



Parkway Center Community Development District

May 27, 2026

Final Agenda Package

ZOOM MEETING INFORMATION

Meeting ID: 832 1556 4329

Passcode: 140459

<https://us06web.zoom.us/j/83215564329?wd=YRBV1t4PEuFkvEIjmLbvI9RKjwwXTR.1>

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Parkway Center Community Development District

Board of Supervisors

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

District Staff

Alba Sanchez, District Manager
 Erin McCormick, District Counsel
 Tonja Stewart, District Engineer
 Dale Wentzel, Onsite Manager
 Christy Fowler, Field Inspection Coordinator
 Diana Lopez, District Accountant
 Kareen Baker, District Admin

Regular Meeting Agenda

Wednesday, May 27, 2026, at 6:30 p.m.

The Regular Meeting of the **Parkway Center Community Development District** will be held on **Wednesday, May 27, 2026, at 6:30 p.m. at the Parkway Center CDD Clubhouse, 7461 S. Falkenburg Road, Riverview, Florida 33578.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Zoom's Meeting Information

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

Meeting ID: 832 1556 4329 Passcode: 140459

All cellular phones must be turned off during the meeting.

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER/ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. PUBLIC COMMENTS**

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

5. STAFF REPORTS

- A. District Counsel**
 - i. Reminder of Form 1 Submission**
- B. District Engineer**
- C. Field Inspection Report**
- D. Landscape Report**
 - i. Consideration of LMP Proposal #392213 – Irrigation Repairs**
 - ii. Consideration of LMP Proposal #400606 – Removal of Dead Trees**
- E. Aquatic Report**
 - i. Advanced Aquatic Debris Removal Proposal – Pond #1 Through Pond #25**

- ii. Advanced Aquatic New Aeration Systems Proposal – Pond 9
- iii. Advanced Aquatic Environmental Services Agreement Proposal

F. District Manager’s Report

- i. Information on the Number of Registered Voters - 3,360

G. On-Site Manager’s Report

6. BUSINESS ITEMS

A. Presentation of Fiscal Year 2027 Proposed Budget

- i. Consideration of Resolution 2026-05, Approving the Fiscal Year 2027 Budget and Setting the Public Hearing
- ii. Acceptance of Grau & Associates Fiscal Year 2025 Audit Report
- iii. Consideration of EZ Much Installation of Certified Playground Mulch Estimate #6204
- iv. Consideration of LMP Playground Mulch Refresh Proposal #400584

7. CONSENT AGENDA

A. Consideration of Minutes from the Regular Meeting held on April 22, 2026

B. Review of the April 2026 Financial Report and Consideration of Check Register and Operations and Maintenance Report

8. OLD BUSINESS

9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

10. PUBLIC COMMENTS (*Comments limited to (3) minutes Per Speaker*)

11. ADJOURNMENT

2025 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$20,000. [s. 112.317, F.S.]

Instructions for Completing and Filing Form 1 Statement of Financial Interests

WHEN TO FILE: *Initially*, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

WHO MUST FILE FORM 1:

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.
8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions

and legislative assistants exempted by the presiding officer of their house);
and each employee of the Commission on Ethics.

17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[112.3145(3)(b)1, F.S]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such

as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts,

etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name

of the uniform rental company, its address, and its principal business activity (uniform rentals).

- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for ad valorem tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes

investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2026

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C



Parkway Center CDD May 2026 Field Inspection

Thursday, 7 May 2026

Prepared For Board Of Supervisors

13 Issues Identified

13 Issues Incomplete

Issue 1

Assigned To: Board/District Manager

Pool Deck – Northeast Side Near Slide

Observations:

Photo 1: Some of the pavers are not level by the pool steps

Photos 2 & 3: Pavers are raised above the coping, creating uneven transitions.

Photo 5: Raised pavers observed in the corner area on the northeast side of the pool near the slide.

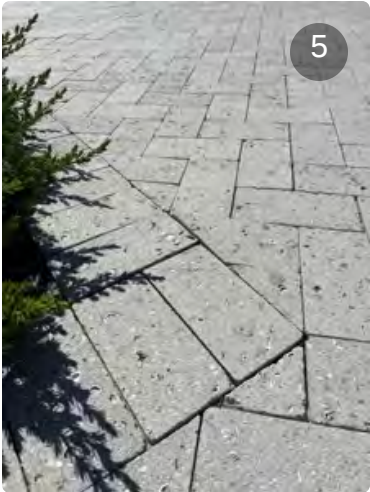
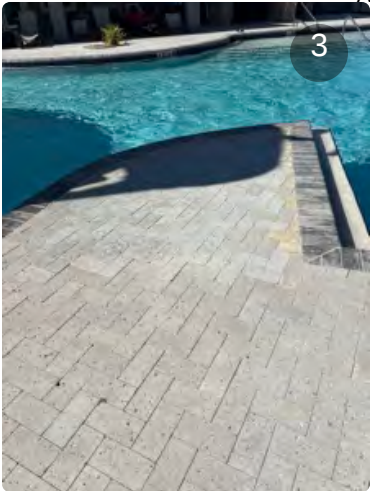
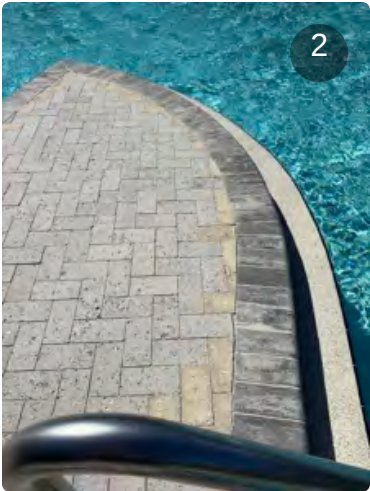
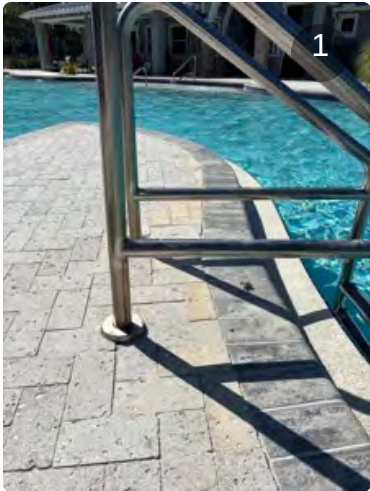
Photos 7 & 8: Pavers under covered areas require cleaning due to visible buildup/staining.

Recommendations:

Reset and level sunken and raised pavers to restore a safe and uniform walking surface.

Clean pavers to improve appearance and reduce buildup.

Continue monitoring pool deck surfaces for additional movement or trip hazards.





Issue 2

Assigned To: LMP

Pool Area

Observations:

Frost-damaged Firebush remains present around the pool area.

Recommendations:

Cut back frost-damaged Firebush to encourage healthy regrowth and improve appearance.

David advised that cutback is scheduled to be completed Monday.

Issue 3

Assigned To: LMP

Entrance to Belmont

Observation

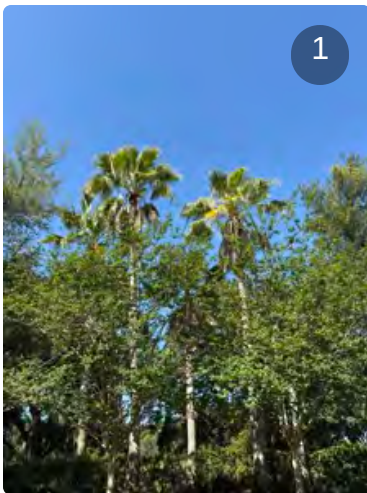
Texas Sage is leggy along the west side entrance.

Palm Trees have dead fronds present.

Recommendation

Prune Sage to encourage new growth

Prune Palm fronds to remove expired fronds.



Issue 4

Pond 9

Observations:

Three pond signs require replacement.

Water level is significantly low.

Trash present within the pond water.

Vegetation growth present around sign posts.

