



Parkway Center Community Development District

March 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

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
Christy Fowler, Field Supervisor
Jonathan Sciortino, District Accountant
Kareen Baker District Admin

**Meeting Agenda
Wednesday, March 25, 2026 – 6:30 p.m.**

Zoom Meeting Information

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

All cellular phones must be turned off during the meeting.

- 1. Pledge of Allegiance**
- 2. Call to Order/Roll Call**
- 3. Approval of Agenda**
- 4. Public Comments on Agenda**
- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. Accountant Report
 - i. Review of the February 2026 Financial Report and Approval of the February 2026 Check Register and Operation & Maintenance Report..... Page 3
 - D. Field Inspection Report Page 85
 - E. Landscape Report
 - F. Aquatic Report
 - G. District Manager
 - i. Consideration of Resolution 2026-04, General Election..... Page 96
 - ii. General Election 2026 Fact Sheet Page 98
 - H. On-Site Manager Report
- 6. Business Items**
 - A. Advanced Aquatic Waterway Maintenance Agreement for Management of Stormwater Ponds..... Page 99
 - B. Advanced Aquatic Proposal – Debris Removal Pond #1 Through Pond #25Page 111
- 7. Business Administration**
 - A. Consideration of the Minutes from the Regular Meeting on February 25, 2026 Page 112
 - B. Consideration of the Minutes from the Continued Meeting Held on March 4, 2026..... Page 117
- 8. Old Business**
- 9. Supervisors’ Requests or Comments**
- 10. Public Comments (Comments limited to (3) minutes Per Speaker)**
- 11. Adjournment**

The next CDD Meeting is scheduled for Wednesday, April 22, 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

February 28, 2026

CLEAR PARTNERSHIPS



PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	SERIES 2018-1 DEBT SERVICE FUND	SERIES 2018-2 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash In Bank	\$ 205,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 205,894
Cash In Bank	783,084	-	-	-	-	-	783,084
Due From Other Funds	-	-	32,275	5,213	-	-	37,488
Investments:							
Reserve Fund	-	17,293	190,859	144,716	-	-	352,868
Revenue Fund	-	347,399	568,661	371,151	-	-	1,287,211
Deposits	8,318	-	-	-	-	-	8,318
Fixed Assets							
Land & Improvements	-	-	-	-	383,142	-	383,142
Buildings	-	-	-	-	3,501,232	-	3,501,232
Accum Depr - Buildings	-	-	-	-	304,454	-	304,454
Accumulated Depreciation--Imp. O/T Buildings	-	-	-	-	266,577	-	266,577
Water Management & Drainage	-	-	-	-	970,250	-	970,250
Infrastructure	-	-	-	-	433,113	-	433,113
Accum Depr - Infrastructure	-	-	-	-	494,976	-	494,976
Parks Recreational Equipment	-	-	-	-	11,950	-	11,950
Accumulated Depreciation-Park	-	-	-	-	13,145	-	13,145
Accum Depr-Other Fixed Assets	-	-	-	-	615,656	-	615,656
Amount Avail In Debt Services	-	-	-	-	-	808,400	808,400
Amount To Be Provided	-	-	-	-	-	6,131,600	6,131,600
TOTAL ASSETS	\$ 997,296	\$ 364,692	\$ 791,795	\$ 521,080	\$ 6,994,495	\$ 6,940,000	\$ 16,609,358
LIABILITIES							
Accounts Payable	\$ 12,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,328
Bonds Payable	-	-	-	-	-	6,940,000	6,940,000
Due To Other Funds	13,550	22,278	-	-	-	-	35,828
TOTAL LIABILITIES	25,878	22,278	-	-	-	6,940,000	6,988,156

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	SERIES 2018-1 DEBT SERVICE FUND	SERIES 2018-2 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	342,414	791,795	521,080	-	-	1,655,289
Unassigned:	971,418	-	-	-	6,994,495	-	7,965,913
TOTAL FUND BALANCES	971,418	342,414	791,795	521,080	6,994,495	-	9,621,202
TOTAL LIABILITIES & FUND BALANCES	\$ 997,296	\$ 364,692	\$ 791,795	\$ 521,080	\$ 6,994,495	\$ 6,940,000	\$ 16,609,358

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 28, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,576	\$ 6,576	0.00%
Interest - Tax Collector	-	1,612	1,612	0.00%
Special Assmnts- Tax Collector	970,110	944,389	(25,721)	97.35%
Other Miscellaneous Revenues	10,000	3,705	(6,295)	37.05%
TOTAL REVENUES	980,110	956,282	(23,828)	97.57%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,600	10,400	13.33%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	3,088	112	96.50%
ProfServ-Recording Secretary	2,772	-	2,772	0.00%
ProfServ-Trustee Fees	12,500	7,516	4,984	60.13%
Disclosure Report	6,000	3,000	3,000	50.00%
District Counsel	7,500	6,315	1,185	84.20%
District Engineer	7,500	7,266	234	96.88%
District Manager	29,705	14,853	14,852	50.00%
Accounting Services	28,667	14,339	14,328	50.02%
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%
Payroll Services	-	1,600	(1,600)	0.00%
Miscellaneous Expenses	410	498	(88)	121.46%
Office Supplies	200	370	(170)	185.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	136,379	66,789	69,590	48.97%
<u>Electric Utility Services</u>				
Electricity - Streetlights	154,000	69,252	84,748	44.97%
Total Electric Utility Services	154,000	69,252	84,748	44.97%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	2,900	1,557	1,343	53.69%
Total Garbage/Solid Waste Services	2,900	1,557	1,343	53.69%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
<u>Water-Sewer Comb Services</u>				
Utility - Water	24,000	6,264	17,736	26.10%
Total Water-Sewer Comb Services	24,000	6,264	17,736	26.10%
<u>Other Physical Environment</u>				
Waterway Management	22,300	9,660	12,640	43.32%
Field Services	27,707	19,144	8,563	69.09%
Waterway Management - Other	2,500	-	2,500	0.00%
Contracts - Landscape	274,413	75,671	198,742	27.58%
Clubhouse Security Systems	14,000	8,208	5,792	58.63%
Onsite Staff	61,944	22,475	39,469	36.28%
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	12,589	27,011	31.79%
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%
Total Other Physical Environment	533,427	208,821	324,606	39.15%
<u>Capital Expenditures & Projects</u>				
Capital Improvements	29,135	26,537	2,598	91.08%
Total Capital Expenditures & Projects	29,135	26,537	2,598	91.08%
<u>Road and Street Facilities</u>				
StreetLight - Decorative Light Maint.	5,000	-	5,000	0.00%
Pavement and Signage Repairs	1,500	-	1,500	0.00%
Misc-Holiday Lighting	16,050	11,526	4,524	71.81%
Total Road and Street Facilities	22,550	11,526	11,024	51.11%
<u>Parks and Recreation</u>				
Security Patrol Services	10,000	11,206	(1,206)	112.06%
Pool Service Repairs	2,500	-	2,500	0.00%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 28, 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
Playground Equipment and Maintenance	12,000	6,743	5,257	56.19%
Special Events	2,000	-	2,000	0.00%
Misc-Contingency	13,219	11,084	2,135	83.85%
Total Parks and Recreation	39,719	29,033	10,686	73.10%
<u>Reserves</u>				
Capital Reserve	38,000	-	38,000	0.00%
Total Reserves	38,000	-	38,000	0.00%
TOTAL EXPENDITURES & RESERVES	980,110	419,779	560,331	42.83%
Excess (deficiency) of revenues				
Over (under) expenditures	-	536,503	536,503	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		434,915		
FUND BALANCE, ENDING		\$ 971,418		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,769	\$ 3,769	0.00%
Special Assmnts- Tax Collector	172,874	166,570	(6,304)	96.35%
TOTAL REVENUES	172,874	170,339	(2,535)	98.53%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	42,659	21,330	21,329	50.00%
Total Debt Service	172,659	21,330	151,329	12.35%
TOTAL EXPENDITURES	172,659	21,330	151,329	12.35%
Excess (deficiency) of revenues Over (under) expenditures	215	149,009	148,794	69306.51%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	215	-	(215)	0.00%
TOTAL FINANCING SOURCES (USES)	215	-	(215)	0.00%
Net change in fund balance	<u>\$ 215</u>	<u>\$ 149,009</u>	<u>\$ 148,364</u>	<u>69306.51%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		193,405		
FUND BALANCE, ENDING		<u>\$ 342,414</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,150	\$ 8,150	0.00%
Special Assmnts- Tax Collector	381,720	367,800	(13,920)	96.35%
TOTAL REVENUES	381,720	375,950	(5,770)	98.49%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	265,000	-	265,000	0.00%
Interest Expense	121,969	60,984	60,985	50.00%
Total Debt Service	386,969	60,984	325,985	15.76%
TOTAL EXPENDITURES	386,969	60,984	325,985	15.76%
Excess (deficiency) of revenues Over (under) expenditures	(5,249)	314,966	320,215	-6000.50%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(5,249)	-	5,249	0.00%
TOTAL FINANCING SOURCES (USES)	(5,249)	-	5,249	0.00%
Net change in fund balance	<u>\$ (5,249)</u>	<u>\$ 314,966</u>	<u>\$ 330,713</u>	<u>-6000.50%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		476,829		
FUND BALANCE, ENDING		<u>\$ 791,795</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,576	\$ 5,576	0.00%
Special Assmnts- Tax Collector	289,432	278,722	(10,710)	96.30%
TOTAL REVENUES	289,432	284,298	(5,134)	98.23%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	100,000	-	100,000	0.00%
Interest Expense	187,232	94,616	92,616	50.53%
Total Debt Service	287,232	94,616	192,616	32.94%
TOTAL EXPENDITURES	287,232	94,616	192,616	32.94%
Excess (deficiency) of revenues Over (under) expenditures	2,200	189,682	187,482	8621.91%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	2,200	-	(2,200)	0.00%
TOTAL FINANCING SOURCES (USES)	2,200	-	(2,200)	0.00%
Net change in fund balance	<u>\$ 2,200</u>	<u>\$ 189,682</u>	<u>\$ 183,082</u>	<u>8621.91%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		331,398		
FUND BALANCE, ENDING		<u>\$ 521,080</u>		

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082
Statement No. 26_02

Statement Date 02/28/2026

G/L Account No. 101002 Balance	205,893.98	Statement Balance	212,164.84
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	205,893.98	Subtotal	212,164.84
Negative Adjustments	0.00	Outstanding Checks	-6,270.86
Ending G/L Balance	205,893.98	Ending Balance	205,893.98

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
02/04/2026		JE001301	Special Assmnts- Tax Collector	Tax Revenue Debt Service	13,152.26	13,152.26	0.00
02/16/2026		JE001322	Prepaid	TECO ACH ADJE	170.95	170.95	0.00
02/28/2026		JE001340	Miscellaneous Revenues	Square Inc	23.87	23.87	0.00
02/28/2026		JE001340	Miscellaneous Revenues	Square Inc	23.87	23.87	0.00
02/28/2026		JE001340	Miscellaneous Revenues	Square Inc	144.75	144.75	0.00
02/28/2026		JE001340	Miscellaneous Revenues	Square Inc	24.20	24.20	0.00
02/28/2026		JE001340	Miscellaneous Revenues	Square Inc	24.20	24.20	0.00
02/28/2026		JE001340	Miscellaneous Revenues	Square Inc	434.55	434.55	0.00
02/28/2026		JE001340	Miscellaneous Revenues	Square Inc	386.50	386.50	0.00
02/28/2026		JE001340	Miscellaneous Revenues	Square Inc	144.75	144.75	0.00
Total Deposits					14,529.90	14,529.90	0.00
Checks							0.00
01/29/2026	Payment	100237	R MARSHALL RAINEY PA	Inv: 2026-002	-2,555.00	-2,555.00	0.00
01/29/2026	Payment	100239	FIRST CHOICE AQUATIC WEED	Inv: 118492, Inv: 118537	-3,692.00	-3,692.00	0.00
01/29/2026	Payment	100240	STANTEC CONSULTING	Inv: 2511220	-548.00	-548.00	0.00

