (954) 747-5128 F (954) 747-5131  
[www.commfitnessproducts.com](http://www.commfitnessproducts.com)



# Commercial**Fitness**Products

## Payment

Payment Terms are "Net 30 Days". All unpaid balances under this agreement shall bear interest at the rate of 1.5% per month, simple interest, in the event that such invoice is not paid within thirty (30) days from date service is rendered.

If Customer requires an internal Purchase Order, or other such documentation, be generated internally, for any expense, including service labor or parts, Customer must inform CFP of this policy, and the procedure for submitting Invoices, prior to executing this agreement.

## Insurance. Indemnification

CFP, at its sole cost and expense, shall provide and keep in force insurance coverages for – Workman's Compensation, Comprehensive General Liability, Comprehensive Automobile Liability.

It is understood and agreed that this is a service & maintenance agreement only, and that under this plan, Servicer will be performing routine Preventative Maintenance procedures. CFP shall have no liability arising out of, or in connection with personal injury or property damage resulting from the use of the equipment by any person on the premises in which the equipment is located. Customer agrees to indemnify and hold CFP, its directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, costs, damages, liabilities and expenses, including attorney's fees.

This Agreement shall not be construed as an assumption by Servicer of any risk of loss or liability due to the undersigned's failure to routinely inspect, or negligent inspection of, the equipment by its own staff. CFP shall not be responsible to any third party or ultimate user for harm caused by continued use of equipment and/or parts that are deemed unsafe by CFP

## Cancellation

Either party may cancel at any time for any reason provided a written notice has been received thirty (30) days prior to the next scheduled call. Customer shall render payment on any outstanding invoices within five (5) business days preceding cancellation of services.

## Agreement

This agreement may not be amended except in writing, agreed to and signed by both parties.

## Renewal

The agreement will automatically be renewed at the end of each term unless otherwise notified by the Customer. CFP will provide an agreement document with updated contract dates upon request. Invoices will be generated automatically after the first renewal PM service visit.

5034 N. Hiatus Road, Sunrise, FL 33351  
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# CommercialFitnessProducts

## SUMMARY –

Agreement Total: \$800.00/Year (\$200.00/Visit) Plus Sales Tax; Total # of PM Visits: 4 (four) Per Year

Property Name: Parkway Center Clubhouse

Property Address: 7461 S. Faulkenburg Road, Riverview FL 33578

Email: Parkwaycenterclubhouse@gmail.com

Contact: Dale Wentzel Contact Phone: 813-458-9572

Signature: \_\_\_\_\_ Title: Community Manager

Customer Contact expressly warrants and represents that he/she has the authority and right to enter into this Agreement.

Terms: Net 30

Effective Date: 3/1/26 Ending Date: 3/1/27

CFP Approval Signature: Bill DeMarco Date: 1/7/26

## Explanation of Services:

During each preventative maintenance visit, all equipment covered under this agreement will be:

- ✓ Inspected for safety & proper function
- ✓ Cleaned
- ✓ Lubricated
- ✓ Adjusted in accordance with manufacturers' specifications
- ✓ Parts & Repair Estimate provided as needed.

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# CommercialFitnessProducts

## Equipment Covered:

QTY	BRAND	DESCRIPTION	MODEL #	SERIAL #
5	Matrix	Cardio		
1	Matrix	Strength		

## Scheduled Maintenance (Frequency: 4 x/Year)

MAY	NOVEMBER
JUNE 2026	DECEMBER 2026
JULY	JANUARY
AUGUST	FEBRUARY
SEPTEMBER 2026	MARCH. 2026
OCTOBER	APRIL

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## **FEBRUARY 2026 – JANUARY 2027 CONTRACT BLUE LIFE POOL SERVICE**

**Either party may cancel this contract, with a 30-day written notice of termination**

Thank you for considering us to be your pool care professionals

**PARKWAY CENTER CDD**  
7461 S FALKENBURG RD  
RIVERVIEW, FL 33578

### **Our weekly Responsibilities:**

1. Check equipment
2. Backwash or rinse filter as needed
3. Brush pool tile as needed
4. Skim leaves and debris from water surface
5. Clean all skimmers and pump baskets
6. Test pH, chlorine and total alkalinity level
7. Vacuum pool as needed
8. Brush pool/spa walls, steps and floor as needed
9. Maintain proper water level
10. Maintain a weekly maintenance log for your review
11. 3 Visits a week
12. Chemicals included (CYA and phosphate remover, specialty chemicals, such as stain removers and acid washes, are not included).