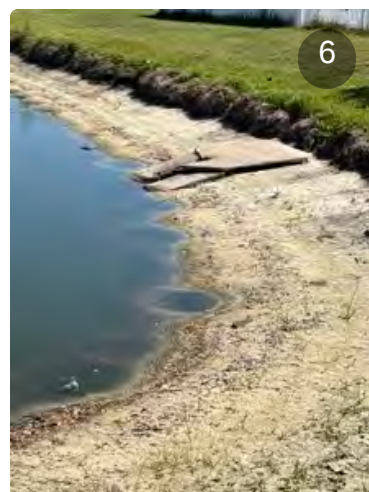
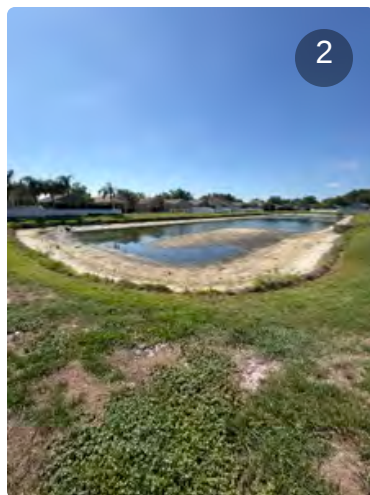
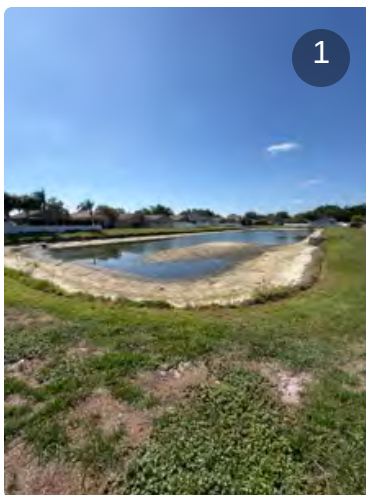
Pond inflow drains are failing

Recommendations:

Replace deteriorated pond signs.

Remove trash from the pond to improve appearance and water quality.

String trim around sign posts to maintain visibility and a clean appearance.





Issue 5

Assigned To: LMP

Pond 9

Observations:

Hole/depression present within the pond area.

Recommendations:

Fill hole with soil and compact as needed to restore grade and eliminate potential safety concerns.

Monitor area for settling or erosion following repair.



Issue 6

Assigned To: District Manager

Fence Line Area

Observations:

Vines are growing up the fence line.

Fence surfaces show buildup and require cleaning.

Recommendations:

Remove vines from the fence to prevent overgrowth and maintain appearance.

Power wash fence surfaces to remove buildup and restore a clean presentation. - I will follow up on the address.

Issue 8

Assigned To: Inframark Maintenance

Pocket Park – Moccasin Trl Dr

Observations:

CDD property sign is missing at the pocket park location.

Recommendations:

Replace missing CDD property sign. -Would the board like proposals?



Issue 9

Assigned To: Field

The large Utility box at Riverview and Still Creek Dr has been marked off by Frontier. I will continue to monitor.



Issue 10

Assigned To: Inframark Maintenance

Still Creek Dr – Inbound Monument

Observations:

White portion of monument top shows minor damage and paint deterioration.

Recommendations:

Complete minor repairs to the monument top as needed.

Repaint repaired areas to restore a clean and uniform appearance matching existing finishes.



Issue 11

Assigned To: LMP

Still River / Sanctuary Area – Triangular Islands

Observations:

Weeds present along the sidewalk on Still River next to the Fakahatchee grasses

Jasmine is overgrown and hanging over the curb within the triangular islands.

Bare areas and missing plant material observed within the triangular islands near Sanctuary and throughout the community.

Recommendations:

Treat and remove weeds along sidewalks to maintain a clean appearance.

Trim back jasmine to maintain curb clearance and improve visibility and appearance.

Evaluate and replace missing plant material within triangular islands to restore landscape continuity and overall aesthetics throughout the community.



Issue 13

Assigned To: LMP

Sidewalk Areas

Observations:

Tree limbs and vegetation are encroaching into sidewalk areas and overhead clearance zones.

Recommendations:

Cut back limbs and vegetation encroaching onto sidewalks to restore safe pedestrian access and visibility.

Raise/prune overhanging limbs as needed to maintain proper sidewalk clearance and improve overall appearance.



Issue 14

Assigned To: Engineer/Inframark Maintenance

Eagle Palm Dr – Sidewalk

Observations:

Erosion observed beneath the sidewalk.

Washout present adjacent to the sidewalk near the fire hydrant.

Sign replacement is needed.

Recommendations:

Inspect and repair erosion beneath the sidewalk.

Restore and stabilize the washout area near the fire hydrant.

Replace deteriorated sign.



Issue 15

Assigned To: LMP/Inframark Maintenance

Observations:

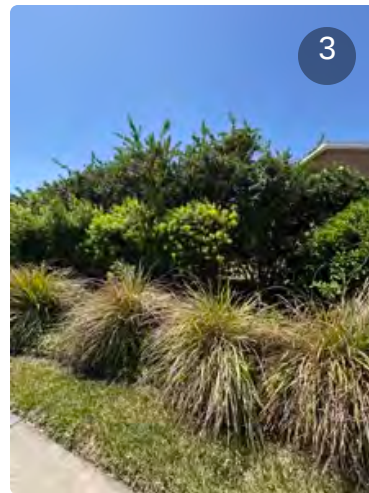
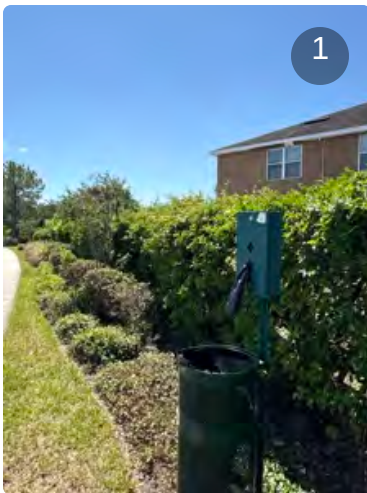
Dog waste station is missing a cover, contributing to odor concerns.

Shrubs along CDD property adjacent to the townhomes are overgrown.

Recommendations:

Install or replace cover on the dog waste station to help contain odor and improve appearance.

Trim shrubs along the CDD property line to maintain a neat appearance and prevent encroachment.





Proposal

Proposal No.: 392213
Proposed Date: 03/26/26

PROPERTY:	FOR:
Parkway Center CDD Alba Sanchez 7461 S Falkenburg Rd Riverview, FL 33578	Needed Irrigation Repairs - Controller H Zones 1,2,3 Multiple Repairs

Proposal for needed irrigation repairs in round a bout at Still River Dr. Controller H, Zones 1, 2, and 3 - Driplines kinked under pine trees (zone 3). Change zones 1 and 2 from fixed spray nozzles, to MP rotators and rotors. This will provide coverage on plant material, and zone 3 can be eliminated.

ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Lateral Components			\$1,725.80
Irrigation Tech Labor	18.00	HR	
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	9.00	EA	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	9.00	EA	
Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	9.00	EA	
Sch 40 PVC Cap 1/2 in. Socket	46.00	EA	
Hunter MP Rotator MP3000 Nozzle Male Thread 22 ft. - 30 ft. Radius 90 Degree - 210 Degree	14.00	EA	
Fuel Surcharge 5%			\$86.29
Fuel Surcharge	1725.80	EA	
Total:			\$1,812.09

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



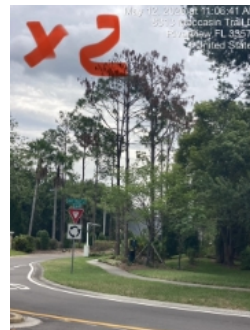
Proposal

Proposal No.: 400606
Proposed Date: 05/19/26

PROPERTY:	FOR:
Parkway Center CDD Alba Sanchez 7461 S Falkenburg Rd Riverview, FL 33578	Tree Removal (Flush Cut)

Removal of (5) dead pine trees & (1) dead palm tree. These pine trees are along Still Creek & palm is inside fence at Sanctuary

Clean up & removal of all debris generated during course of work.



ITEM	QTY	UOM	TOTAL
Flush Cut Trees			
Arbor Services			\$3,300.00
Tree Removal (Flush Cut)	1.00	EA	
Total:			\$3,300.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Parkway Center Community Development District

Inspection Date:

5/13/2026

Prepared by:

Jacob M. Adams, Project Manager & Biologist

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



Inspection Report | Page 1

Site Assessments

Pond# 1

Comments:

Normal growth observed.

The native submersed Vallisneria grass is present along the perimeter areas of the pond. This growth is currently to the top of the waterline and some minor algae growth was observed in the area. Other aquatic weeds that were observed on this pond were the floating weed, Duckweed. This growth was also minimal. Algae and Duckweed growth was recently targeted for treatment. Follow up treatments will be performed as needed. The exposed sediment around the perimeter had minimal new growth of invasive grasses and aquatic weeds.



Pond #2

Comments:

Normal growth observed.

The native submersed Vallisneria grass is present along the perimeter areas of the pond. This growth is currently to the top of the waterline and some algae growth was observed in the area. In the littoral shelf area, patches of Torpedgrass were observed and these will be targeted over time during the next several visits. Very minimal aquatic weeds and invasive grasses were present on the exposed sediment. Treatments have begun to target the algae growth on top of the Vallisneria and follow up treatments for this will be performed.