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082
Statement No. 26_02

Statement Date 02/28/2026

Date	Type	Account No.	Description	Reference	Debit	Credit	Balance
01/29/2026	Payment	100241	S2W SECURITY LLC CHARTER	Inv: INV-4774	-364.00		0.00
01/30/2026	Payment	300214	COMMUNICATION S ACH	Inv: 2463929011426- ACH	-371.93		0.00
02/05/2026	Payment	100243	INFRAMARK LLC	Inv: 170643	-7,940.76		0.00
02/05/2026	Payment	100244	DON HARRISON ENTERPRISES LLC	Inv: 3183	-672.70		0.00
02/05/2026	Payment	100245	SUBURBAN PROPANE	Inv: 1158-320516	-1,498.19		0.00
02/05/2026	Payment	100246	BLUE LIFE POOL SERVICE LLC	Inv: 22386	-1,600.00		0.00
02/05/2026	Payment	1211	PARKWAY CENTER CDD BOCC	Payment of Invoice 002848	-6,084.84		0.00
02/09/2026	Payment	300216	HILLSBOROUGH COUNTY ACH	Inv: 012026-2368- ACH	-1,360.71		0.00
02/12/2026	Payment	1212	US BANK	Check for Vendor V00243	-7,515.56		0.00
02/12/2026	Payment	100247	LANDSCAPE MAINTENANCE	Inv: 381056	-18,917.75		0.00
02/12/2026	Payment	100248	ECO PEST SOLUTIONS	Inv: 12832	-150.00		0.00
02/12/2026	Payment	100249	ENVERA SYSTEMS	Inv: 765477	-1,194.14		0.00
02/17/2026		JE001325		Transfer Surplus Funds to	-75,000.00		0.00
02/20/2026	Payment	002862	DECISIONHR	PAYROLL 02/2026	-2,092.94		0.00
02/06/2026	Payment	002863	DECISIONHR	PAYROLL 02/2026	-2,092.94		0.00
02/23/2026	Payment	100250	SUBURBAN PROPANE	Inv: 013126-0109	-1,498.19		0.00
02/23/2026	Payment	100251	INFRAMARK LLC	Inv: 3	-200.00		0.00
02/19/2026	Payment	300218	TECO	Inv: 020526-0319- ACH	-10,379.56		0.00
02/25/2026	Payment	300221	NAVITAS CREDIT CORP -ACH	Inv: 020426-9292- ACH	-766.03		0.00
02/25/2026	Payment	300222	NAVITAS CREDIT CORP -ACH	Inv: 020426-2792- ACH	-319.46		0.00
02/25/2026	Payment	300223	BANKUNTIED CC PMT	Inv: 013126-8747- ACH	-82.90		0.00
02/28/2026		JE001341	Payroll Services	Payroll Services	-800.00		0.00
02/28/2026		JE001341	Payroll Services	Payroll Services	-800.00		0.00
02/06/2026	Payment	300231	REPUBLIC SERVICES #696 ACH	Inv: 0696-001326530 ACH	-390.12		0.00
01/16/2026	Payment	300217	TECO	Inv: 010826-7215- ACH	-170.95		0.00
Total Checks					-149,058.67	-149,058.67	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/25/2025	Payment	002556	DECISIONHR	PAYROLL 07/25/25			-1,998.86
02/26/2026	Payment	100252	BLUE LIFE POOL SERVICE LLC	Inv: 22479, Inv: 22481			-675.00
02/27/2026	Payment	300224	TECO	Inv: 020626-7215- ACH			-87.34
02/27/2026	Payment	300225	TECO	Inv: 020626-5560- ACH			-1,096.97
02/27/2026	Payment	300226	TECO	Inv: 020626-0369- ACH			-655.19
02/27/2026	Payment	300227	TECO	Inv: 020626-1963- ACH			-311.05
02/27/2026	Payment	300228	TECO	Inv: 020626-0146- ACH			-829.90

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082

Statement No. 26_02

Statement Date 02/28/2026

02/27/2026	Payment	300229	TECO	Inv: 020626-0609- ACH	-616.55
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Total Outstanding Checks -6,270.86

Outstanding Deposits

Total Outstanding Deposits

Parkway Center Community Development District

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(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
GENERAL FUND - 001									
001	100243	02/05/26	V00199	INFRAMARK LLC	170643	Management Fee Feb 2026	DISTRICT INVOICE	532001-51301	\$2,389.75
001	100243	02/05/26	V00199	INFRAMARK LLC	170643	Management Fee Feb 2026	DISTRICT INVOICE	531142-51301	\$500.00
001	100243	02/05/26	V00199	INFRAMARK LLC	170643	Management Fee Feb 2026	DISTRICT INVOICE	531150-51301	\$2,475.42
001	100243	02/05/26	V00199	INFRAMARK LLC	170643	Management Fee Feb 2026	DISTRICT INVOICE	531122-53908	\$2,308.92
001	100243	02/05/26	V00199	INFRAMARK LLC	170643	Management Fee Feb 2026	DISTRICT INVOICE	531020-51301	\$266.67
001	100244	02/05/26	V00037	DON HARRISON ENTERPRISES LLC	3183	Monthly Electrical services Jan 2026	MAINTENANCE	549900-57201	\$672.70
001	100245	02/05/26	V00271	SUBURBAN PROPANE	1158-320516	Propane gas refill jAN 2026	GAS	546996-57201	\$1,498.19
001	100246	02/05/26	V00253	BLUE LIFE POOL SERVICE LLC	22386	Pool Services Feb 2026	POOL SERVICE	546074-53908	\$1,600.00
001	100247	02/12/26	V00010	LANDSCAPE MAINTENANCE	381056	Maint Contract Feb 2026	IRRIGATION	534171-53908	\$18,917.75
001	100248	02/12/26	V00245	ECO PEST SOLUTIONS	12832	Pest Control Clubhouse Feb 2026	PEST CONTROL	549900-57201	\$150.00
001	100249	02/12/26	V00247	ENVERA SYSTEMS	765477	Envera Monitoring Feb 2026	SECURITY SERVICE	534174-53908	\$1,194.14
001	100250	02/23/26	V00271	SUBURBAN PROPANE	013126-0109	Suburban Propane Refill Jan 2026	suburban propane	549900-57201	\$1,498.19
001	100251	02/23/26	V00199	INFRAMARK LLC	3	repair thermometer in the gym	DISTRICT INVOICE	549900-57201	\$200.00
001	1212	02/12/26	V00243	US BANK	8052956	Trustee payment Feb 2026	usbank	531045-51301	\$7,515.56
001	300216	02/09/26	V00015	BOCC HILLSBOROUGH COUNTY ACH	012026-2368- ACH	Water sewage Jan 2026	WATER	543018-53600	\$1,360.71
001	300218	02/19/26	V00244	TECO	020526-0319- ACH	TECO Feb 2026	ELECTRIC	543013-53100	\$10,379.56
001	300221	02/25/26	V00108	NAVITAS CREDIT CORP -ACH	020426-9292- ACH	Playground equipment Feb 2025	EQUIPMENT	546996-57201	\$766.03
001	300222	02/25/26	V00108	NAVITAS CREDIT CORP -ACH	020426-2792- ACH	Playground Maint Feb 2026	EQUIPMENT	546996-57201	\$319.46
001	300223	02/25/26	V00268	BANKUNTIED CC PMT	013126-8747- ACH	Bank United Pcard for Clubhouse	bank united	549900-57201	\$82.90
001	300224	02/27/26	V00244	TECO	020626-7215- ACH	TECO Feb 2026	ELECTRIC	543013-53100	\$87.34
001	300225	02/27/26	V00244	TECO	020626-5560- ACH	TECO Feb 2026	ELECTRIC	543013-53100	\$1,096.97
001	300226	02/27/26	V00244	TECO	020626-0369- ACH	TECO Feb 2026	ELECTRIC	543013-53100	\$655.19
001	300227	02/27/26	V00244	TECO	020626-1963- ACH	TECO Feb 2026	ELECTRIC	543013-53100	\$311.05
001	300228	02/27/26	V00244	TECO	020626-0146- ACH	TECO Feb 2026	ELECTRIC	543013-53100	\$829.90
001	300229	02/27/26	V00244	TECO	020626-0609- ACH	TECO Feb 2026	ELECTRIC	543013-53100	\$616.55
001	300231	02/06/26	V00075	REPUBLIC SERVICES #696 ACH	0696-001326530 ACH	GARBAGE	Garbage - Recreational Facility	543185-53400	\$390.12
Fund Total									\$58,083.07

SERIES 2008 DEBT SERVICE FUND - 201

201	1211	02/05/26	V00115	PARKWAY CENTER CDD	02042026-761	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 761	SERIES 2008 FY26 TAX DIST ID 761	103200	\$1,246.54
Fund Total									\$1,246.54

SERIES 2018-1 DEBT SERVICE FUND - 202

202	1211	02/05/26	V00115	PARKWAY CENTER CDD	02042026-761	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 761	SERIES 2018-1 FY26 TAX DIST ID 761	103200	\$2,752.46
Fund Total									\$2,752.46

SERIES 2018-2 DEBT SERVICE FUND - 203

203	1211	02/05/26	V00115	PARKWAY CENTER CDD	02042026-761	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 761	SERIES 2018-2 FY26 TAX DIST ID 761	103200	\$2,085.84
Fund Total									\$2,085.84

Total Checks Paid	\$64,167.91
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PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ECO PEST SOLUTIONS	2/1/2026	12832	\$150.00			PEST CONTROL
INFRAMARK LLC	2/1/2026	170643	\$266.67			DISTRICT INVOICE
INFRAMARK LLC	2/18/2026	3	\$200.00		\$466.67	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	2/1/2026	381056	\$18,917.75			IRRIGATION
NAVITAS CREDIT CORP -ACH	2/4/2026	020426-2792-ACH	\$319.46			EQUIPMENT
Monthly Contract Subtotal			\$19,853.88			
Variable Contract						
DECISIONHR	2/20/2026	260090190004-ACH	\$2,092.94			PAYROLL 02/2026
DECISIONHR	2/6/2026	260090190003-ACH	\$2,092.94		\$4,185.88	PAYROLL 02/2026
Variable Contract Subtotal			\$4,185.88			
Utilities						
BOCC HILLSBOROUGH COUNTY ACH	1/20/2026	012026-2368-ACH	\$1,360.71			WATER
TECO	1/8/2026	010826-7215-ACH	\$170.95			ELECTRIC
TECO	2/5/2026	020526-0319-ACH	\$10,379.56			ELECTRIC
TECO	2/6/2026	020626-7215-ACH	\$87.34			ELECTRIC
TECO	2/6/2026	020626-5560-ACH	\$1,096.97			ELECTRIC
TECO	2/6/2026	020626-0369-ACH	\$655.19			ELECTRIC
TECO	2/6/2026	020626-1963-ACH	\$311.05			ELECTRIC
TECO	2/6/2026	020626-0146-ACH	\$829.90			ELECTRIC
TECO	2/6/2026	020626-0609-ACH	\$616.55		\$14,147.51	ELECTRIC
Utilities Subtotal			\$15,508.22			

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
BANKUNTIED CC PMT	1/31/2026	013126-8747-ACH	\$82.90			bank united
BLUE LIFE POOL SERVICE LLC	2/1/2026	22386	\$1,600.00			POOL SERVICE
BLUE LIFE POOL SERVICE LLC	2/20/2026	22481	\$35.00			POOL SERVICE
BLUE LIFE POOL SERVICE LLC	2/20/2026	22479	\$640.00		\$2,275.00	POOL SERVICE
ENVERA SYSTEMS	2/1/2026	765477	\$1,194.14			SECURITY SERVICE
INFRAMARK LLC	2/1/2026	170643	\$2,389.75			DISTRICT INVOICE
INFRAMARK LLC	2/1/2026	170643	\$500.00			DISTRICT INVOICE
INFRAMARK LLC	2/1/2026	170643	\$2,475.42			DISTRICT INVOICE
INFRAMARK LLC	2/1/2026	170643	\$2,308.92		\$7,674.09	DISTRICT INVOICE
NAVITAS CREDIT CORP -ACH	2/4/2026	020426-9292-ACH	\$766.03			EQUIPMENT
SUBURBAN PROPANE	1/31/2026	013126-0109	\$1,498.19			suburban propane
US BANK	1/23/2026	8052956	\$7,515.56			usbank
Regular Services Subtotal			\$21,005.91			
Additional Services						
PARKWAY CENTER CDD	2/4/2026	02042026-761	\$1,246.54			SERIES 2008 FY26 TAX DIST ID 761
PARKWAY CENTER CDD	2/4/2026	02042026-761	\$2,752.46			SERIES 2018-1 FY26 TAX DIST ID 761
PARKWAY CENTER CDD	2/4/2026	02042026-761	\$2,085.84	\$6,084.84	\$6,084.84	SERIES 2018-2 FY26 TAX DIST ID 761
Additional Services Subtotal			\$6,084.84			
TOTAL			\$66,638.73			

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 # 12832
 Invoice Date 02/01/2026

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: 02/27/2026

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

ecopestsolutions1@gmail.com
 ECO-PESTSOLUTIONS.COM



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
170643

DATE
2/1/2026

CUSTOMER ID
C2303

NET TERMS
Due On Receipt

PO#

DUE DATE
2/1/2026

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

Services provided for the Month of: February 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
Subtotal					7,940.76

Subtotal	\$7,940.76
Tax	\$0.00
Total Due	\$7,940.76

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

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

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

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



2005 Pan Am Circle | Tampa, Florida 33607
 6562473501 | nmontagna@inframark.com |
 www.inframark.com

RECIPIENT:

Alba Sanchez
 2005 Pan Am Circle
 Tampa, Florida 33607

SERVICE ADDRESS:

Parkway Center CDD
 7461 South Falkenburg Road
 Riverview, Florida 33578

Thermostat repair

Invoice #3	
Issued	Feb 18, 2026
Due	Mar 20, 2026
Total	\$200.00
Account Balance	\$200.00

Product/Service	Description	Qty.	Unit Price	Total
Feb 18, 2026				
Labor and Material	We will repair the existing thermostat to ensure optimal functionality and correct any wiring issues.	1	\$200.00	\$200.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	\$200.00
Account balance	\$200.00

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 381056

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

Date	Due Date
02/01/26	3/3/2026
Account Owner	PO#
DAVID MANFRIN	

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

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

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

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

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

Return Service Requested

Invoice Date: 02/04/2026

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

Remittance Section

Contract Number: 41082792
Due Date: 2/25/2026
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.