### **NOTE:**

\*Emergency: we treat all fecal accidents (former stool, diarrhea in the pool) are not included.

\*The following service is required by the State of Florida Department of Health:

Replace all broken equipment (Pumps, valves, Motors, Main Drain Grate, Skimmers and Pump baskets, Lighting pool/spa area, Life hook with pole, Life ring with rope, Rules posted and more).

Although is required by the Department of Health is not included with this contract.



### **CUSTOMER'S RESPONSIBILITIES:**

1. Keep all pool and Spa equipment in good running condition
2. Keep all vegetation around the pool, trimmed and clean
3. Have water hose available on property
4. A Payment of **\$1600** is required monthly for one pool and one spa..
5. We charge a \$60 extra fee for CYA every 4 months per pool.
6. Late fee. Payments made 10 days after the due date will be subject to a 10% late fee
7. To cancel the service, a 30-day written notice is required. No reason for cancellation is necessary.

### **DOES NOT INCLUDE**

1. Changing cartridge filters, DE filters grids
2. Sand changes, salt replacement when applies
3. Draining of the pool or spa

**NOTE:** Unless an emergency repair is needed, and you are unreachable all necessary repairs will be brought to your attention prior to any repairs being made. Blue life is not and will not take responsibility for the plaster or any characteristics, such as but not limited to peeling, chipping, etching, mottled, rust, staining, fertilizer staining, or any streaked appearance.

**POOL LEAK NOTE:** In the event we notice a possible leak issue we will notify you immediately, if after 15 days no action is taken, we will be forced to charge an extra fee to cover for the additional chemicals needed to maintain a good pool condition, such fee will be removed once the problem is fixed. **CPC #1461225**

NSPF # 331986

REALPAGE VENDOR ID #614530, OPS TECHNOLOGY VENDOR APPROVED

VENDOR CAFÉ VENDOR APPROVED





Please send the checks to the follow address:

**BLUE LIFE POOL SERVICE PO**  
**Box 1628 Land o lakes fl, 34639**  
**Phone: 813 597-5009**

**Client Name (Please Print Clearly)** \_\_\_\_\_ **Date 02/01/2026**

**Customer Signature** \_\_\_\_\_

**Blue Life Pools: Giovanni Silva, General Manager      February 01 /2026**





*A Juniper Company*

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**Renewal**

of Current Maintenance Agreement

Effective Date:  
07/01/2026

## Parkway Center CDD

This Renewal Agreement is entered into as of the last day indicated below by and between **Parkway Center CDD** (the "Community") and Landscape Maintenance Professionals, LLC ("LMP") for purposes of confirming that the Community and Juniper have agreed to renew the Maintenance Agreement, currently in effect for an additional term of **1 year(s)**, with the only modification to the terms and conditions of the Maintenance Agreement being an increase of **3.5%** to the current cost of the services provided under the Maintenance Agreement. Starting on **07/01/2026**, the costs of the renewed Maintenance Agreement will be as follows:

Total Annual Cost: \$ 234,959.00

Total Monthly Cost: \$ 19,580.00

Except as specifically modified by this Renewal Agreement, the terms and conditions of the Maintenance Agreement shall remain in full force and effect, including the service specifications.

Please sign below to indicate your acceptance of this Renewal Agreement.

*David Manfrin*

**Name: David Manfrin**  
**Title: Account Manager**  
LMP a Juniper Company  
Date: 02/10/2026

\_\_\_\_\_  
**Name:**  
**Title:**  
Community Name  
Date:

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

The regular meeting of the Board of Supervisors of Parkway Center Community Development District was held on Wednesday, January 28, 2026, at 6:30 p.m. at the Parkway Center Clubhouse, located at 7461 S. Falkenburg Road, Riverview, FL 33578.