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Inspection Report | Page 2

Site Assessments

Pond# 3

Comments:

Pond 3 looks good overall.

A very minimal algae growth was present on this pond. This growth was limited to small patches around the shoreline perimeter. Algae growth will continue to be targeted on this pond. Minimal aquatic weed and invasive grasses were observed around the shoreline perimeter areas.



Pond #4

Comments:

Pond 4 looks good. The water level is slightly low. No issues were observed with algae, submersed weeds, other aquatic weeds, or invasive grasses. Recently, the exposed sediment around the shoreline perimeter was treated for a minimal amount of aquatic weed and invasive grass growth.



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Inspection Report | Page 3

Site Assessments

Pond# 5

Comments:

Pond 5 looks good.

Currently this pond is completely dry. While the pond is dry the exposed sediment will continue to be targeted for aquatic weed growth. Minimal new growth of aquatic weeds and invasive grasses were observed in this area. This minimal new growth will continue to be targeted during future visits. A minimal amount of trash/debris was observed on this site.



Pond #6

Comments:

Normal growth was observed.

A minimal amount of algae and the submersed weed Chara were observed on this pond. This growth was limited to a few patches/spots around the shoreline perimeter. Treatments will continue to targeted this growth for a further reduction. A minor amount aquatic weeds and invasive grasses were observed along the exposed sediment and shows positive results from a recent treatments. Treatments will continue to targeted any new aquatic weed or invasive grass growth along the exposed sediment. The water level on this pond is at a low level.



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Inspection Report | Page 4

Site Assessments

Pond# 7

Comments:

Pond 7 looks good.

Minimal aquatic weeds and invasive grasses along exposed sediment were present. These were also previously treated and show positive results. No other issues were observed with submersed weeds or algae on this pond. The water level is currently low resulting in a few feet of exposed sediment.



Pond #8

Comments:

Normal growth observed.

A minimal amount of algae was observed at the water line around the shoreline perimeter. On the exposed sediment around the perimeter, minimal amounts of Slender Spike Rush, invasive grasses, and other aquatic weeds were present. These will all continue to be targeted for treatment for further reduction. In the littoral shelf area of the pond, some invasive terrestrial growth was observed such as Thistle. This growth will also continue to be targeted for treatment during the upcoming visits.



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Inspection Report | Page 5

Site Assessments

Pond# 9

Comments:

Pond 9 looks good overall.

While pond 9 remains at a very low water level, it looks good overall. Algae growth was minimal to none, minimal growth aquatic weeds and invasive grasses were observed on the exposed sediment, and the dry littoral area was clear of any aquatic weed growth. Some trash/debris was observed on this pond.



Pond #10

Comments:

Pond 10 looks good.

Currently this site is dry and not holding any water. Minimal amounts of invasive grasses and aquatic weeds were treated previously, with positive results seen. The patch of native vegetation, Arrowhead, is thriving despite dry conditions. No other issues to report about this site.



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Inspection Report | Page 6

Site Assessments

Pond# 11

Comments:

Treatment in progress.

A Planktonic algae bloom was observed and targeted for treatment. Results should be visible in 7-14 days. Lake dye was also applied to this pond to aid in minimizing any new Planktonic algae growth. Around the perimeter of the pond on the exposed sediment, some invasive growth was observed. This consisted of invasive grasses, vines, and other aquatic weeds. Minimal to minor amounts of this growth was observed and has been targeted for treatment. Follow up visits will continue to target this until further reduced. A minor amount of trash/debris was observed.



Pond #12

Comments:

Pond 12 looks good.

No issues were observed with algae, or submersed weeds on this site. Recently, a minimal amount of aquatic weeds and invasive grasses were treated around the shoreline perimeter. Positive results were seen from this treatment. A minimal amount of Primrose willow and invasive grasses were observed along the backside/wetland buffer side of the pond. The water level is at a normal level.



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Inspection Report | Page 7

Site Assessments

Pond# 13

Comments:

Normal growth was observed.

Pennywort, Water Lettuce, and Azolla were among some of the aquatic weeds observed on this pond. These will continue to be targeted for treatment for a further reduction. This growth was located in a few small areas along the shoreline perimeter and on the front edge of the littoral shelf. A very minimal amount of algae was observed in a small section on the front edge of the littoral shelf as well. Follow up treatments with continue to target these growths.



Pond #14 and #15

Comments:

Pond 14 & 15 looks good overall.

Recently a turnover event occurred and these ponds experienced a fish kill. This occurred primarily due to large, suspected areas of low dissolved oxygen water. During this visit there were very minimal dead fish were remaining, roughly 10-15. There were birds actively eating the remaining amount. A minimal amount of the aquatic floating weeds Water Lettuce and Water Hyacinth were observed. Treatments will continue to target these to minimize new growth of these two species. No issues were observed with other aquatic weeds or invasive grasses around the perimeter as there was minimal to no new growth observed.



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Inspection Report | Page 8

Site Assessments

Pond# 16

Comments:

Pond 16 looks good overall.

Very minimal algae growth was observed on this pond. Treatments will continue to target algae growth, to keep new algal growth to a minimum. The exposed sediment area around the perimeter was recently treated for aquatic weeds and invasive grasses and positive results were seen. A very minimal amount of trash/debris was seen.



Pond #17

Comments:

Pond 17 looks good.

This pond was previously treated along the exposed sediment for a minimal amount of aquatic weeds and invasive grasses. Positive results were seen from this treatment. No issues were observed with algae or submersed weeds. The water level is at a low level. No other issues to report.



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Inspection Report | Page 9

Site Assessments

Pond# 23

Comments:

Pond 23 looks good.

Very minimal amounts of invasive grasses or aquatic weeds were observed along the exposed sediment. Previous treatments have targeted this growth and positive results were seen. The water level is low with several feet of exposed sediment. No issues were observed with algae or submersed weeds. No other issues to report on this pond.



Pond #24

Comments:

Pond 24 looks good.

Currently this pond is dry. This site was previously treated for minimal amounts of aquatic weeds, terrestrial weeds, and invasive grasses. Positive results were seen from this treatment and no issues were observed.



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Inspection Report | Page 10

Site Assessments

Pond# 25

Comments:

Normal growth observed.

Some aquatic weed, terrestrial, and invasive grass growth was observed the center of this site. This area of growth will be targeted and worked back over the next few visits to gradually reduce invasive growth and promote native recruitment. The water level is low and no major issues were observed in the low water areas.



Wetland

Comments:

This site looks good.

This site is dry, with minimal to no new invasive growth. Any new invasive growth in this area will be targeted for treatment. No issues to report.



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Inspection Report | Page 11

Site Assessments

Preserve

Comments:

Treatments in progress.