000410827922026020400000319463

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



DUE DATE 2/25/2026	CONTRACT NO. 41082792	EQUIPMENT DESCRIPTION FITNESS EQUIPMENT
CUSTOMER NAME PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

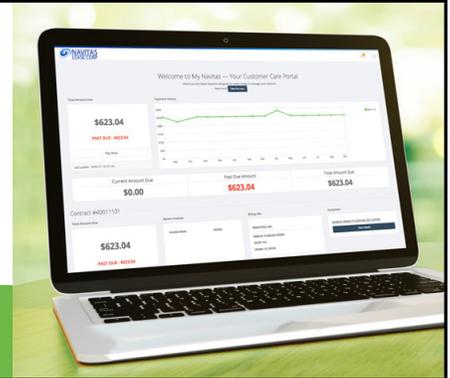
Important Messages

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Click the Link Above



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41082792-1	Contract Payment	02/25/2026	\$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 or email customerservice@navitascredit.com

Agenda Page 23

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
2/25/2026	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
- 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>

INVOICE

Issued to:

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

INVOICE NO 260090190004	PAYROLL DATE 2/20/2026	PAYMENT BY ACH	DRAFT DATE 2/20/2026
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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
GROSS PAYROLL AMOUNT	\$2,092.94
TOTAL INVOICE	\$2,092.94

PAYROLL ID 260090190004	PERIOD START 2/1/2026	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 2/14/2026	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery

INVOICE

Issued to:

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

INVOICE NO 260090190003	PAYROLL DATE 2/6/2026	PAYMENT BY ACH	DRAFT DATE 2/6/2026
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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
GROSS PAYROLL AMOUNT	\$2,092.94
TOTAL INVOICE	\$2,092.94

PAYROLL ID 260090190003	PERIOD START 1/18/2026	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 1/31/2026	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery



Hillsborough County Florida

CUSTOMER NAME PARKWAY CENTER CDD	ACCOUNT NUMBER 5589652368	BILL DATE 01/20/2026	DUE DATE 02/10/2026
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Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	12/15/2025	59007	01/16/2026	59492	48500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$146.47
Water Base Charge	\$232.22
Water Usage Charge	\$54.32
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$563.02
Sewer Usage Charge	\$342.90

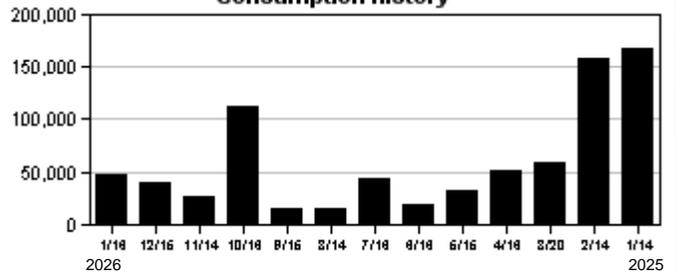
Summary of Account Charges

Previous Balance	\$1,260.93
Net Payments - Thank You	\$-1,260.93
Total Account Charges	\$1,360.71
AMOUNT DUE	\$1,360.71

Notice

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

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water



THANK YOU!



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

894 0

DUE DATE	02/10/2026
Auto Pay Scheduled DO NOT PAY	



0055896523689 00001360718



PARKWAY CENTER CDD
7100 BLUE BEECH DR
RIVERVIEW, FL 33578

Statement Date: January 08, 2026
Agenda Page 27

Amount Due:	\$170.95
Due Date: January 29, 2026	
Account #: 221009587215	

Past Due – Pay Immediately

Account Summary

Current Service Period: December 03, 2025 - January 02, 2026	
Previous Amount Due	\$84.31
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$5.70
Past Due – Pay Immediately	\$78.61
Current Month's Charges – Pay by January 29, 2026	\$92.34
Amount Due	\$170.95

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



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



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

Account #: 221009587215
Due Date: January 29, 2026

 **Pay your bill online at TampaElectric.com**
See reverse side of your paystub for more ways to pay.

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

Amount Due:	\$170.95
Payment Amount:	\$ _____

655088131738

Past Due – \$78.61
Current – \$92.34

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.

6550881317382210095872150000000170950



Service For:
7100 BLUE BEECH DR
RIVERVIEW, FL 33578

Account #: 221009587215
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	32 kWh @ \$0.03411/kWh	\$1.09
Fixture & Maintenance Charge	2 Fixtures	\$18.76
Lighting Pole / Wire	2 Poles	\$65.74
Lighting Fuel Charge	32 kWh @ \$0.03452/kWh	\$1.10
Storm Protection Charge	32 kWh @ \$0.00574/kWh	\$0.18
Clean Energy Transition Mechanism	32 kWh @ \$0.00043/kWh	\$0.01
Storm Surcharge	32 kWh @ \$0.01230/kWh	\$0.39
Florida Gross Receipt Tax		\$0.07
Lighting Charges		\$87.34

Other Fees and Charges	
Lighting Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges \$92.34

Miscellaneous Credits	
Sales Tax Credit	-\$5.70
Total Current Month's Credits	-\$5.70

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

Ways To Pay Your Bill

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

Contact Us

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

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

Amount Due: \$10,379.56

Due Date: February 19, 2026

Account #: 311000070319

DO NOT PAY. Your account will be drafted on February 19, 2026

Your Locations With The Highest Usage

8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000 **1,559 KWH**

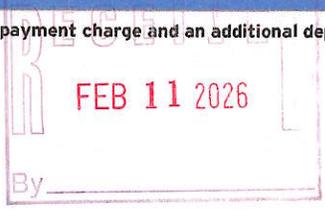
5707 STILL WATER DR, #C, RIVERVIEW, FL 33569-0000 **925 KWH**

Account Summary

Previous Amount Due	\$9,904.13
Payment(s) Received Since Last Statement	-\$9,904.13
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$10,379.56

Amount Due by February 19, 2026 \$10,379.56

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



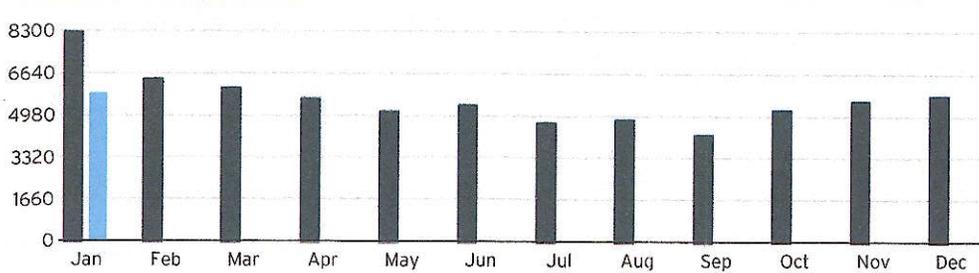

Scan here to interact with your bill online.



DOWNED IS DANGEROUS!

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

Monthly Usage (kWh)



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



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

Account #: 311000070319

Due Date: February 19, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$10,379.56

Payment Amount: \$ _____

701125000585

Your account will be drafted on February 19, 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.

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	01/02/2026	21,700		21,700		0 kWh	1	31 Days	\$22.75

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	01/02/2026	54,228		53,331		897 kWh	1	31 Days	\$180.65
									▲ 6.2%

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	01/02/2026	61,813		60,254		1,559 kWh	1	31 Days	\$297.19
									▼ 3.9%

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	01/02/2026	21,797		21,479		318 kWh	1	31 Days	\$78.72
									▲ 7.8%

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

Sub-Account Number: 211001739567

Amount: \$4,818.46

Continued on next page →

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

Ways To Pay Your Bill

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

 **In-Person**
Find list of Payment Agents at TampaElectric.com

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

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

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

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

Contact Us

Online:
TampaElectric.com

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

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

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

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: \$1,315.12

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

Sub-Account Number: 211001800955

Amount: \$861.16

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

Sub-Account Number: 211015022604

Amount: \$972.27

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	01/02/2026	62,458		61,538		920 kWh	1	31 Days	\$184.71
									<input checked="" type="checkbox"/> 6.8%

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	01/02/2026	54,917		53,992		925 kWh	1	31 Days	\$185.58
									<input type="checkbox"/> 10.8%

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	01/02/2026	40,110		39,519		591 kWh	1	31 Days	\$126.79
									<input type="checkbox"/> 12.4%

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	01/02/2026	15,866		15,516		350 kWh	1	31 Days	\$84.36
									<input type="checkbox"/> 34.1%

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	01/02/2026	37,340		37,028		312 kWh	1	31 Days	\$77.67
									<input checked="" type="checkbox"/> 19.6%

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

Sub-Account Number: 211014451317

Amount: \$250.01

Continued on next page →

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Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

Increased Same Decreased

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

Sub-Account Number: 211014451523

Amount: \$519.30

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

Sub-Account Number: 211014451713

Amount: \$404.82

Total Current Month's Charges

\$10,379.56



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

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

Meter Read

Meter Location: # A Pmp

Service Period: 12/03/2025 - 01/02/2026

Rate Schedule: General Service - Non Demand

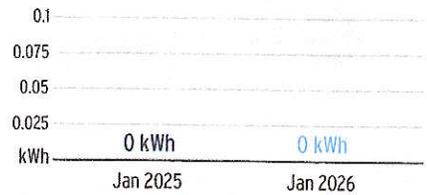


Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	01/02/2026	21,700		21,700		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98
State Tax		\$1.77
Total Electric Cost, Local Fees and Taxes		\$22.75

Avg kWh Used Per Day



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Current Month's Electric Charges \$22.75

Billing information continues on next page →



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

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

Meter Read

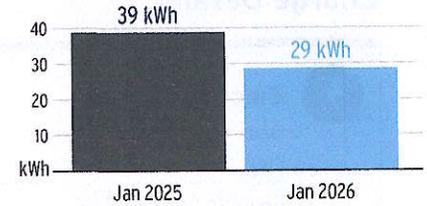
Service Period: 12/03/2025 - 01/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000326790	01/02/2026	54,228	53,331	897 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	897 kWh @ \$0.09202/kWh	\$82.54
Fuel Charge	897 kWh @ \$0.03516/kWh	\$31.54
Storm Protection Charge	897 kWh @ \$0.00568/kWh	\$5.09
Clean Energy Transition Mechanism	897 kWh @ \$0.00418/kWh	\$3.75
Storm Surcharge	897 kWh @ \$0.02121/kWh	\$19.03
Florida Gross Receipt Tax		\$4.16
Electric Service Cost		\$166.57
State Tax		\$14.08
Total Electric Cost, Local Fees and Taxes		\$180.65

Current Month's Electric Charges \$180.65

Billing information continues on next page →

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

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

Meter Read

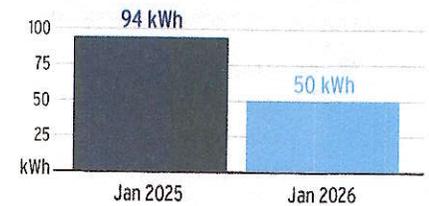
Service Period: 12/03/2025 - 01/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000325661	01/02/2026	61,813	60,254	1,559 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	1,559 kWh @ \$0.09202/kWh	\$143.46
Fuel Charge	1,559 kWh @ \$0.03516/kWh	\$54.81
Storm Protection Charge	1,559 kWh @ \$0.00568/kWh	\$8.86
Clean Energy Transition Mechanism	1,559 kWh @ \$0.00418/kWh	\$6.52
Storm Surcharge	1,559 kWh @ \$0.02121/kWh	\$33.07
Florida Gross Receipt Tax		\$6.85
Electric Service Cost		\$274.03
State Tax		\$23.16
Total Electric Cost, Local Fees and Taxes		\$297.19

Current Month's Electric Charges

\$297.19

Billing information continues on next page →

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

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

Meter Read

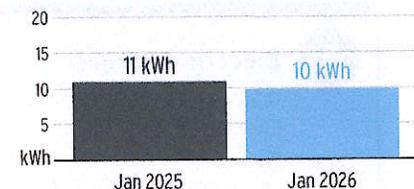
Service Period: 12/03/2025 - 01/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000705281	01/02/2026	21,797	21,479	318 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	318 kWh @ \$0.09202/kWh	\$29.26
Fuel Charge	318 kWh @ \$0.03516/kWh	\$11.18
Storm Protection Charge	318 kWh @ \$0.00568/kWh	\$1.81
Clean Energy Transition Mechanism	318 kWh @ \$0.00418/kWh	\$1.33
Storm Surcharge	318 kWh @ \$0.02121/kWh	\$6.74
Florida Gross Receipt Tax		\$1.81
Electric Service Cost		\$72.59
State Tax		\$6.13
Total Electric Cost, Local Fees and Taxes		\$78.72

Current Month's Electric Charges \$78.72

Billing information continues on next page →



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

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

Service Period: 12/03/2025 - 01/02/2026

Rate Schedule: Lighting Service



Charge Details



Electric Charges

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

Lighting Energy Charge	5834 kWh @ \$0.03411/kWh	\$199.00
Fixture & Maintenance Charge	71 Fixtures	\$1622.73
Lighting Pole / Wire	71 Poles	\$2333.77
Lighting Fuel Charge	5834 kWh @ \$0.03452/kWh	\$201.39
Storm Protection Charge	5834 kWh @ \$0.00574/kWh	\$33.49
Clean Energy Transition Mechanism	5834 kWh @ \$0.00043/kWh	\$2.51
Storm Surcharge	5834 kWh @ \$0.01230/kWh	\$71.76
Florida Gross Receipt Tax		\$13.03
State Tax		\$340.78
Lighting Charges		\$4,818.46