Present and constituting a quorum were:

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

Also present were:

Alba Sanchez	District Manager
Tonja Stewart	District Engineer
Dale Wentzel	Onsite Manager
Christine Fowler	Field Supervisor (via Teams)
David Manfrin	LMP
Marsh Rainey	Special District Counsel
Erin McCormick	Erin McCormick Law, PA
Residents	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Pledge of Allegiance**

Ms. Sanchez led the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS Pledge**

**Call to Order/Roll Call**

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

**THIRD ORDER OF BUSINESS**

**Public Comments on Agenda**

None.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**1. Consideration of Settlement Agreement and Mutual Release**

Special District Counsel, Marsh Rainey, attended in person and provided a detailed review of the Settlement Agreement and Mutual Release.

On MOTION by Ms. Ward, seconded by Mr. Miller Ward, with all in favor, the motion to approve the Settlement Agreement and Mutual Release without the red-line additions.

Mr. Rainey will send the revise version to the Board to review.

**2. Consideration of Maintenance Easement Agreement**

The Maintenance Easement agreement was reviewed; it will be executed after the project is completed.

**3. Consideration of Engagement Letter**

Ms. Erin McCormick attended the meeting in person and introduced herself to the District for services.

On MOTION by Ms. Ward, seconded by Ms. O'Connor, with all in favor, the Erin McCormick Law, P.A Engagement Letter was approved.

**B. District Engineer**

Ms. Stewart introduced a new vendor, Consolidated Land Services (CLS). Mr. Jeremy Griffin, owner and operator, presented Estimate #0451.

On MOTION by Ms. O'Connor, seconded by Ms. Ward with all in favor, Consolidated Land Services (CLS) Estimate #0451 in the amount of \$46,019.10 was approved.

Management will secure a W9 and send the estimate to Counsel for a service agreement.

**C. Accountant Report****1. Review of the November Financials and Consideration of the November 2025 Check Register and Operation and Maintenance Report**



**2. Review of the December Financials and Consideration of the December 2025  
Check Register and Operation and Maintenance Report**

The Board had no questions or concerns and accepted the November and December 2025 Financials, Check Registers and Operation and Maintenance Reports.

**D. Field Inspection Report**

Ms. Fowler attended via zoom. She was asked to look into potential vandalism of the Harvest Glenn sign and to investigate the bubbling gold paint on the Hamlet Entrance Monument.

**1. Consideration of Parking Lot Striping Proposal**

This was not discussed.

**E. Landscape Report**

There were no updates.

**F. Aquatic Report**

There were no updates.

**G. District Manager**

The Board requested a formal contract from Mr. Dan Harrison, the District's electrician, for the official files. Once received, it will be forwarded to Counsel.

Commercial Fitness Product agreement was tabled to February 2026 meeting until Management sends over previous contract for review.

**H. On-Site Manager Report**

There were no updates.

**FIFTH ORDER OF BUSINESS**

**Business Items**

None.

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of Minutes from the Regular Meeting on December 17, 2025**

<p>On MOTION by Ms. O'Connor, seconded by Ms. Ward, with all in favor, the Regular Meeting Minutes on December 17, 2025, were approved as amended, with a correction to Tonja Stewart's name.</p>
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**SEVENTH ORDER OF BUSINESS****Old Business**

There were no old business items to discuss.

**EIGHTH ORDER OF BUSINESS****Supervisors' Requests or Comments**

Mr. Miller announced there may have been a potable water concern. He reported it to Hillsborough County for their review.

Mr. Miller stated that it appears the Harvest Glenn sign was vandalized. He requested the field team go out and take a look.

Ms. O'Connor inquired about the status of the recognition plaque for Scott Steady. Management has coordinated with Joanne to select the design. It is currently in production and is expected to be ready within four to six weeks.

Ms. O'Connor requested an update from Mr. Wentzel regarding the status of Neptune Services and the progress made on the checklist that was established. She also requested the field team to inspect the Hamlet Monument for the bubbling of the gold paint.

**NINTH ORDER OF BUSINESS****Public Comments**

There were no audience comments.

**TENTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Miller, seconded by Ms. Ward, with all in favor, the meeting was adjourned at 8:40 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/ Vice Chairperson