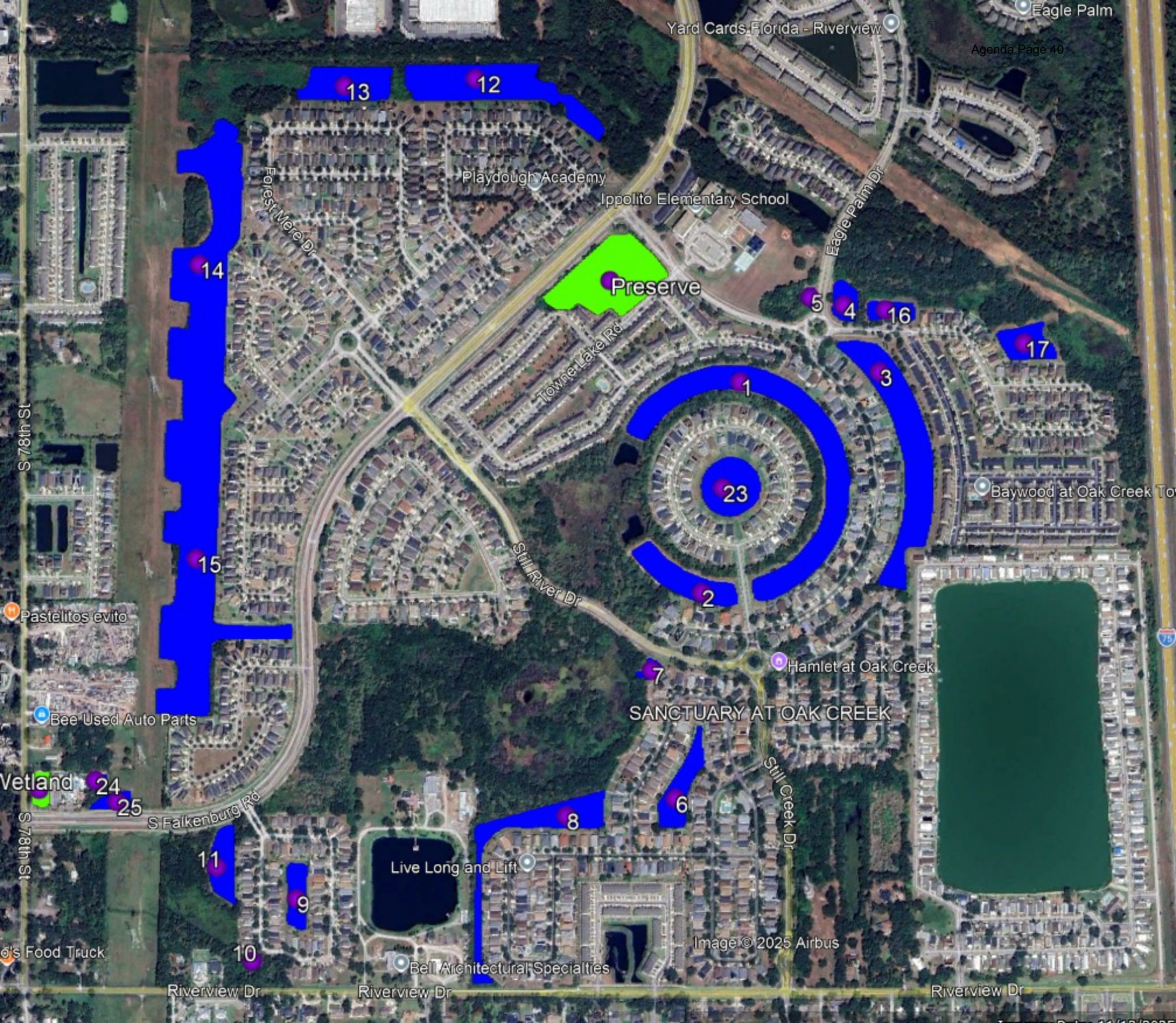
Recent treatments have begun to targeted Cogan grass, Torpedograss, other invasive grasses, Dog Fennel, Vines, and other invasive species. Treatments in this preserve area will gradually reduce invasive growth in order to promote recruitment of native species.



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13

12

14

Preserve

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17

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7

SANCTUARY AT OAK CREEK

Hamlet at Oak Creek

15

S 78th St

Pastelitos evito

Bee Used Auto Parts

Vetland

24

25

S 78th St

S Falkenburg Rd

11

8

6

Live Long and Lift

Still Creek Dr

's Food Truck

10

Riverview Dr

Bell Architectural Specialties

Riverview Dr

Image © 2025 Airbus

Riverview Dr



- 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: _____



- NEW AERATION SYSTEMS PROPOSAL- Pond 9

March 26, 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: (see attached map for reference)

Pond 9: Supply, deliver and install one (1) Atmos small cabinet, 1/2 hp compressor, 2 cooling fans, pressure gauge, 2-valve manifold, two (2) 9" dual self-sink diffusers, electric aerator sound kit, and 500 feet weighted airline.

Warranty: Compressor: Four (4) years; Electronics: Two (2) years; Cabinet: Lifetime against rust

Total: \$4,202.00

- 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: _____



Proposal Date: 3/26/2026

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 (20) ponds, one (1) wetland, and one (1) preserve with a total shoreline of approximately 40,216 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	\$2,866.00
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	\$2,866.00

Payments to be made in equal and consecutive monthly installments of \$2,866.00.

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



Proposal Date: 3/26/2026

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: _____

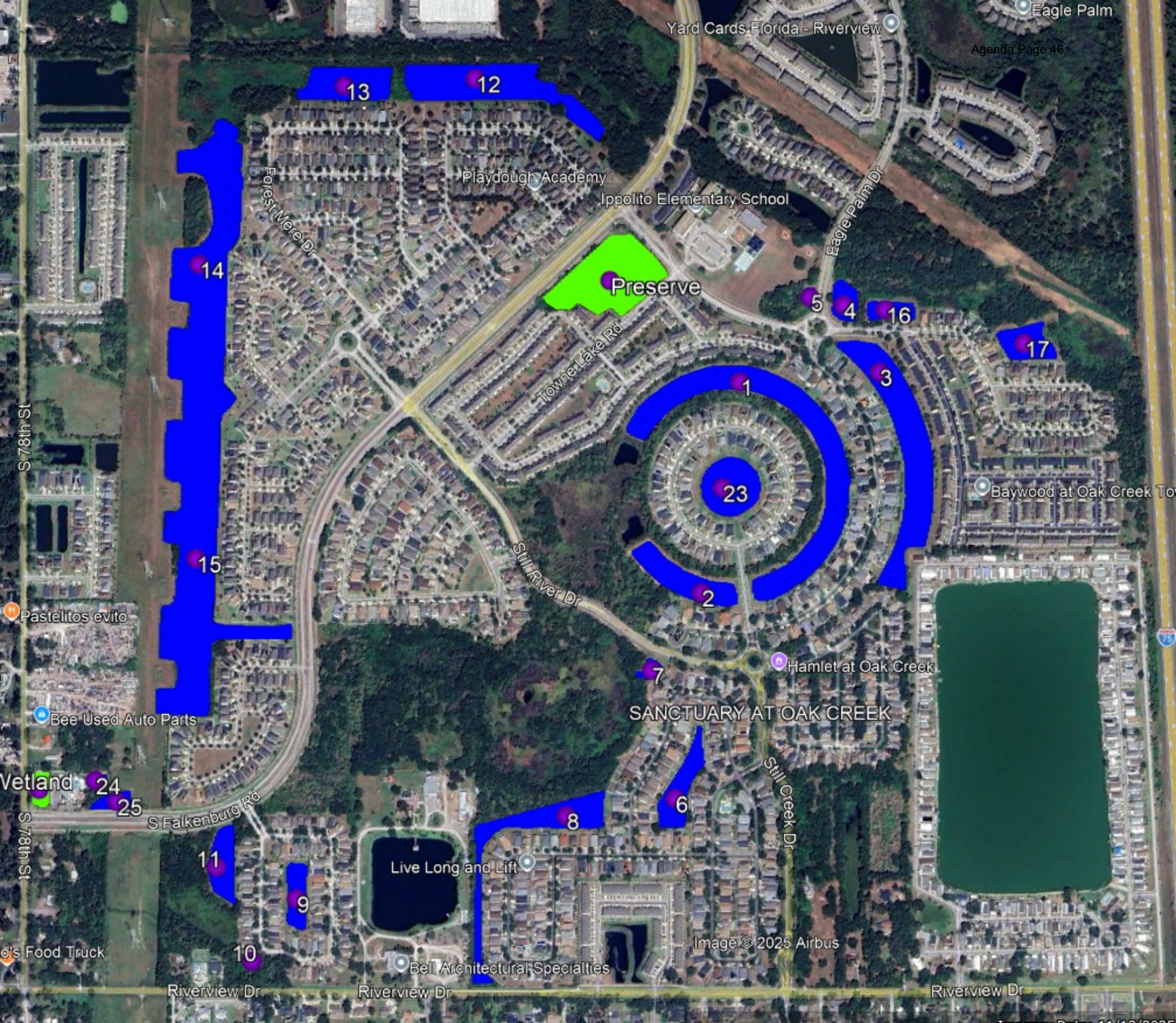
Contract Start Date: _____

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lakes@advancedaquatic.com

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Preserve

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SANCTUARY AT OAK CREEK

Hamlet at Oak Creek

15

S 78th St

Pastelitos evito

Bee Used Auto Parts

Vetland

24

25

S 78th St

S Falkenburg Rd

11

9

8

6

Live Long and Lift

Still Creek Dr

10

Riverview Dr

Bell Architectural Specialties

Riverview Dr

Image © 2025 Airbus

Riverview Dr



Craig Latimer
Supervisor of Elections

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

GOVERNOR'S STERLING
 AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Parkway Center CDD	3360

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
 Administrative Assistant/Candidate Services