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Current Month's Electric Charges \$4,818.46

Billing information continues on next page →



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

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

Service Period: 12/03/2025 - 01/02/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	448 kWh @ \$0.03411/kWh	\$15.28
Fixture & Maintenance Charge	28 Fixtures	\$262.64
Lighting Pole / Wire	28 Poles	\$920.36
Lighting Fuel Charge	448 kWh @ \$0.03452/kWh	\$15.46
Storm Protection Charge	448 kWh @ \$0.00574/kWh	\$2.57
Clean Energy Transition Mechanism	448 kWh @ \$0.00043/kWh	\$0.19
Storm Surcharge	448 kWh @ \$0.01230/kWh	\$5.51
Florida Gross Receipt Tax		\$1.00
State Tax		\$92.11

Lighting Charges **\$1,315.12**

Current Month's Electric Charges **\$1,315.12**

Billing information continues on next page →

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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details



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 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	496 kWh @ \$0.03411/kWh	\$16.92
Fixture & Maintenance Charge	31 Fixtures	\$290.78
Lighting Pole / Wire	31 Poles	\$526.07
Lighting Fuel Charge	496 kWh @ \$0.03452/kWh	\$17.12
Storm Protection Charge	496 kWh @ \$0.00574/kWh	\$2.85
Clean Energy Transition Mechanism	496 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	496 kWh @ \$0.01230/kWh	\$6.10
Florida Gross Receipt Tax		\$1.11
Lighting Charges		\$861.16

Current Month's Electric Charges \$861.16

Billing information continues on next page →

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



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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 34 days		
	Lighting Energy Charge	560 kWh @ \$0.03411/kWh	\$19.10
	Fixture & Maintenance Charge	35 Fixtures	\$328.30
	Lighting Pole / Wire	35 Poles	\$593.95
	Lighting Fuel Charge	560 kWh @ \$0.03452/kWh	\$19.33
	Storm Protection Charge	560 kWh @ \$0.00574/kWh	\$3.21
	Clean Energy Transition Mechanism	560 kWh @ \$0.00043/kWh	\$0.24
	Storm Surcharge	560 kWh @ \$0.01230/kWh	\$6.89
	Florida Gross Receipt Tax		\$1.25
	Lighting Charges		\$972.27

Current Month's Electric Charges \$972.27

Billing information continues on next page →

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

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

Meter Read

Meter Location: # B

Service Period: 12/03/2025 - 01/02/2026

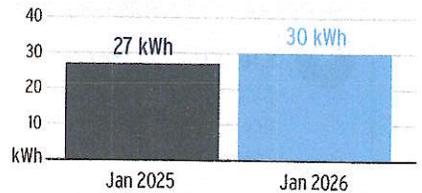
Rate Schedule: General Service - Non Demand



Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000538189	01/02/2026	62,458	61,538	920 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	920 kWh @ \$0.09202/kWh	\$84.66
Fuel Charge	920 kWh @ \$0.03516/kWh	\$32.35
Storm Protection Charge	920 kWh @ \$0.00568/kWh	\$5.23
Clean Energy Transition Mechanism	920 kWh @ \$0.00418/kWh	\$3.85
Storm Surcharge	920 kWh @ \$0.02121/kWh	\$19.51
Florida Gross Receipt Tax		\$4.26
Electric Service Cost		\$170.32
State Tax		\$14.39
Total Electric Cost, Local Fees and Taxes		\$184.71

Current Month's Electric Charges **\$184.71**

Billing information continues on next page →



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

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

Meter Read

Meter Location: # C

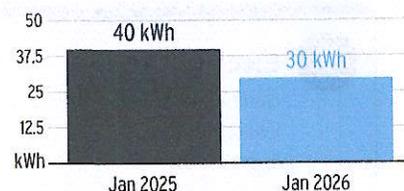
Service Period: 12/03/2025 - 01/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492499	01/02/2026	54,917	53,992	925 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	925 kWh @ \$0.09202/kWh	\$85.12
Fuel Charge	925 kWh @ \$0.03516/kWh	\$32.52
Storm Protection Charge	925 kWh @ \$0.00568/kWh	\$5.25
Clean Energy Transition Mechanism	925 kWh @ \$0.00418/kWh	\$3.87
Storm Surcharge	925 kWh @ \$0.02121/kWh	\$19.62
Florida Gross Receipt Tax		\$4.28
Electric Service Cost		\$171.12
State Tax		\$14.46
Total Electric Cost, Local Fees and Taxes		\$185.58

Current Month's Electric Charges

\$185.58

Billing information continues on next page →

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

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

Meter Read

Meter Location: # D

Service Period: 12/03/2025 - 01/02/2026

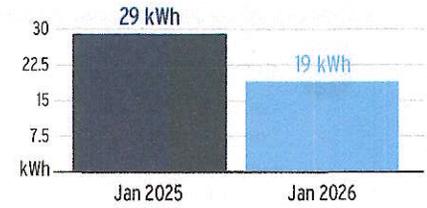
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492524	01/02/2026	40,110	39,519	591 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	591 kWh @ \$0.09202/kWh	\$54.38
Fuel Charge	591 kWh @ \$0.03516/kWh	\$20.78
Storm Protection Charge	591 kWh @ \$0.00568/kWh	\$3.36
Clean Energy Transition Mechanism	591 kWh @ \$0.00418/kWh	\$2.47
Storm Surcharge	591 kWh @ \$0.02121/kWh	\$12.54
Florida Gross Receipt Tax		\$2.92
Electric Service Cost		\$116.91
State Tax		\$9.88
Total Electric Cost, Local Fees and Taxes		\$126.79

Avg kWh Used Per Day



Current Month's Electric Charges

\$126.79

Billing information continues on next page →

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

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

Meter Read

Meter Location: # A

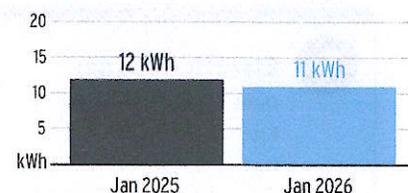
Service Period: 12/03/2025 - 01/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000536130	01/02/2026	15,866	15,516	350 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	350 kWh @ \$0.09202/kWh	\$32.21
Fuel Charge	350 kWh @ \$0.03516/kWh	\$12.31
Storm Protection Charge	350 kWh @ \$0.00568/kWh	\$1.99
Clean Energy Transition Mechanism	350 kWh @ \$0.00418/kWh	\$1.46
Storm Surcharge	350 kWh @ \$0.02121/kWh	\$7.42
Florida Gross Receipt Tax		\$1.94
Electric Service Cost		\$77.79
State Tax		\$6.57
Total Electric Cost, Local Fees and Taxes		\$84.36

Current Month's Electric Charges \$84.36

Billing information continues on next page →

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

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

Meter Read



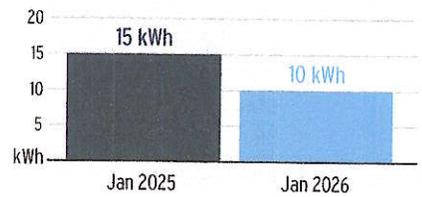
Service Period: 12/03/2025 - 01/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323057	01/02/2026	37,340		37,028		312 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



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⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	312 kWh @ \$0.09202/kWh	\$28.71
Fuel Charge	312 kWh @ \$0.03516/kWh	\$10.97
Storm Protection Charge	312 kWh @ \$0.00568/kWh	\$1.77
Clean Energy Transition Mechanism	312 kWh @ \$0.00418/kWh	\$1.30
Storm Surcharge	312 kWh @ \$0.02121/kWh	\$6.62
Florida Gross Receipt Tax		\$1.79
Electric Service Cost		\$71.62
State Tax		\$6.05
Total Electric Cost, Local Fees and Taxes		\$77.67

Current Month's Electric Charges \$77.67

Billing information continues on next page →



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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	144 kWh @ \$0.03411/kWh	\$4.91
Fixture & Maintenance Charge	9 Fixtures	\$84.42
Lighting Pole / Wire	9 Poles	\$152.73
Lighting Fuel Charge	144 kWh @ \$0.03452/kWh	\$4.97
Storm Protection Charge	144 kWh @ \$0.00574/kWh	\$0.83
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 **\$250.01**

Current Month's Electric Charges **\$250.01**

Billing information continues on next page →

00000031-0000335-Page 20 of 22



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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details



00000031-0000336-Page 21 of 22

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	240 kWh @ \$0.03411/kWh	\$8.19
Fixture & Maintenance Charge	15 Fixtures	\$140.70
Lighting Pole / Wire	19 Poles	\$322.43
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
State Tax		\$34.73
Lighting Charges		\$519.30

Current Month's Electric Charges \$519.30

Billing information continues on next page →



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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	224 kWh @ \$0.03411/kWh	\$7.64
Fixture & Maintenance Charge	14 Fixtures	\$131.32
Lighting Pole / Wire	14 Poles	\$253.48
Lighting Fuel Charge	224 kWh @ \$0.03452/kWh	\$7.73
Storm Protection Charge	224 kWh @ \$0.00574/kWh	\$1.29
Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	224 kWh @ \$0.01230/kWh	\$2.76
Florida Gross Receipt Tax		\$0.50
Lighting Charges		\$404.82

Current Month's Electric Charges \$404.82

Total Current Month's Charges \$10,379.56

00000031-0000336-Page 22 of 22

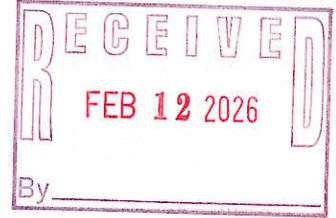


PARKWAY CENTER CDD
7100 BLUE BEECH DR
RIVERVIEW, FL 33578

Statement Date: February 06, 2026

Agenda Page 49
Amount Due: \$87.34

Due Date: February 27, 2026
Account #: 221009587215



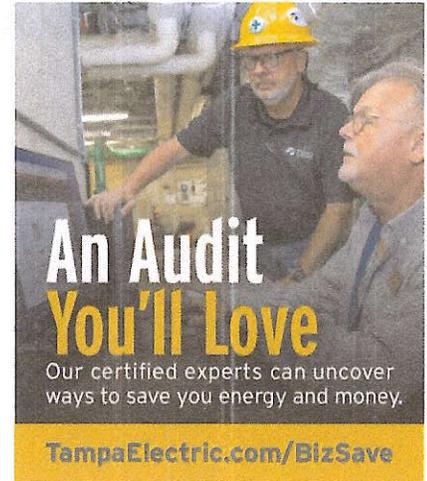
Account Summary

Current Service Period: January 03, 2026 - February 02, 2026	
Previous Amount Due	\$170.95
Payment(s) Received Since Last Statement	-\$170.95
Current Month's Charges	\$87.34
Amount Due by February 27, 2026	\$87.34

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



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

Account #: 221009587215
Due Date: February 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$87.34

Payment Amount: \$ _____

697062212359

00003760 FT ECO102072600162310 00000 03 01000000 18370 004

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.

6970622123592210095872150000000087347

00003760-0008163-Page 1 of 8





Service For:
7100 BLUE BEECH DR
RIVERVIEW, FL 33578

Account #: 2210008373150
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 02, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

	Electric Charges	
	Lighting Service Items LS-1 (Bright Choices) for 31 days	
Lighting Energy Charge	32 kWh @ \$0.03411/kWh	\$1.09
Fixture & Maintenance Charge	2 Fixtures	\$18.76
Lighting Pole / Wire	2 Poles	\$65.74
Lighting Fuel Charge	32 kWh @ \$0.03452/kWh	\$1.10
Storm Protection Charge	32 kWh @ \$0.00574/kWh	\$0.18
Clean Energy Transition Mechanism	32 kWh @ \$0.00043/kWh	\$0.01
Storm Surcharge	32 kWh @ \$0.01230/kWh	\$0.39
Florida Gross Receipt Tax		\$0.07
Lighting Charges		\$87.34

Total Current Month's Charges **\$87.34**

00003750-0008153-Page 2 of 8

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at TampaElectric.com

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

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

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

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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



PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Amount Due: \$1,096.97
Due Date: February 27, 2026
Account #: 221008055560

DO NOT PAY. Your account will be drafted on February 27, 2026

Account Summary

Current Service Period: January 03, 2026 - February 02, 2026	
Previous Amount Due	\$1,140.83
Payment(s) Received Since Last Statement	-\$1,140.83
Current Month's Charges	\$1,096.97
Amount Due by February 27, 2026	\$1,096.97

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



Your Energy Insight

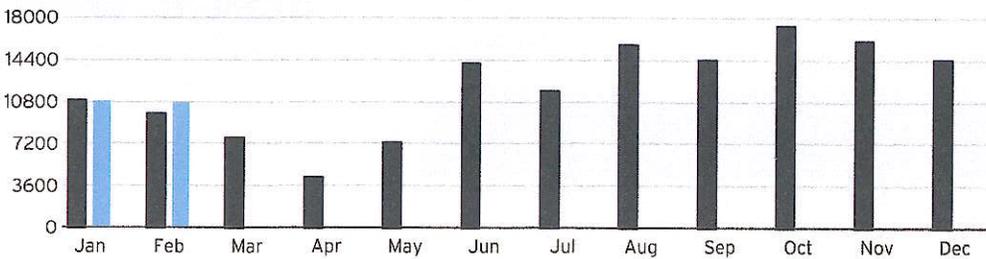
- Your average daily kWh used was **3.28% higher** than the same period last year.
- Your peak billing demand was **5.56% higher** than the same period last year.