*Parkway Center
Community Development District*

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 19, 2026

CLEAR PARTNERSHIPS



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Parkway Center

Community Development District

Budget Overview

FY 2027

Parkway Center

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
 Fiscal Year 2027 Budget
 General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$6,575.00	\$0.00	\$6,575.00	0%	\$0.00
Special Assmnts- Tax Collector	\$970,110.00	\$950,968.00	\$19,142.00	\$970,110.00	0%	\$1,198,978.99
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$47,959.16
Other Miscellaneous Revenues	\$10,000.00	\$4,558.00	\$5,442.00	\$10,000.00	0%	\$10,000.00
Interest- Tax Collector	\$0.00	\$1,612.00	\$0.00	\$1,612.00	0%	\$0.00
TOTAL REVENUES	\$980,110.00	\$963,713.00	\$24,584.00	\$988,297.00	1%	\$1,161,019.83
EXPENDITURES						
<i>Administrative</i>						
Supervisor Fees	\$12,000.00	\$4,000.00	\$8,000.00	\$12,000.00	0%	\$12,000.00
ProfServ-Arbitrage Rebate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Info Technology	\$3,200.00	\$3,088.00	\$112.00	\$3,200.00	0%	\$3,200.00
ProfServ-Recording Secretary	\$2,772.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
ProfServ-Trustee Fees	\$12,500.00	\$7,516.00	\$4,984.00	\$12,500.00	0%	\$12,500.00
Disclosure Report	\$6,000.00	\$3,000.00	\$3,000.00	\$6,000.00	0%	\$6,000.00
District Counsel	\$7,500.00	\$12,255.00	\$12,458.12	\$24,713.12	230%	\$15,000.00
District Engineer	\$7,500.00	\$10,032.00	\$10,198.28	\$20,230.28	170%	\$10,000.00
District Manager	\$29,705.00	\$14,853.00	\$15,099.18	\$29,952.18	1%	\$31,190.25
Accounting Services	\$28,667.00	\$14,339.00	\$14,576.66	\$28,915.66	1%	\$28,667.00
Auditing Services	\$9,500.00	\$0.00	\$9,500.00	\$9,500.00	0%	\$9,800.00
Website Compliance	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	0%	\$1,500.00
Postage, Phone, Faxes, Copies	\$750.00	\$57.00	\$693.00	\$750.00	0%	\$250.00
Public Officials Insurance	\$4,325.00	\$4,325.00	\$0.00	\$4,325.00	0%	\$4,325.00
Legal Advertising	\$1,000.00	\$39.00	\$961.00	\$1,000.00	0%	\$1,000.00
Misc-Non Ad Valorem Taxes	\$7,000.00	\$1,795.00	\$5,205.00	\$7,000.00	0%	\$7,000.00
Bank Fees	\$350.00	\$0.00	\$350.00	\$350.00	0%	\$350.00
Miscellaneous Expenses	\$410.00	\$779.00	\$791.91	\$1,570.91	283%	\$1,000.00
Office Supplies	\$200.00	\$370.00	\$0.00	\$370.00	85%	\$500.00
Dues, Licenses, Subscriptions	\$500.00	\$316.00	\$184.00	\$500.00	0%	\$500.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$23,979.58
Total Administrative	\$136,379.00	\$76,764.00	\$88,613.15	\$165,377.15	21%	\$169,761.83
<i>Electric Utility Services</i>						
Electricity - Streetlights/Amenity	\$154,000.00	\$83,460.00	\$84,843.31	\$168,303.31	9%	\$184,000.00
Propane Gas	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$18,000.00
Total Electric Utility Services	\$154,000.00	\$83,460.00	\$84,843.31	\$168,303.31	9%	\$202,000.00
<i>Garbage/Solid Waste Services</i>						
Garbage - Recreational Facility	\$2,900.00	\$2,044.00	\$2,077.88	\$4,121.88	42%	\$4,200.00
Total Garbage/Solid Waste Services	\$2,900.00	\$2,044.00	\$2,077.88	\$4,121.88	42%	\$4,200.00
<i>Water-Sewer Comb Services</i>						
Utility - Water	\$24,000.00	\$7,784.00	\$7,913.02	\$15,697.02	-35%	\$20,000.00
Total Water-Sewer Comb Services	\$24,000.00	\$7,784.00	\$7,913.02	\$15,697.02	-35%	\$20,000.00
<i>Other Physical Environment</i>						
Waterway Management	\$22,300.00	\$63,512.00	\$0.00	\$63,512.00	185%	\$36,000.00
Field Services	\$27,707.00	\$19,144.00	\$8,563.00	\$27,707.00	0%	\$27,707.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Waterway Management - Other	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Contracts - Landscape	\$274,413.00	\$94,589.00	\$96,156.77	\$190,745.77	-30%	\$280,000.00
Clubhouse Security Systems	\$14,000.00	\$9,793.00	\$9,955.31	\$19,748.31	41%	\$18,000.00
Onsite Staff	\$61,944.00	\$26,506.00	\$35,438.00	\$61,944.00	0%	\$61,944.00
Insurance -Property & Casualty	\$40,407.00	\$30,449.00	\$9,958.00	\$40,407.00	0%	\$40,407.00
R&M-Gate	\$1,500.00	\$500.00	\$1,000.00	\$1,500.00	0%	\$1,500.00
R&M-Other Landscape	\$10,000.00	\$3,215.00	\$3,268.29	\$6,483.29	-35%	\$20,000.00
R&M-Pools	\$39,600.00	\$14,249.00	\$14,485.17	\$28,734.17	-27%	\$10,000.00
Entry/Gate/Walls Maintenance	\$2,056.00	\$33.00	\$2,023.00	\$2,056.00	0%	\$10,000.00
Plant Replacement Program	\$20,000.00	\$4,930.00	\$5,011.71	\$9,941.71	-50%	\$30,000.00
Irrigation Maintenance	\$12,000.00	\$24,811.00	\$25,222.23	\$50,033.23	317%	\$20,000.00
Mitigation Area Monitoring & Maintenance	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Total Other Physical Environment	\$533,427.00	\$291,731.00	\$218,581.49	\$510,312.49	-4%	\$563,058.00
Capital Expenditures & Projects						
Capital Improvements	\$29,135.00	\$26,537.00	\$26,976.84	\$53,513.84	84%	\$70,000.00
Total Capital Expenditures & Projects	\$29,135.00	\$26,537.00	\$26,976.84	\$53,513.84	84%	\$70,000.00
Road and Street Facilities						
StreetLight - Decorative Light Maint.	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$0.00
Pavement and Signage Repairs	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	0%	\$1,000.00
Misc-Holiday Lighting	\$16,050.00	\$11,728.00	\$11,922.39	\$23,650.39	47%	\$17,000.00
Total Road and Street Facilities	\$22,550.00	\$11,728.00	\$18,422.39	\$30,150.39	34%	\$18,000.00
Parks and Recreation						
Security Patrol	\$10,000.00	\$11,206.00	\$11,391.73	\$22,597.73	126%	\$26,000.00
Pool Service Repairs	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Playground Amenity	\$12,000.00	\$8,553.00	\$8,694.76	\$17,247.76	44%	\$8,500.00
Special Events	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$0.00
Misc Contingency	\$13,219.00	\$25,792.00	\$26,219.49	\$52,011.49	293%	\$15,000.00
Janitorial Services	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,000.00
Total Parks and Recreation	\$39,719.00	\$45,551.00	\$50,805.99	\$96,356.99	143%	\$64,000.00
Reserves						
Capital Reserve	\$38,000.00	\$0.00	\$0.00	\$0.00	-100%	\$50,000.00
Total Reserve	\$38,000.00	\$0.00	\$0.00	\$0.00	-100%	\$50,000.00
TOTAL EXPENDITURES	\$980,110.00	\$545,599.00	\$498,234.07	\$1,043,833.07	7%	\$1,161,019.83
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$418,114.00	-\$473,650.07	-\$55,536.07	0%	\$0.00
Net change in fund balance						
		\$418,114.00	-\$473,650.07	-\$55,536.07	0%	\$0.00
FUND BALANCE, BEGINNING	\$434,915.00	\$434,915.00	\$0.00	\$434,915.00	0%	\$379,378.93
FUND BALANCE, ENDING	\$434,915.00	\$853,029.00	-\$473,650.07	\$379,378.93	-13%	\$379,378.93

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$434,915.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Funds Available - 9/30/2027	\$434,915.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

First Quarter Operating Reserve	\$290,254.96
Capital Projects (FY26)	\$ 38,000.00
Less Capital Projects Expenses FY26	-
Capital Projects (FY27)	50,000
	\$88,000.00
	\$378,254.96
Estimated Remaining Undesignated Cash as of 9/30/2027	\$56,660.04

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2027

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Parkway Center
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
 Fiscal Year 2027 Budget
 Series 2008 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$4,691.00	\$0.00	\$4,691.00	0%	\$0.00
Special Assmnts- Tax Collector	\$172,874.00	\$167,730.00	\$5,144.00	\$172,874.00	0%	\$183,908.43
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$7,356.34
TOTAL REVENUES	\$172,874.00	\$172,421.00	\$5,144.00	\$177,565.00	3%	\$176,552.09
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,678.17
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,678.17
<i>Debt Service</i>						
Principal Debt Retirement	\$130,000.00	\$0.00	\$130,000.00	\$130,000.00	0%	\$135,000.00
Interest Expense	\$42,659.00	\$21,330.00	\$21,329.00	\$42,659.00	0%	\$36,367.00
Total Debt Service	\$172,659.00	\$21,330.00	\$151,329.00	\$172,659.00	0%	\$171,367.00
TOTAL EXPENDITURES	\$172,659.00	\$21,330.00	\$151,329.00	\$172,659.00		\$175,045.17
Excess (deficiency) of revenues						
Over (under) expenditures	\$215.00	\$151,091.00	-\$146,185.00	\$4,906.00	2182%	\$1,506.92
Net change in fund balance		\$151,091.00	-\$146,185.00	\$4,906.00	0%	\$1,506.92
FUND BALANCE, BEGINNING	\$ 193,405.00	\$193,405.00	\$0.00	\$193,405.00	0%	\$198,311.00
FUND BALANCE, ENDING	\$193,405.00	\$344,496.00	-\$146,185.00	\$198,311.00	3%	\$199,817.92

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2008 Bonds	\$455,000.00	\$330,000.00	\$200,000.00	\$65,000.00

SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2008

Period Ending	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2026	\$200,000.00			\$18,183.50	\$18,183.50
5/1/2027	\$200,000.00	\$135,000.00	4.84%	\$18,183.50	\$153,183.50
11/1/2027	\$65,000.00			\$14,916.50	\$14,916.50
5/1/2028	\$65,000.00	\$145,000.00	4.84%	\$14,916.50	\$159,916.50
11/1/2028	-\$80,000.00			\$11,407.50	\$11,407.50
5/1/2029	-\$80,000.00	\$145,000.00	5.07%	\$11,407.50	\$156,407.50
11/1/2029	-\$225,000.00			\$7,731.75	\$7,731.75
5/1/2030	-\$225,000.00	\$150,000.00	5.07%	\$7,731.75	\$157,731.75
11/1/2030	-\$375,000.00			\$3,929.25	\$3,929.25
5/1/2031	-\$375,000.00	\$155,000.00	5.07%	\$3,929.25	\$158,929.25
Total	\$29,275,000.00	\$985,000.00		\$179,350.50	\$1,164,350.50

Summary of Revenues Expenditures and Changes in Fund Balance
 Fiscal Year 2027 Budget
 Series 2018-1 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$10,184.00	\$0.00	\$10,184.00	0%	\$0.00
Special Assmnts- Tax Collector	\$381,720.00	\$370,362.00	\$11,358.00	\$381,720.00	0%	\$406,084.61
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$16,243.38
TOTAL REVENUES	\$381,720.00	\$380,546.00	\$11,358.00	\$391,904.00	3%	\$389,841.23
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,121.69
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,121.69
<i>Debt Service</i>						
Principal Debt Retirement	\$265,000.00	\$0.00	\$265,000.00	\$265,000.00	0%	\$275,000.00
Interest Expense	\$121,969.00	\$60,984.00	\$60,985.00	\$121,969.00	0%	\$111,368.76
Total Debt Service	\$386,969.00	\$60,984.00	\$325,985.00	\$386,969.00	0%	\$386,368.76
TOTAL EXPENDITURES	\$386,969.00	\$60,984.00	\$325,985.00	\$386,969.00		\$394,490.45
Excess (deficiency) of revenues Over (under) expenditures				\$4,935.00	-194%	-\$4,649.23
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$ (5,249.00)	\$0.00	\$0.00	\$0.00	-100%	\$0.00
TOTAL OTHER SOURCES (USES)	-\$5,249.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$319,562.00	-\$314,627.00	\$4,935.00	0%	-\$4,649.23
FUND BALANCE, BEGINNING	\$ 476,829.00	\$476,829.00	\$0.00	\$476,829.00	0%	\$481,764.00
FUND BALANCE, ENDING	\$476,829.00	\$796,391.00	-\$314,627.00	\$481,764.00	1%	\$477,114.77

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2018-1 Bonds	\$3,075,000.00	\$2,820,000.00	\$2,555,000.00	\$2,280,000.00

Special Assessment Refunding Bonds, Series 2018-1

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2026	\$2,555,000.00			\$55,684.38	\$55,684.38
5/1/2027	\$2,555,000.00	\$275,000.00	4.000%	\$55,684.38	\$330,684.38
11/1/2027	\$2,280,000.00			\$50,184.38	\$50,184.38
5/1/2028	\$2,280,000.00	\$285,000.00	4.125%	\$50,184.38	\$335,184.38
11/1/2028	\$1,995,000.00			\$44,306.25	\$44,306.25
5/1/2029	\$1,995,000.00	\$295,000.00	4.375%	\$44,306.25	\$339,306.25
11/1/2029	\$1,700,000.00			\$37,853.13	\$37,853.13
5/1/2030	\$1,700,000.00	\$310,000.00	4.375%	\$37,853.13	\$347,853.13
11/1/2030	\$1,390,000.00			\$31,071.88	\$31,071.88
5/1/2031	\$1,390,000.00	\$325,000.00	4.375%	\$31,071.88	\$356,071.88
11/1/2031	\$1,065,000.00			\$23,962.50	\$23,962.50
5/1/2032	\$1,065,000.00	\$340,000.00	4.500%	\$23,962.50	\$363,962.50
11/1/2032	\$725,000.00			\$16,312.50	\$16,312.50
5/1/2033	\$725,000.00	\$355,000.00	4.500%	\$16,312.50	\$371,312.50
11/1/2033	\$370,000.00			\$8,325.00	\$8,325.00
5/1/2034	\$370,000.00	\$370,000.00	4.500%	\$8,325.00	\$378,325.00
Total		\$4,400,000.00		\$1,633,851.79	\$6,033,851.79

Summary of Revenues Expenditures and Changes in Fund Balance
 Fiscal Year 2027 Budget
 Series 2018-2 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$6,957.00	\$0.00	\$6,957.00	0%	\$0.00
Special Assmnts- Tax Collector	\$289,432.00	\$280,664.00	\$8,768.00	\$289,432.00	0%	\$307,906.24
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$12,316.25
TOTAL REVENUES	\$289,432.00	\$287,621.00	\$8,768.00	\$296,389.00	2%	\$295,589.99
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,158.12
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,158.12
<i>Debt Service</i>						
Principal Debt Retirement	\$100,000.00	\$0.00	\$100,000.00	\$100,000.00	0%	\$105,000.00
Interest Expense	\$187,232.00	\$94,616.00	\$92,616.00	\$187,232.00	0%	\$185,232.50
Total Debt Service	\$287,232.00	\$94,616.00	\$192,616.00	\$287,232.00	0%	\$290,232.50
TOTAL EXPENDITURES	\$287,232.00	\$94,616.00	\$192,616.00	\$287,232.00		\$296,390.62
Excess (deficiency) of revenues Over (under) expenditures	\$2,200.00	\$193,005.00	-\$183,848.00	\$9,157.00	316%	-\$800.63
Net change in fund balance		\$193,005.00	-\$183,848.00	\$9,157.00	0%	-\$800.63
FUND BALANCE, BEGINNING	\$ 331,398.00	\$331,398.00	\$0.00	\$331,398.00	0%	\$340,555.00
FUND BALANCE, ENDING	\$331,398.00	\$524,403.00	-\$183,848.00	\$340,555.00	3%	\$339,754.37

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2018-2 Bonds	n/a	\$3,885,000.00	\$3,785,000.00	\$3,680,000.00

Special Assessment Bond, Series 2018-2 (Amenity Projects)