Scan here to view your account online.

An Audit You'll Love
Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

Monthly Usage (kWh)



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

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



Account #: 221008055560
Due Date: February 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,096.97
Payment Amount: \$ _____

656322706578

Your account will be drafted on February 27, 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.

00003760-0006155-Page 5 of 8





Service For:
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Account #: 221008055560
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Meter Read

Meter Location: CLUBHOUSE

Service Period: Jan 03, 2026 - Feb 02, 2026

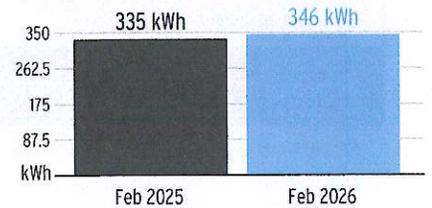
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000813546	02/02/2026	42,656	31,921	10,735 kWh	1	31 Days
1000813546	02/02/2026	18.85	0	18.85 kW	1	31 Days

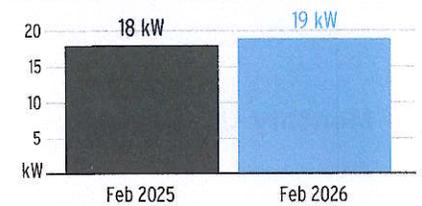
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	19 kW @ \$19.06000/kW	\$362.14
Energy Charge	10,735 kWh @ \$0.00815/kWh	\$87.49
Fuel Charge	10,735 kWh @ \$0.03516/kWh	\$377.44
Capacity Charge	19 kW @ \$0.72000/kW	\$13.68
Storm Protection Charge	19 kW @ \$2.02000/kW	\$38.38
Energy Conservation Charge	19 kW @ \$0.79000/kW	\$15.01
Environmental Cost Recovery	10,735 kWh @ \$0.00072/kWh	\$7.73
Clean Energy Transition Mechanism	19 kW @ \$1.15000/kW	\$21.85
Storm Surcharge	10,735 kWh @ \$0.01035/kWh	\$111.11
Florida Gross Receipt Tax		\$27.42
Electric Service Cost		\$1,096.97

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$1,096.97

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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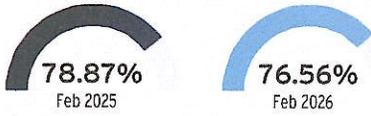
00003760-0008155-Page 6 of 8



Service For:
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Account #: 221008055560
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Load Factor



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

Important Messages

Quarterly Fuel Source Update

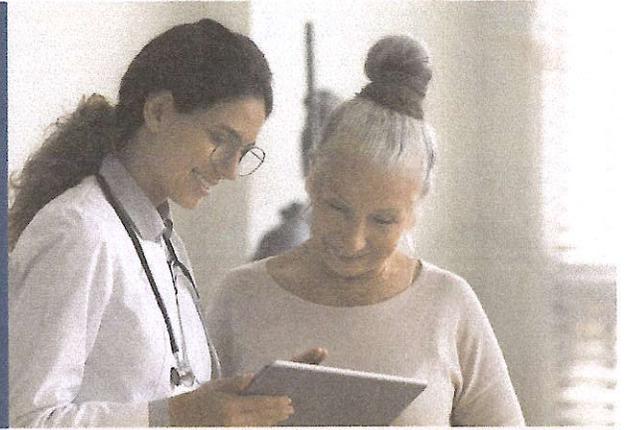
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

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MEDICAL WATCH

for Customers Using Life-Sustaining Equipment



HELPING YOU STAY INFORMED AND READY

If you or a loved one rely on life-sustaining electric-powered medical equipment, enrolling in our Medical Watch program is an important step.

Medical Watch Benefits

- Provides advance notice of electric interruptions due to scheduled maintenance
- Notifies you if power interruptions may occur due to unpaid bills
- Allows you more time to plan and take steps to protect your health during an outage

Eligibility Requirements

- The household must include a resident who depends on life-sustaining medical equipment that runs on electricity
- That resident's eligibility must be certified by a Florida-licensed physician

IMPORTANT: Medical Watch does not provide priority restoration, prevent outages, prevent interruption for non-payment or guarantee continuous service. We encourage everyone to have an emergency plan and to have ready any needed backup power and equipment.

Enroll Today.

Scan the QR code or visit **TampaElectric.com/MedicalWatch** to learn more. To apply, call **813-225-5051**.



JOIN STATE AND LOCAL GOVERNMENT REGISTRIES FOR ADDITIONAL SUPPORT.

Assistance is available for those with special needs, especially during storm-related emergencies.



A statewide registry provides emergency management agencies

with valuable information to prepare and respond to disasters and emergencies. To learn more, visit **FloridaDisaster.org**. Click the Special Needs Registry tab.



Local authorities can assist you with finding emergency shelter and

getting you there. For information or to join your County's special needs registry, call:

813-307-8063 (Hillsborough County)

727-847-8137 (Pasco County)

863-298-7027 (Polk County)

727-464-3800 (Pinellas County)

Note, these numbers are NOT for Tampa Electric's Medical Watch, billing or account-related questions.



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

Statement Date: February 06, 2026
Agency Page 58

Amount Due: \$655.19

Due Date: February 27, 2026

Account #: 211001800369

DO NOT PAY. Your account will be drafted on February 27, 2026

Account Summary

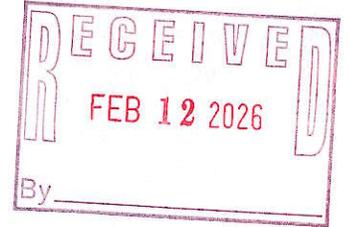
Current Service Period: January 03, 2026 - February 02, 2026

Previous Amount Due \$628.27
Payment(s) Received Since Last Statement -\$628.27

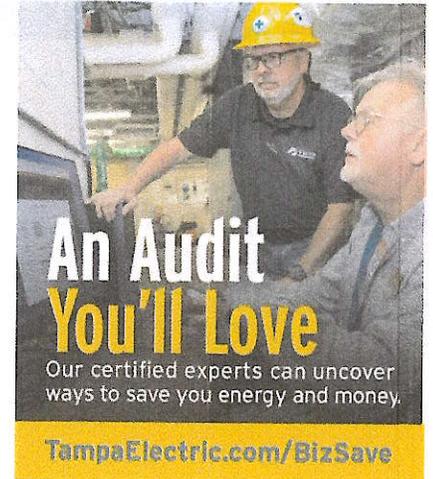
Current Month's Charges \$655.19

Amount Due by February 27, 2026 \$655.19

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



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

Account #: 211001800369

Due Date: February 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$655.19

Payment Amount: \$ _____

632866050088

Your account will be drafted on February 27, 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.

00000058-0000593-Page 7 of 18



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

Account #: 211001800369
 Statement Date: February 06, 2026
 Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 02, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

	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
	Lighting Charges		\$655.19

Total Current Month's Charges \$655.19

00000568-00005933-Page 8 of 18

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

Ways To Pay Your Bill



Bank Draft
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In-Person
 Find list of Payment Agents at TampaElectric.com



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



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



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

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

Contact Us

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

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

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

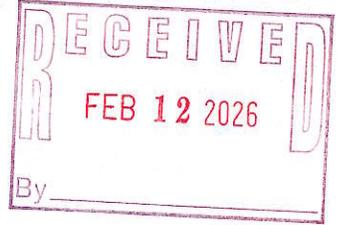
Statement Date: February 06, 2026
Agenda Page 57

Amount Due: \$311.05

Due Date: February 27, 2026

Account #: 221007991963

DO NOT PAY. Your account will be drafted on February 27, 2026



Account Summary

Current Service Period: January 03, 2026 - February 02, 2026

Previous Amount Due \$311.05
Payment(s) Received Since Last Statement -\$311.05

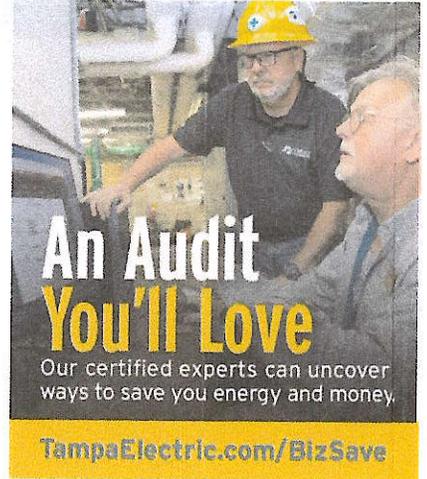
Current Month's Charges \$311.05

Amount Due by February 27, 2026 \$311.05

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



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

Account #: 221007991963

Due Date: February 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$311.05

Payment Amount: \$ _____

656322706577

Your account will be drafted on February 27, 2026

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.

00000658-0000397-Page 15 of 18



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

Account #: 221007991963
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 02, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



Electric Charges

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

Table with 3 columns: Charge Item, Rate/Quantity, and Amount. Includes items like Lighting Energy Charge, Fixture & Maintenance Charge, etc.

Lighting Charges \$311.05

Total Current Month's Charges

\$311.05

00000558-0000597-Page 16 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free: 866-689-6469

All Other

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

Contact Us

Online: TampaElectric.com

Phone: Commercial Customer Care: 866-832-6249

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

Hearing Impaired/TTY: 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

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

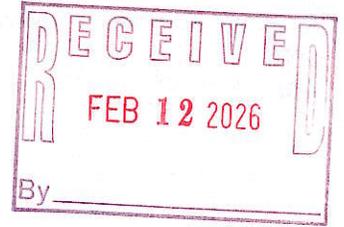
Statement Date: February 06, 2026
 Agenda Page 59

Amount Due: \$829.90

Due Date: February 27, 2026

Account #: 211001800146

DO NOT PAY. Your account will be drafted on February 27, 2026



Account Summary

Current Service Period: January 03, 2026 - February 02, 2026

Previous Amount Due	\$793.80
Payment(s) Received Since Last Statement	-\$793.80

Current Month's Charges	\$829.90
--------------------------------	-----------------

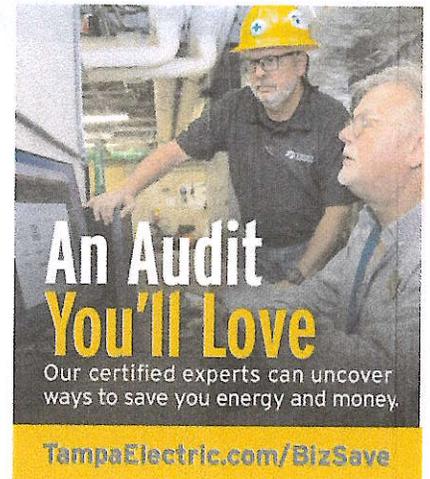
Amount Due by February 27, 2026	\$829.90
--	-----------------

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



Scan here to view your account online.

00000058-0000591-Page 3 of 18



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



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

Account #: 211001800146

Due Date: February 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$829.90

Payment Amount: \$ _____

632866050087

Your account will be drafted on February 27, 2026

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

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

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



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

Agenda Page 60
 Account #: 211001800146
 Statement Date: February 06, 2026
 Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 02, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

⚡ 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
Lighting Charges		\$829.90

Total Current Month's Charges \$829.90

0000058-0000531-Page 4 of 18

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

Ways To Pay Your Bill

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

In-Person
 Find list of Payment Agents at TampaElectric.com

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

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

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

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

Contact Us

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

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

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



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

Statement Date: February 06, 2026
Agenda Page 61

Amount Due: \$616.55

Due Date: February 27, 2026

Account #: 211001800609

DO NOT PAY. Your account will be drafted on February 27, 2026



Account Summary

Current Service Period: January 03, 2026 - February 02, 2026

Previous Amount Due \$616.55
Payment(s) Received Since Last Statement -\$616.55

Current Month's Charges \$616.55

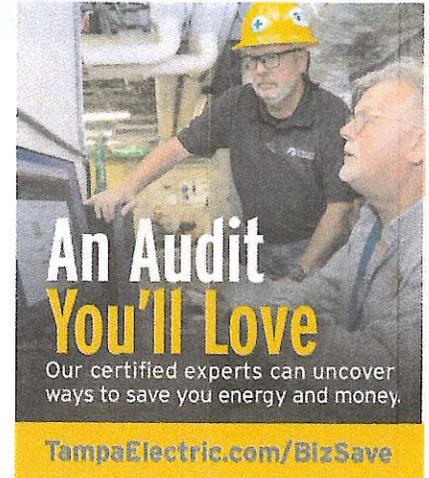
Amount Due by February 27, 2026 \$616.55

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



Scan here to view your account online.