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2026	\$3,785,000.00			\$92,616.25	\$92,616.25
5/1/2027	\$3,785,000.00	\$105,000.00	4.000%	\$92,616.25	\$197,616.25
11/1/2027	\$3,680,000.00			\$90,516.25	\$90,516.25
5/1/2028	\$3,680,000.00	\$110,000.00	4.000%	\$90,516.25	\$200,516.25
11/1/2028	\$3,570,000.00			\$88,316.25	\$88,316.25
5/1/2029	\$3,570,000.00	\$110,000.00	4.250%	\$88,316.25	\$198,316.25
11/1/2029	\$3,460,000.00			\$85,978.75	\$85,978.75
5/1/2030	\$3,460,000.00	\$115,000.00	4.250%	\$85,978.75	\$200,978.75
11/1/2030	\$3,345,000.00			\$83,535.00	\$83,535.00
5/1/2031	\$3,345,000.00	\$120,000.00	4.250%	\$83,535.00	\$203,535.00
11/1/2031	\$3,225,000.00			\$80,985.00	\$80,985.00
5/1/2032	\$3,225,000.00	\$130,000.00	4.500%	\$80,985.00	\$210,985.00
11/1/2032	\$3,095,000.00			\$78,060.00	\$78,060.00
5/1/2033	\$3,095,000.00	\$135,000.00	4.500%	\$78,060.00	\$213,060.00
11/1/2033	\$2,960,000.00			\$75,022.50	\$75,022.50
5/1/2034	\$2,960,000.00	\$140,000.00	4.500%	\$75,022.50	\$215,022.50
11/1/2034	\$2,820,000.00			\$71,872.50	\$71,872.50
5/1/2035	\$2,820,000.00	\$145,000.00	4.500%	\$71,872.50	\$216,872.50
11/1/2035	\$2,675,000.00			\$68,610.00	\$68,610.00
5/1/2036	\$2,675,000.00	\$155,000.00	4.500%	\$68,610.00	\$223,610.00
11/1/2036	\$2,520,000.00			\$65,122.50	\$65,122.50
5/1/2037	\$2,520,000.00	\$160,000.00	4.500%	\$65,122.50	\$225,122.50
11/1/2037	\$2,360,000.00			\$61,522.50	\$61,522.50
5/1/2038	\$2,360,000.00	\$165,000.00	4.500%	\$61,522.50	\$226,522.50
11/1/2038	\$2,195,000.00			\$57,810.00	\$57,810.00
5/1/2039	\$2,195,000.00	\$175,000.00	4.700%	\$57,810.00	\$232,810.00
11/1/2039	\$2,020,000.00			\$53,697.50	\$53,697.50
5/1/2040	\$2,020,000.00	\$185,000.00	4.700%	\$53,697.50	\$238,697.50
11/1/2040	\$1,835,000.00			\$49,350.00	\$49,350.00
5/1/2041	\$1,835,000.00	\$195,000.00	4.700%	\$49,350.00	\$244,350.00
11/1/2041	\$1,640,000.00			\$44,767.50	\$44,767.50
5/1/2042	\$1,640,000.00	\$200,000.00	4.700%	\$44,767.50	\$244,767.50
11/1/2042	\$1,440,000.00			\$40,067.50	\$40,067.50
5/1/2043	\$1,440,000.00	\$210,000.00	4.700%	\$40,067.50	\$250,067.50
11/1/2043	\$1,230,000.00			\$35,132.50	\$35,132.50
5/1/2044	\$1,230,000.00	\$220,000.00	4.700%	\$35,132.50	\$255,132.50
11/1/2044	\$1,010,000.00			\$29,962.50	\$29,962.50
5/1/2045	\$1,010,000.00	\$230,000.00	4.700%	\$29,962.50	\$259,962.50
11/1/2045	\$780,000.00			\$24,557.50	\$24,557.50
5/1/2046	\$780,000.00	\$245,000.00	4.700%	\$24,557.50	\$269,557.50
11/1/2046	\$535,000.00			\$18,800.00	\$18,800.00
5/1/2047	\$535,000.00	\$255,000.00	4.700%	\$18,800.00	\$273,800.00
11/1/2047	\$280,000.00			\$12,807.50	\$12,807.50
5/1/2048	\$280,000.00	\$265,000.00	4.700%	\$12,807.50	\$277,807.50
11/1/2048	\$15,000.00			\$6,580.00	\$6,580.00
5/1/2049	\$15,000.00	\$280,000.00	4.700%	\$6,580.00	\$286,580.00
Total		\$4,245,000.00		\$2,916,891.25	\$7,161,891.25

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Parkway Center

Community Development District

Supporting Budget Schedule

FY 2027

Summary of Assessments

ERU Value	Unit Count		Fiscal Year 2026					Fiscal Year 2027					Inc/(Dec) in Annual CDD Fees Per Unit ⁽⁴⁾		
	O&M ⁽²⁾	Senior Bond DS	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	Amenity O&M Budget	Total Assessment	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	Amenity O&M Budget	Total Assessment	Debt Service	O&M	
	Phase 1 - Series 2008														
SF 40'	1.00	199	199	\$318.06	\$171.44	\$445.13	\$100.86	\$1,035.49	\$318.06	\$171.44	\$509.95	\$109.52	\$1,108.97	\$0.00	\$73.48
SF 50'	1.25	217	217	\$397.53	\$171.44	\$556.41	\$100.86	\$1,226.24	\$397.53	\$171.44	\$664.81	\$109.52	\$1,343.30	\$0.00	\$117.06
SF 65'	1.50	73	72	\$477.09	\$171.44	\$667.69	\$100.86	\$1,417.08	\$477.09	\$171.44	\$819.68	\$109.52	\$1,577.73	\$0.00	\$160.65
Phase 2 - Series 2018-1/2018-2															
Townhome	0.75	604	416	\$251.24	\$171.44	\$333.85	\$100.86	\$857.39	\$251.24	\$171.44	\$355.08	\$109.52	\$887.28	\$0.00	\$29.89
SF 50'	1.25	607	605	\$418.73	\$171.44	\$556.41	\$100.86	\$1,247.44	\$418.73	\$171.44	\$664.81	\$109.52	\$1,364.50	\$0.00	\$117.06
SF 60'	1.50	96	96	\$502.47	\$171.44	\$667.69	\$100.86	\$1,442.46	\$502.47	\$171.44	\$819.68	\$109.52	\$1,603.11	\$0.00	\$160.65
		1,796	1,605												

Notations:

- ⁽¹⁾ Annual assessments are adjusted for the 6% County collection costs and statutory early payment discounts.
- ⁽²⁾ Phase 1: Additional 50' lot platted and merged with HOA tract
- ⁽³⁾ Debt Service Assessments are subject to change upon the Eagle's Nest lots plat & levy based on receipt of Certificates of Occupancy
Proposed Budget is based on 42 Eagle's Nest lots with Certificates of Occupancy received (included in the SF 50' line for assessment purposes)
O&M Amenity is based on the Amenity related changes in the expenses which are spread evenly across the properties
- ⁽⁴⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Parkway Center Community Development District ("**District**") prior to June 15, 2026 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Proposed Budget**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 26, 2026
HOUR:	6:30 p.m.
LOCATION:	Parkway Center Clubhouse 7461 S Falkenburg Rd Riverview, FL 33578

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 27, 2026.

Attest:

**Parkway Center Community
Development District**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Parkway Center Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Parkway Center Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 7, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

May 7, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Parkway Center Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a deficit net position balance of (\$2,335,248).
- The change in the District's total net position in comparison with the prior fiscal year was \$350,072, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balance of \$1,434,525, an increase of \$64,648 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and parks and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 1,449,019	\$ 1,410,107
Capital assets, net of depreciation	4,142,689	4,329,437
Total assets	<u>5,591,708</u>	<u>5,739,544</u>
Deferred outflows of resources	56,250	66,325
Liabilities, excluding long-term liabilities	161,936	195,298
Long-term liabilities	7,821,270	8,295,891
Total liabilities	<u>7,983,206</u>	<u>8,491,189</u>
Net position		
Net investment in capital assets	(3,622,331)	(3,900,129)
Restricted for debt service	853,827	792,378
Unrestricted	433,256	422,431
Total net position	<u>\$ (2,335,248)</u>	<u>\$ (2,685,320)</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,843,345	\$ 1,844,440
Operating grants and contributions	47,070	54,759
General revenues	24,601	25,010
Total revenues	<u>1,915,016</u>	<u>1,924,209</u>
Expenses:		
General government	142,612	121,408
Maintenance and operations	826,886	689,645
Parks and recreation	220,457	261,585
Interest	374,989	415,618
Total expenses	<u>1,564,944</u>	<u>1,488,256</u>
Change in net position	350,072	435,953
Net position - beginning	<u>(2,685,320)</u>	<u>(3,121,273)</u>
Net position - ending	<u>\$ (2,335,248)</u>	<u>\$ (2,685,320)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$1,564,944. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. In total, expenses increased over the prior year primarily as a result of an increase in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2025 exceeded appropriations by \$23,097.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$6,994,495 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$2,851,806 has been taken, which resulted in a net book value of \$4,142,689. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$7,830,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Parkway Center Community Development District's Finance Department at 2005 Pan Am Circle, suite 300, Tampa, Florida 33607.