0000058-0000595-Page 11 of 18



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



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

Account #: 211001800609

Due Date: February 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$616.55

Payment Amount: \$ _____

632866050089

Your account will be drafted on February 27, 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: February 06, 2026
Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 02, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

	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
	Lighting Charges		\$616.55

Total Current Month's Charges \$616.55

0000058-0000595-Page 12 of 18

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

Ways To Pay Your Bill

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

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

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

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

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

Contact Us

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

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

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



PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	\$105,000.00
Credit Available	\$104,917.00
Statement Closing Date	January 31, 2026
Days in Billing Cycle	31
Previous Balance	\$582.92
- Payments & Credits	\$582.92
+ Purchases & Other Charges	\$82.90
+ Fees	\$0.00
= New Balance	\$82.90

PAYMENT INFORMATION

New Balance	\$82.90
Minimum Payment Due	\$82.90
Payment Due Date	February 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

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX8747 \$582.92-	
01/25	01/25	F568100D900CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	582.92-
			DALE H. WENTZEL JR TOTAL XXXXXXXXXXXX8662 \$82.90	
01/10	01/11	2401134QS2X5094BR	MICROSOFT#G134741710 MICROSOFT.COM WA	8.25
			MCC: 5045 MERCHANT ZIP: 98052	
01/17	01/18	2443106D2AJ4BP8YV	ACE HDWE OF ZEPHYRHILLS ZEPHYRHILLS FL	23.08
			MCC: 5251 MERCHANT ZIP: 33541	
01/19	01/20	2469216D3345S5NT0	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.59
			MCC: 4814 MERCHANT ZIP: 33178	
01/28	01/28	2420429DQ0100GQMG	Google Microsoft OneD 650-2530000 CA	0.99
			MCC: 5734 MERCHANT ZIP: 94043	
01/28	01/29	2420429DQ01JQTFZM	Google One 650-2530000 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
Payment Due Date	February 25, 2026
New Balance	\$82.90
Minimum Payment Due	\$82.90
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)

\$82.90 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS
YOUR AUTOMATIC PAYMENT ON 02/25/26.

LATE FEE CALCULATION

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$582.92	\$0.00

(v) = variable (f) = fixed

IMPORTANT MESSAGES

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



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Jan 27, 2026

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

Tue, Jan 27, 2026 at 11:27 PM



Thank you

Your subscription from Microsoft Corporation on Google Play has renewed.

[Manage your subscriptions](#)

Order number: GPA.3358-7410-1343-43715..5
Order date: Jan 27, 2026 11:27:00 PM EST
Your account: parkwaycenterclubhouse@gmail.com

Item	Price
Microsoft 365 Storage 50 GB - Monthly (Microsoft OneDrive) Auto-renewing subscription	\$0.99/month

Tax: \$0.00

Total: \$0.99/month

Payment method: Office Card

Play Points earned  +1

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

Questions? Visit [Microsoft Corporation](#).



Google Play

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THANK YOU FOR AGENDA PAGE 66
 Ace Hardware of Zephyr Hills
 P.O. Box 160
 Lake City, FL 32826
 Store # 17067
 (813) 395 5141

01/17/26 11:15AM EPP	202	SALE
17882	1 EA	\$4.99 EA
MASKING PAPER 9"X180"		\$4.99
4595623	1 EA	\$4.59 EA
CRILLA TAPE-10 GO		\$4.59
1467950	1 EA	\$11.99 EA
DR TPE YL 1.41"X50YD LS		\$11.99
SUB-TOTAL:\$	21.57	TAX: \$ 1.51
		TOTAL: \$ 23.08
	BC AMT:	\$ 23.08

BK CARD#: XXXXXXXXXXXXXXX8662
 MID:*****9885 TID:***0148
 AUTH: 017581 AMT: \$ 23.08
 Host reference #:286759 Bal#

Authorizing Network: VISA

Contactless
 CARD TYPE:VISA EXPR: XXXX
 AID : A0000000031010
 TVR : 0000000000
 IAD : 06011203A00000
 TSI :
 ARC : 00
 MODE : Issuer
 CVM : No CVM
 Name : VISA CREDIT
 ATC :0003
 AC : BEAB73E30C4D2E98
 TxnID/ValCode: 491294

Bank card USD\$ 23.08
 Total Items:3





Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Jan 28, 2026

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

Wed, Jan 28, 2026 at 10:36 AM



Thank you

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

Order number: SOP.3305-4293-6544-76223..11

Order date: Jan 28, 2026 10:36:10 AM EST

Your account: parkwaycenterclubhouse@gmail.com

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

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

Questions? Visit [Google LLC](#).

**Google Play**

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

See your [Google Play Order History](#).

View the Google Play [Refund Policy](#) and the [Terms of Service](#).

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Google LLC, [1600 Amphitheatre Pkwy, Mountain View, CA, 94043, United States](#)

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

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

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

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

Invoice Summary

Billing Profile	Parkway Center CDD
Invoice Number	G134741710
Invoice Date In UTC	01/10/2026

Total Amount **USD 8.25**
Due on 01/10/2026

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

Invoice for activity on 01/09/2026

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

<https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G134741710>

Billing Summary

Charges	8.25
Subtotal	8.25
Sales Tax (0.00%)	0.00

Total **USD 8.25**

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

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

Section Summary

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

Details By Section

Parkway Center CDD

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

Purchases Charge Start Date - Charge End Date	Unit Price (USD)	Qty	Charges/ Credits (USD)	Total (USD)
01/09/2026-02/08/2026	8.25	1	8.25	8.25

Payment Instructions:

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



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Hooray! Your Auto-Refill payment was processed

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

Sun, Jan 18, 2026 at 7:41 AM

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



Success

Your Auto-Refill[∞] payment is complete!

Looks like you're cruisin' down easy street from here on out. You won't be charged again until 01/17/2026.

Straight Talk Phone Number:
xxx-xxx-9572

Plan Amount:
\$45

Taxes:
\$0

Discounts:

\$1

Total:

\$44

Payment Method:

Ending in VISA ***8662**



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



∞Credit card and Account required for enrollment.

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ST-18775-B01

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
22386	02/01/2026	\$1,600.00	03/03/2026	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	\$1,600.00

Pay invoice

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
22481	02/20/2026	\$35.00	03/22/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
SKIMER BASKET.	SKIMER BASKET.	1	35.00	35.00

SUBTOTAL	35.00
TAX	0.00
TOTAL	35.00
BALANCE DUE	\$35.00

Pay invoice

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
22479	02/20/2026	\$640.00	03/22/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
FILTERS PLM 200.	COMMERCIAL SPA FILTERS PLM200.	1	540.00	540.00
LABOR REPAIR.	FULL INSTALLATION	1	100.00	100.00

SUBTOTAL	640.00
TAX	0.00
TOTAL	640.00
BALANCE DUE	\$640.00

Pay invoice

Envera

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

Invoice	
Invoice Number 765477	Date 02/01/2026
Customer Number 400493	Due Date 03/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		02/01/2026	03/01/2026

Quantity	Description	Months	Rate	Amount
<i>2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL</i>				
1.00	Active Video Monitoring 03/01/2026 - 03/31/2026	1.00	\$800.00	\$800.00
1.00	Passive Standard Camera 03/01/2026 - 03/31/2026	1.00	\$30.00	\$30.00
1.00	Service & Maintenance 03/01/2026 - 03/31/2026	1.00	\$364.14	\$364.14
			Subtotal:	\$1194.14
Tax				\$0.00
Payments/Credits Applied				\$0.00
			Invoice Balance Due:	\$1194.14

Date	Invoice #	Description	Amount	Balance Due
2/1/2026	765477	Monitoring Services	\$1194.14	\$1194.14

Envera

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

Invoice	
Invoice Number 765477	Date 02/01/2026
Customer Number 400493	Due Date 03/01/2026

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

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

Return Service Requested

Invoice Date: 02/04/2026

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

Remittance Section

Contract Number: 40819292
Due Date: 2/25/2026
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.

000408192922026020400000766033

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



DUE DATE 2/25/2026	CONTRACT NO. 40819292	EQUIPMENT DESCRIPTION FITNESS EQUIPMENT PER SCHEDULE "A"
CUSTOMER NAME PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

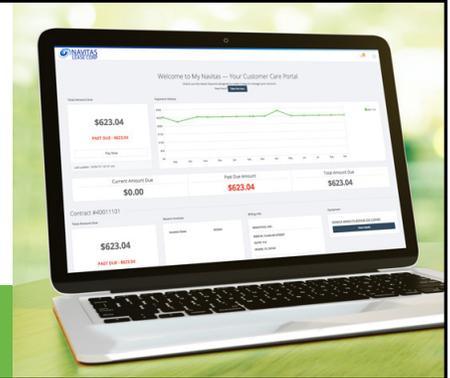
Important Messages

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 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	02/25/2026	\$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 or email customerservice@navitascredit.com

Agenda Page 79

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
2/25/2026	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
- 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>



PO BOX 260
WHIPPANY, NJ 07981-0260

STATEMENT

Agenda Page 80

Page 1 of 2

PARKWAY CENTER CLUB CDD
2005 PAN AM CIR
STE 300
TAMPA, FL 33607-6008



SUMMARY

Account Number:	1158-420109
Statement Date:	01-31-2026
Previous Statement Balance:	\$0.00
- Payments and Credits:	\$0.00
+ New Activity:	\$1,498.19
+ Late Charge:	\$0.00
= Statement Balance:	\$1,498.19
Due Date:	Upon Receipt

Please disregard if already paid

To pay your bill online, please visit us at
www.suburbanpropane.com or scan



For billing and other inquiries please call
1-800-PROPANE (1-800-776-7263) or 813-626-4157

ACCOUNT ACTIVITY

PREVIOUS STATEMENT BALANCE

\$0.00

Date	Reference No.	Qty	Description	Amount
01-20-26	320516	374.7	PROPANE PRICE PER GALLON 3.9390	\$1,475.94
01-20-26	320516		TRANSPORTATION FUEL SURCHARGE	\$9.33
01-20-26	320516		SAFETY P&T FEE	\$12.92
Work performed by JULIO N.-FL MQ30537				\$1,498.19

STATEMENT BALANCE

\$1,498.19



Please see reverse side for additional information
Return bottom portion with payment



PO BOX 260
WHIPPANY, NJ 07981-0260

STATEMENT

Account Number:	1158-420109
Due Date:	Upon Receipt
Amount Due:	\$1,498.19
Amount Paid	\$

Please write your account number on your check

Check box for address change (see reverse for details)

00482571-001727

PARKWAY CENTER CLUB CDD
2005 PAN AM CIR
STE 300
TAMPA, FL 33607-6008



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



115860013126600014981900014981900000420100



0048257100172700100110000000



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8052956
 Account Number: 270917000
 Invoice Date: 01/23/2026
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

Parkway Center CDD
 ATTN District Manager
 2005 Pan AM Circle Ste 300
 Tampa, FL 33607
 United States

PARKWAY CENTER SERIES 2018-1 & 2018-2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$7,515.56
-------------------------	-------------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

PARKWAY CENTER SERIES 2018-1 & 2018-2

Invoice Number:	8052956
Account Number:	270917000
Current Due:	\$7,515.56
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
 U.S. Bank
 ABA # 091000022
 Acct # 1-801-5013-5135
 Trust Acct # 270917000
 Invoice # 8052956
 Attn: Fee Dept St. Paul

Please mail payments to:
 U.S. Bank
 CM-9690
 PO BOX 70870
 St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8052956
 Invoice Date: 01/23/2026
 Account Number: 270917000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

PARKWAY CENTER SERIES 2018-1 & 2018-2

Accounts Included	252636000	252636001	252636002	252636003	252636004	270917000
In This Relationship:	270917001	270917002	270917003	270917004		

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,025.00	100.00%	\$4,025.00
04200 Trustee	1.00	2,950.00	100.00%	\$2,950.00
Subtotal Administration Fees - In Advance 01/01/2026 - 12/31/2026				\$6,975.00
Incidental Expenses 01/01/2026 to 12/31/2026	6,975.00	0.0775		\$540.56
Subtotal Incidental Expenses				\$540.56
TOTAL AMOUNT DUE				\$7,515.56



PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date	<u>2/4/2026</u>
Total Check	<u>\$6,084.84</u>
Payable To	<u>Parkway Center CDD</u>
Check Amount	<u>\$2,752.46</u>
Check Description	<u>Series 2018-1 FY26 Dist 761</u>
Code TO	<u>202-103200-1000</u>
Check Amount	<u>\$1,246.54</u>
Check Description	<u>Series 2008 FY26 Dist 761</u>
Code To	<u>201-103200-1000</u>
Check Amount	<u>\$2,085.84</u>
Check Description	<u>Series 2018-2 FY26 Dist 761</u>
Code To	<u>203-103200-1000</u>
Special Instructions	<u>Please mail check with directional letter</u>

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

Jonathan Sciortino

 Authorization

PARKWAY CENTER CDD

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

	Dollar Amounts	FY 2026		
Net O&M	\$ 980,129.50	53.74%	0.537	
Net DS '18-1	\$ 381,719.53	20.93%	0.209	
Net DS '08	\$ 172,873.92	9.48%	0.095	96%
Net DS '18-2	\$ 289,270.71	15.86%	0.159	
Net Total	1,823,993.67	100.00%	100.00%	

Date Received	Amount Received	53.74%	20.93%	9.48%	15.86%	Proof	Date Transferred / Distribution ID	Notes / CDD check
		Raw Numbers Operations Revenue	Raw Numbers 2018-1 Debt Service Revenue	Raw Numbers 2008 Debt Service Revenue	Raw Numbers 2018-2 AMENITY Debt Service Revenue			
11/7/2025	15,570.04	8,366.62	3,258.45	1,475.70	2,469.28	(0.01)	748	
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	
2/4/2026	13,152.26	7,067.41	2,752.46	1,246.54	2,085.84	0.01	761	
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TOTAL	1,757,481.66	944,389.04	367,800.13	166,570.09	278,722.45	(0.02)		
Net Total on Roll	1,823,993.67							
Collection Surplus / (Deficit)	(66,512.01)							



Parkway Center CDD March 2026 Field Inspection

Wednesday, 25 February 2026

Prepared For Board Of Supervisors

15 Items Identified

15 Items Incomplete

Christy Fowler

Inframark

Item 1

Assigned To: DM

Sanctuary - Outbound lane of Pinebreeze

Observations:

- In-ground boxes observed without covers.
- Exposed and damaged wiring present.
- Not irrigation-related; utility (possibly cable/low-voltage) undetermined.

Recommendation:

- Establish who the boxes belong to and have them replace the covers for safety.



Item 2

Assigned To: Aquatics

Pond 5

Observations:

Trees are encroaching into the pond and around the weir structure.

Recommendations:

Cut back the encroaching trees to maintain proper clearance around the pond and ensure the weir structure functions properly. Please provide an estimate

Item 3

Assigned To: Board/Inframark Maintenance/LMP

S. Falkenburg Rd – Reserve Area (Northbound, Just Before Harvest Glenn)

Observations:

Significant dumping observed within the reserve area some things visible from the roadway.

Debris includes general trash and broken glass.

A drainage structure in the area is overgrown with vegetation.

Recommendations:

Remove and properly dispose of all dumped debris, including broken glass, to eliminate safety hazards. (Maintenance ticket has been submitted for removal

Cut back and remove vegetation surrounding the drainage structure to restore visibility and proper function. Would the board like estimates for this?

Inspect the drainage structure to ensure it is not obstructed.

Monitor the location for continued dumping and consider deterrent measures if the issue persists.



Item 4

Assigned To: LMP

S. Falkenburg Rd – Behind Residences 8512 & 8510 White Poplar Dr

Observations:

Tree limb debris located along the fence of S. Falkenburg Rd behind residences 8512 and 8510 White Poplar Drive.

Recommendations:

David to send a proposal for tree debris pickup and removal from this area.

Item 5

Assigned To: Inframark Maintenance

Two signs appear to have been vandalized.

Recommendations:

Inframark Maintenance has been notified to evaluate the signs and determine whether they can be cleaned, require painting, or need to be replaced.



Item 6

Assigned To: LMP

Still Creek Dr

Pine Trees were being removed during my inspection. Thank you LMP

Item 7

Assigned To: Inframark Maintenance

Still Creek Dr – Northbound Lane (Entering from Riverview Dr)

Observations:

A shower shell has been dumped along the roadway.

Actions:

I have submitted a maintenance request to Inframark Maintenance team and will get the estimate over as soon as it is available.

Monitor the area for continued illegal dumping.

Recommendation:

Post NO ILLEGAL DUMPING signs.



Item 8

Assigned To: LMP
Still River Dr

Observations:

Trash observed along Still River Drive just before Pine Ridge in the northwest bound lane.

Recommend adding No dumping sign here also. Lmp please pick up at next service.



Item 9

Assigned To: Inframark Maintenance

Still River Dr

Observations:

Missing sign just before Pine Ridge.

Item 10

Assigned To: LMP

S. Falkenburg Rd – Southwestbound (Just Before Still River Dr)

Observations:

Damaged turf observed along the southwestbound side of S. Falkenburg Rd.

Irrigation valve boxes located across the street in the landscape bed appear to be covered.

Recommendations:

Prepare and submit a proposal for turf repair or replacement once irrigation and watering conditions are sufficient to support establishment.

Uncover the irrigation valve boxes in the landscape bed across the street to ensure proper access and functionality.

Please provide the latest irrigation inspection report to the board.



Item 11

Assigned To: Board

Observation:

The landscape uplighting light noted in the previous inspection has been replaced.

Recommendation:

No further action required at this time. Continue routine monitoring to ensure proper operation.

Item 12

Assigned To: Board

Playground Area

Observations:

Playground mulch is below the required safety level.

Recommendations:

Add and level mulch to meet safety standards.

Board to confirm if they would like proposals for mulch replenishment and installation.



Item 13

Assigned To: LMP

Clubhouse Area

Observations:

Active duck nest observed at the front of the clubhouse.

Recommendations:

Avoid disturbing the nest until the ducklings have left.

Monitor the area to ensure safety for both wildlife and residents.

Consider signage or temporary barriers if necessary to prevent accidental disturbance.





Item 14

Assigned To: Inframark Maintenance

Monument Area – Riverview Dr & Still Creek Dr

Observations:

Landscape lighting at the monument requires adjustment.

Action:

I have submitted a ticket with Inframark Maintenance.

Item 15

Assigned To: LMP

CDD Fence – S. Falkenburg Rd

Observations:

Fence along S. Falkenburg is overgrown and not being maintained.

Landscape team noted that fence maintenance is technically the responsibility of residents; however, much of this fence is along the main boulevard with some not bordering private property.

Residents are unlikely to access CDD property to maintain the exterior of the fences.

Overgrowth creates an eyesore and is visible from the roadway.

Recommendations:

Perform string trimming or apply chemical suppression to manage overgrowth along the fence.

Consider establishing routine maintenance for this section of fence to improve aesthetics and maintain visibility from the main boulevard as this is CDD property.



RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

WHEREAS, the Parkway Center Community Development District (hereinafter 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 Board of Supervisors of the Parkway Center Community Development District (hereinafter the “Board”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections.

WHEREAS, the Supervisor has requested the District adopt a Resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Jo Ann Ward, Claudia Bryant, Tanya O’Connor, and Koko Miller.

Section 2. The term of office for each member of the Board is as follows:

Jo Ann Ward	Seat 1	four year - expires 11/2028
Claudia Bryant	Seat 2	four year – expires 11/2028
Tanya O’Connor	Seat 3	four year – expires 11/2028
Vacant	Seat 4	four year – expires 11/2026
Koko Miller	Seat 5	four year – expires 11/2026

Section 3. Seat 4, which is currently Vacant and Seat 5 is currently held by Koko Miller are scheduled for the General Election in November 2026.

Section 4. Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District’s elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 25th DAY OF MARCH 2026.

ATTEST:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
 AWARD RECIPIENT

COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR (2026)				
For information about seats up for election, visit the Offices Up for Election page on our website.		QUALIFYING OFFICER		
		Craig Latimer, Hillsborough County Supervisor of Elections County Center, 16th Floor 601 E. Kennedy Blvd. Tampa, Florida 33602 (813) 367-8829		
ELECTORATE	TERM	SALARY	TYPE OF ELECTION	ELECTION DATE
All Hillsborough County registered voters residing in the district	4 years, beginning November 17, 2026	Not to exceed \$4,800	Nonpartisan	11/3/2026 (General)
QUALIFICATIONS				
Registered voter in Hillsborough County and resident of the district.				
FORMS REQUIRED TO OPEN CAMPAIGN ACCOUNT				
Form DS-DE9, Appointment of Campaign Treasurer and Designation of Campaign Depository, must be filed with the qualifying officer before opening a campaign bank account or accepting or spending any funds. Within ten days after filing Form DS-DE9, the candidate must file DS-DE84, Statement of Candidate, with the qualifying officer.				
Candidates who accept contributions and make expenses (other than paying fees for filing or petition signature verification) will be obligated to submit treasurer's reports pursuant to Chapter 106.				
<p>Note for CDD Candidates Regarding Appointing a Treasurer and Opening a Bank Account: A candidate who does not collect contributions and whose only expense is the filing fee or petition signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository. They will instead file an Affidavit of Intention.</p>				
METHODS OF QUALIFYING FOR THE BALLOT				
QUALIFYING: NOON, 6/8/2026 - NOON, 6/12/2026				
BY FEE	BY PETITION		BY WRITE IN	
During the qualifying period, candidates pay \$25.00.	Candidates collect the signatures of 25 registered voters within the district. Petitions are submitted to the Supervisor of Elections to be verified and there is a signature verification fee of 10 cents per name. The deadline to submit petitions is noon, 5/13/2026. During qualifying week, candidates must submit <i>Certificate of Petition Qualifying</i> and complete required paperwork included in the qualifying packet.		During the qualifying period, candidates complete appropriate forms. The names of write-in candidates do <u>not</u> appear on the ballot.	
QUALIFYING PACKETS, WHICH INCLUDE FINANCIAL DISCLOSURE FORMS AND OATH OF CANDIDATE WILL BE AVAILABLE PRIOR TO QUALIFYING WEEK. FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE QUALIFYING OFFICER.				
The information contained in this fact sheet and other literature is not comprehensive in nature. If you are running for office, it is your responsibility to become acquainted with relevant Florida election laws and local charters that might have a bearing on your campaign or qualifications to run for an office. Revised 11/10/2025.				



Parkway Center Community Development District
Waterway Maintenance Agreement

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621



March 4, 2026

Parkway Center Community Development District
c/o Inframark
Ms. Alba Sanchez, District Manager
2654 Cypress Ridge Blvd., Ste. 101
Wesley Chapel, FL 33544

Dear Alba,

Thank you for the opportunity to submit our proposal for the management of your Stormwater ponds at Parkway Center Community Development District.

Advanced Aquatic is a Florida based company and has been in the waterway management business for over 35 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

Jason Jaszak

Jason Jaszak,

Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
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Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- Always carefully *identifying* and *listening* to the goals and expectations of our customers. 2- *Crafting* everything we do with focus upon customers goals and expectations. 3- *Maximizing* communication with all customers so that we can be as proactive as possible with all recommendations. 4- *Responding* to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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REFERENCES

Bexley CDD	Lynn Hayes	813-994-1001
Forest Creek CDD	Mark Vega	813-295-5455
Legends Bay CDD	Jim Turner	941-807-5333
New River CDD	Mark Vega	813-295-5455
Riverbend West CDD	Heather Jackson	656-258-5166
Copperstone CDD	Stephanie DeLuna	813-933-5571
North River Ranch	Pete Williams	813-625-4082
Sun City West Master	Shawna Deiulio	813-812-7895
Heritage Lake	Ray Geroux	727-376-0021
South Fork CDD	Mark Vega	813-295-5455
Highlands CDD	Kristee Cole	813-382-7355
Southshore Falls	Chad Newell	941-740-3487
Elm Ridge	Pamela Cook	813-712-0568

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WATERWAY CHART

Client: Parkway Center Community Development District

Survey Date: March 2026

POND :	PERIMETER :	ACREAGE :
1	5,444	8
2	1,565	2.1
3	3,680	5.81
4	680	0.7
5	329	0.12
6	1,463	1.48
7	448	0.22
8	3,696	2.92
9	952	0.92
10	143	0.01
11	1,115	1.28
12	3,012	4.79
13	1,447	2.28
14 & 15	9,924	22.6
16	750	0.61
17	998	1.24
18	841	0.78
19	1,036	0.76
20	753	0.66
21	676	0.41
22	592	0.51



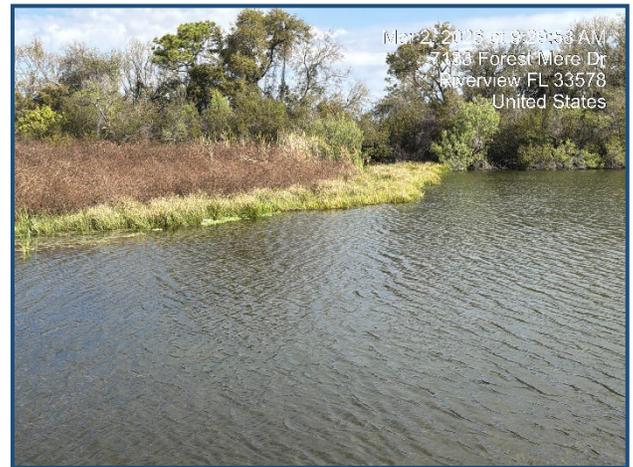
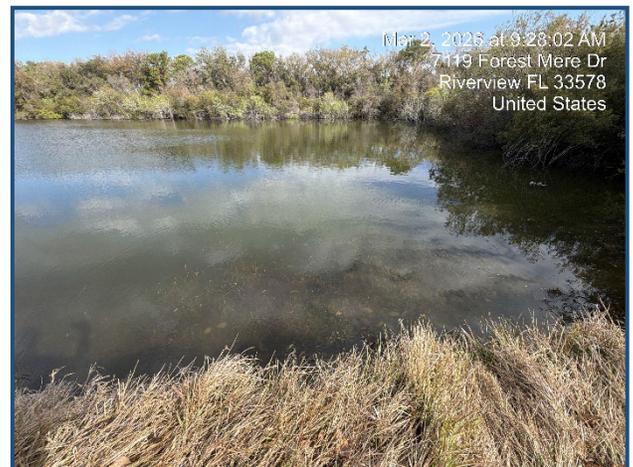
23	1,102	2.2
24	317	0.14
25	623	0.43
Wetland	579	0.45
Preserve	1,949	4.83
Total:	44,114	66.25

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Parkway Center Community Development District



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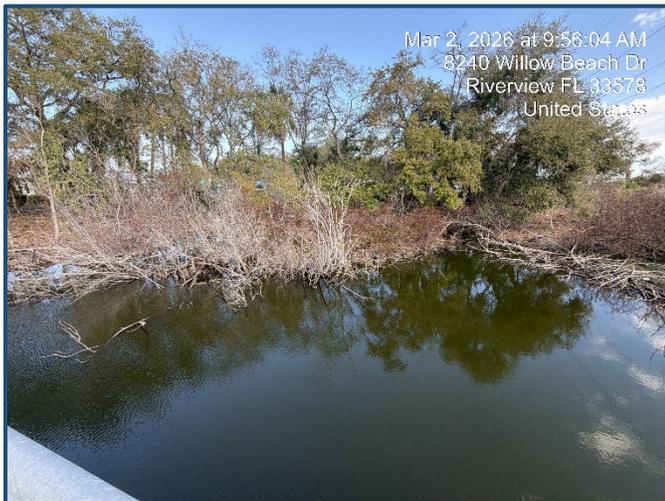
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1-800-491-9621



Proposal Date: 3/11/2026

ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Parkway Center Community Development District
c/o Inframark
2654 Cypress Ridge Blvd., Ste. 101
Wesley Chapel, FL 33544

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage twenty-five (25) ponds, one (1) wetland, and one (1) preserve with a total shoreline of approximately 44,114 linear feet, located at Parkway Center Community Development District in Riverview, Florida.
- 2) A minimum of 36 inspections with treatment as required (3 visits per month).
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Breakdown of Service:

Aquatic Weed and Algae Control	\$3,310.00
Shoreline Weed Control	Included
Preserve Maintenance	Included
Wetland Maintenance	Included
Management Reporting	Included
Monthly Quality Assurance Reports	Included
CDD Meeting Attendance	Included
Total Monthly Investment	\$3,310.00

Payments to be made in equal and consecutive monthly installments of \$3,310.00.

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

- 4) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.
- 5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.
- 6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation

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lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621



Proposal Date: 3/11/2026

Parkway Center Community Development District, Page 2 of 2

area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).

7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.

8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.

9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.

10) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.

11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.

14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.

15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

For: Advanced Aquatic Services, Inc.

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621



Map navigation controls including a scale bar from 1985 to 2025 and a date indicator for 3/2026.

Playdough Academy
Ippolito Elementary School

Preserve

SANCTUARY AT OAK CREEK

Wetland

Live Long and Lift

Image © 2025 Airbus

Goyita Antojito's Food Truck

Bell Architectural Specialties



- DEBRIS REMOVAL PROPOSAL- Pond #1-#25

March 4, 2026

Parkway Center Community Development District
c/o Inframark
2654 Cypress Ridge Blvd., Ste. 101
Wesley Chapel, FL 33544

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Provide all labor to remove man-made debris from Ponds #1-25 and properly dispose of it off-site.

Total \$1,200.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

1
2 **MINUTES OF MEETING**
3 **PARKWAY CENTER**
4 **COMMUNITY DEVELOPMENT DISTRICT**
5

6 The regular meeting of the Board of Supervisors of Parkway Center Community
7 Development District was held on Wednesday, February 25, 2026, at 6:30 p.m. at the Parkway
8 Center Clubhouse, located at 7461 S. Falkenburg Road, Riverview, FL 33578.

9
10 Present and constituting a quorum were:

- | | | |
|----|----------------|---------------------|
| 11 | | |
| 12 | Koko Miller | Chairperson |
| 13 | JoAnn Ward | Vice Chairperson |
| 14 | Tanya O’Connor | Assistant Secretary |
| 15 | Claudia Bryant | Assistant Secretary |
| 16 | | |

17 Also present were:

- | | | |
|----|--------------------|----------------------------|
| 18 | | |
| 19 | Alba Sanchez | District Manager |
| 20 | Tonja Stewart | District Engineer |
| 21 | Dale Wentzel | Onsite Manager |
| 22 | Jonathon Sciortino | District Accountant (Zoom) |
| 23 | Marsh Rainey | Special Counsel (Zoom) |
| 24 | Christy Fowler | Field Supervisor |
| 25 | David Manfrin | LMP |
| 26 | Residents | |
| 27 | | |
| 28 | | |

29 *This is not a certified or verbatim transcript but rather represents the context and summary of*
30 *the meeting. The full meeting is available in audio format upon request. Contact the District Office for*
31 *any related costs for an audio copy.*

32
33 **FIRST ORDER OF BUSINESS**

Pledge of Allegiance

34 Ms. Sanchez led the Pledge of Allegiance.

35
36 **SECOND ORDER OF BUSINESS Pledge**

Call to Order/Roll Call

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

38
39 **THIRD ORDER OF BUSINESS**

Public Comments on Agenda

40 None.

41

42

43 **FOURTH ORDER OF BUSINESS** **Staff Reports**

44 **A. District Counsel**

45 None.

46

47 **B. District Engineer**

48 Consolidated Land Services (CLS) submitted an Amendment to the Service Agreement for
49 review. The Board felt the walk-on Amendment did not allow sufficient time for Counsel to
50 review. The meeting will be continued to March 4, 2026, at 6:30 p.m. to allow Counsel and
51 the Engineer to complete their review.

52

53 **C. Accountant Report**

54 **i. Review of the January 2026 Financial Report and Consideration of the January**
55 **2026 Check Register and Operation and Maintenance Report**

56 Mr. Sciortino attended via Zoom and provided a high-level overview of the District’s
57 financial status, noting he had no concerns.

58

59 **D. Field Inspection Report**

60 Ms. Fowler presented the Field Inspection report and introduced a guest speaker to discuss
61 the current condition of the District’s ponds. Mr. Jason Jaszak from Advanced Aquatics
62 provided his assessment of the ponds and was requested to submit a proposal for the next
63 meeting, including a separate proposal for pond aeration.

64

65 **E. Landscape Report**

66 **i. Consideration of LMP Proposal #384617 – Downed Pines South of Amberly**

67 **ii. Consideration of LMP Proposal #385855 – Dead Pines – North of Amberly**
68 **Entrance**

69 Mr. Manfrin reviewed his report and presented two proposals for review. He noted three
70 additional trees had fallen and told the Board he would address the issue at an agreed price
71 of \$2,400.

72

73 On MOTION by Ms. O’Connor, seconded by Ms.
74 Bryant, with all in favor, LMP proposals 384617
75 and 385855 to remove dead Pines on CDD property
76 for \$2,400 were approved.

77

78 **F. Aquatic Report**

79 There were no updates.

80

81 **G. District Manager**

82 **i. Consideration of Resolution 2026-02, Removing Assistant Treasurer**

83

84 On MOTION by Ms. Ward, seconded by Mr. Miller,
85 Resolution 2026-02, Removing Ms. Leah Popelka
86 as Assistant Treasurer was adopted.

87

88 **ii. Consideration of Resolution 2026-03, Authorizing Bank Account Signatories**

89

90 On MOTION by Ms. Ward seconded by Mr. Miller,
91 Resolution 2026-03, Designating the Authorized
92 Signatories for the District’s Operating Bank
93 Account(s) and Providing an Effective Date was
94 adopted.

95

96 **H. On-Site Manager Report**

97 There were no updates.

98

99 **FIFTH ORDER OF BUSINESS**

Business Items

100 **C. Consideration of LMP Renewal of the Current Maintenance Contract**

101 Mr. Manfrin requested the Board review his renewal proposal, listed as item 5C on the
102 agenda, following his report.

103

104 On MOTION by Ms. O’Connor, seconded by Mr.
105 Miller, to proceed with soliciting Landscape Bids.

106

107 **D. Agreement Between Parkway Center CDD and Consolidated Land Services Inc. for**
108 **Gully Erosion Repair along Lots 1 Through 7**

109

110 On MOTION by Ms. O’Connor, seconded by Ms.
111 Bryant, to continue this Amendment walked on by
112 Ms. Tonja Stewart until Counsel had an opportunity
113 to review.

114

115 Attorney Rainey called in to join the meeting and provided a status that they have not come
116 to an agreement to date. Additional time is needed to continue discussions with opposing
117 Counsel.

118

119

120

121

122 **A. Discussion of Commercial Fitness Products Preventative Maintenance Plan (Tabled)**

123

124 On MOTION by Ms. Ward, seconded by Ms.
125 O'Connor, Commercial Fitness Products
126 Preventative Maintenance Plan agreement was
127 approved.

128

129 **B. Review of Blue Life Pool Service Contract – February 2026-January 2027**

130

131 On MOTION by Ms. O'Connor seconded by Ms.
132 Ward, the Renewal of Blue Life Pool Service
133 Contract for February 2026 through January 2027
134 was approved.

135

136 Advanced Aquatic presented an aeration proposal for Ponds 3,9 and 11.

137

138 **SIXTH ORDER OF BUSINESS** **Business Administration**

139 **A. Consideration of Minutes from the Regular Meeting on January 28, 2026**

140

141 On MOTION by Ms. O'Connor, seconded by Ms.
142 Ward, with all in favor, the Regular Meeting
143 Minutes on January 28, 2026, were approved as
144 amended, with a correction to change line 100 from
145 Dan to Don and to remove the word Ward after
146 Koko Miller on line 48.

147

148 **SEVENTH ORDER OF BUSINESS** **Old Business**

149 There were no old business items to discuss.

150

151 **EIGHTH ORDER OF BUSINESS** **Supervisors' Requests or Comments**

152 None

153

154 **NINTH ORDER OF BUSINESS** **Public Comments**

155 There were no audience comments.

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161 **TENTH ORDER OF BUSINESS**

Continuation

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On MOTION by Ms. O'Connor seconded by Mr. Miller, with all in favor, the meeting was continued to Wednesday, March 4, 2026, at 6:30 p.m. at the same location.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson

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

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The regular meeting of the Board of Supervisors of Parkway Center Community Development District was held on Wednesday, February 25, 2026, at 6:30 p.m. was recessed and reconvened on Wednesday, March 4, 2026, and called to order at 6:38 p.m. at the Parkway Center Clubhouse, located at 7461 S. Falkenburg Road, Riverview, FL 33578.

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19

Present and constituting a quorum were:

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25

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

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27

Also present were:

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Alba Sanchez	District Manager
Erin McCormick	District Counsel (Zoom)
Tonja Stewart	District Engineer
Marsh Rainey	Special Counsel

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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.

FIFTH ORDER OF BUSINESS

Business Items

D. Agreement Between Parkway Center CDD and Consolidated Land Services Inc. for Gully Erosion Repair along Lots 1 Through 7

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On MOTION by Ms. O'Connor, seconded by Ms. Bryant, the Agreement between Parkway Center CDD and Consolidated Land Services, Inc. for Gully Erosion Repair along Lots 1 through 7 with the caveat that the \$6,000 fence removal be removed from the scope of work was approved.

Ms. Stewart will oversee and project manage the fence removal and re-installation process. Inframark will perform the following work on March 13, 2026, which provides Counsel with the necessary timeline to finalize the agreement and issue a formal notice to all homeowners regarding the commencement date.

The details are outlined below:

- Phase 2: Site Preparation and Fence Removal
- Start Date: Friday, March 13, 2026
- Estimated Duration: 1 Day (weather permitting)
- Scope of Work: Per Home – 6 in total.
- Remove existing rear fence and all fence stakes.
- Place tarp on ground.
- Stack removed fence materials on tarp to the left side of each home so that they do not confuse the materials with another home and use the same material, if possible, to reinstall.
- Install temporary stakes at original fence line.
- Wrap entire rear lot line securely with orange construction tape.
- Wrap tightly.
- Add a second layer if necessary.
- Ensure pets remain secure within the lot.

Responsible Party:

- Field Team

Milestone:

- All six properties secured with temporary barrier.
- Site ready for irrigation coordination.

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On MOTION by Ms. O'Connor seconded by Ms. Ward, the Settlement Agreement for Willow Beach residents with the revisions authorized by the Board was approved.

82 **EIGHTH ORDER OF BUSINESS** **Supervisors' Requests or Comments**

83 Mr. Miller requested Management contact SW2 Security to secure coverage for the
84 following dates and times during Spring Break 2026:

85

86 Weekday Coverage:

- 87 ➤ March 13th-22nd – Hours: 6:00 p.m. – 10:00 p.m.

88

89 Weekend Coverage:

- 90 ➤ March 14th-15th - Hours: 1:00 p.m. – 9:00 p.m.

- 91 ➤ March 21st-22nd -Hours: 1:00 p.m. – 9:00 p.m.

92

93 Address:

- 94 ➤ Parkway Center Clubhouse, 7461 S. Falkenburg Road, Riverview, Fl. 33578.

95

96 **TENTH ORDER OF BUSINESS** **Adjournment**

97

98 On MOTION by Mr. Miller seconded by Ms. Ward,
99 with all in favor, the meeting was adjourned at 8:14
100 p.m.

101

102 _____

103 Secretary/Assistant Secretary

Chairperson/ Vice Chairperson