FINANCIAL STATEMENTS

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 412,803
Due from other governments	12,475
Prepaid items	34,774
Deposits	8,318
Restricted assets:	
Investments	980,649
Capital assets:	
Non-depreciable assets	383,142
Depreciable assets, net	<u>3,759,547</u>
Total assets	<u>5,591,708</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	<u>56,250</u>
Total deferred outflows of resources	<u>56,250</u>
 LIABILITIES	
Accounts payable and accrued liabilities	14,494
Accrued interest payable	147,442
Non-current liabilities:	
Due within one year	495,000
Due in more than one year	<u>7,326,270</u>
Total liabilities	<u>7,983,206</u>
 NET POSITION	
Net investment in capital assets	(3,622,331)
Restricted for debt service	853,827
Unrestricted	<u>433,256</u>
Total net position	<u>\$ (2,335,248)</u>

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 142,612	\$ 142,612	\$ -	\$ -
Maintenance and operations	826,886	626,362	-	(200,524)
Parks and recreation	220,457	220,457	-	-
Interest on long-term debt	374,989	853,914	47,070	525,995
Total governmental activities	1,564,944	1,843,345	47,070	325,471
General revenues:				
Miscellaneous				12,327
Unrestricted investment earnings				12,274
Total general revenues				24,601
Change in net position				350,072
Net position - beginning				(2,685,320)
Net position - ending				\$ (2,335,248)

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 412,803	\$ -	\$ 412,803
Investments	-	980,649	980,649
Due from other governments	12,475	-	12,475
Deposits	8,318	-	8,318
Due from other funds	-	20,981	20,981
Prepaid items	34,774	-	34,774
Total assets	\$ 468,370	\$ 1,001,630	\$ 1,470,000
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued liabilities	\$ 14,133	361	\$ 14,494
Due to other funds	20,981	-	20,981
Total liabilities	35,114	361	35,475
Fund balances:			
Nonspendable:			
Prepaid items and deposits	43,092	-	43,092
Restricted for:			
Debt service	-	1,001,269	1,001,269
Unassigned	390,164	-	390,164
Total fund balances	433,256	1,001,269	1,434,525
Total liabilities and fund balances	\$ 468,370	\$ 1,001,630	\$ 1,470,000

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds	\$	1,434,525
Amounts reported for governmental activities in the statement of net position are different because:		
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position for the government as a whole.</p>		
Cost of capital assets	6,994,495	
Accumulated depreciation	<u>(2,851,806)</u>	4,142,689
<p>Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.</p>		
Deferred amount on refunding	231,723	
Accumulated amortization	<u>(175,473)</u>	56,250
<p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>		
Accrued interest payable	(147,442)	
Discount on bonds	8,730	
Bonds payable	<u>(7,830,000)</u>	(7,968,712)
Net position of governmental activities		<u>\$ (2,335,248)</u>

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 989,431	\$ 851,871	\$ 1,841,302
Interest income	12,274	47,070	59,344
Miscellaneous	12,327	2,043	14,370
Total revenues	<u>1,014,032</u>	<u>900,984</u>	<u>1,915,016</u>
EXPENDITURES			
Current:			
General government	142,612	-	142,612
Maintenance and operations	795,950	-	795,950
Parks and recreation	64,645	-	64,645
Debt service:			
Principal	-	475,000	475,000
Interest	-	372,161	372,161
Total expenditures	<u>1,003,207</u>	<u>847,161</u>	<u>1,850,368</u>
Excess (deficiency) of revenues over (under) expenditures	10,825	53,823	64,648
Fund balances - beginning	<u>422,431</u>	<u>947,446</u>	<u>1,369,877</u>
Fund balances - ending	<u>\$ 433,256</u>	<u>\$ 1,001,269</u>	<u>\$ 1,434,525</u>

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	64,648
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund financial statement but is reported as an expense in the statement of activities.		(186,748)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		475,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(379)
Amortization of deferred amount on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(10,075)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		<u>7,626</u>
Change in net position of governmental activities	\$	<u><u>350,072</u></u>

See notes to the financial statements

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Parkway Center Community Development District ("District") was established on November 17, 1988 by the Hillsborough County Board of County Commissioners pursuant to the provisions of Chapter 190, "Uniform Community Development District Act of 1980", Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District’s cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury;

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. Any unspent proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – roads and lines	30
Amenity center	30
Stormwater drainage and improvements	25
Landscaping and irrigation	10
Entryway	10
Leased assets – fitness equipment	7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)**Refunding of Debt

For current refunding and advance refunding resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$10,075 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts, established by Board of Supervisors, that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District’s investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
US Bank Mmkt 5	\$ 766,148	N/A	Not available
First American Government Obligation Fund CL Y	214,501	S&P AAAM	Weighted Average of the fund portfolio: 45 days
Total	\$ 980,649		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District’s investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 383,142	\$ -	\$ -	\$ 383,142
Total capital assets, not being depreciated	383,142	-	-	383,142
Capital assets, being depreciated				
Amenity center	3,805,686	-	-	3,805,686
Stormwater drainage and improvements	970,250	-	-	970,250
Landscaping and irrigation	615,656	-	-	615,656
Infrastructure - roads and other	928,089	-	-	928,089
Entryway	266,577	-	-	266,577
Fitness equipment	25,095	-	-	25,095
Total capital assets, being depreciated	6,611,353	-	-	6,611,353
Less accumulated depreciation for:				
Amenity center	304,454	152,227	-	456,681
Stormwater drainage and improvements	970,250	-	-	970,250
Landscaping and irrigation	615,656	-	-	615,656
Infrastructure - roads and other	494,976	30,936	-	525,912
Entryway	266,577	-	-	266,577
Fitness equipment	13,145	3,585	-	16,730
Total accumulated depreciation	2,665,058	186,748	-	2,851,806
Total capital assets, being depreciated, net	3,946,295	(186,748)	-	3,759,547
Governmental activities capital assets, net	\$ 4,329,437	\$ (186,748)	\$ -	\$ 4,142,689

Depreciation expense was charged to function/programs as follows:

Parks and recreation	\$ 155,812
Maintenance and operations	30,936
Total depreciation expense	<u>\$ 186,748</u>

NOTE 6 – LONG TERM LIABILITIES**Series 2008**

In May 2008, the District issued \$2,375,000 of Special Assessment Refunding Bonds, Series 2008. The Bonds were issued to refund the District's outstanding Special Assessment Bonds, Series 2000 (the "Refunded Bonds") and to acquire certain public infrastructure and fund certain future repairs and replacements. The Series 2008 Bonds are comprised of \$740,000 Term Bonds due May 1, 2018 with a fixed interest rate of 4.160%, \$1,160,000 Term Bonds due May 1, 2028 with a fixed interest rate of 4.840% and \$475,000 Term Bonds due May 1, 2031 with a fixed interest rate of 5.070%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2011 through May 1, 2031.

The Series 2008 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 2008 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2018

In November 2018, the District issued \$9,085,000 of Special Assessment Refunding Bonds, Series 2018. The Bonds were issued to refund the District’s outstanding Special Assessment Bonds, Series 2004A (the “Refunded Bonds”) and to finance the acquisition and construction of certain improvements for the benefit of the District. The Series 2018A-1 Bonds were issued for \$4,400,000, consisting of multiple term bonds with due dates ranging from May 1, 2031 - May 1, 2034 and fixed interest rates ranging from 4.375% to 4.5%. The District issued \$4,685,000 Series 2018A-2 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2031 - May 1, 2049 and fixed interest rates ranging from 4.25% to 4.7%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020 through May 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2008	\$ 985,000	\$ -	\$ 125,000	\$ 860,000	\$ 130,000
Series 2018	7,320,000	-	350,000	6,970,000	365,000
Less: original issue discount	(9,109)	-	(379)	(8,730)	-
Total	\$ 8,295,891	\$ -	\$ 474,621	\$ 7,821,270	\$ 495,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 495,000	\$ 353,860	\$ 848,860
2027	515,000	332,968	847,968
2028	540,000	311,234	851,234
2029	550,000	288,060	838,060
2030	575,000	263,127	838,127
2031-2035	2,215,000	946,152	3,161,152
2036-2040	840,000	613,525	1,453,525
2041-2045	1,055,000	398,560	1,453,560
2046-2049	1,045,000	125,490	1,170,490
Total	\$ 7,830,000	\$ 3,632,976	\$ 11,462,976

NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer owns a portion of the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. In addition, the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	970,110	\$ 989,431	\$ 19,321
Interest income	-	12,274	12,274
Miscellaneous	10,000	12,327	2,327
Total revenues	980,110	1,014,032	33,922
EXPENDITURES			
Current:			
General government	173,604	142,612	30,992
Maintenance and operations	766,877	795,950	(29,073)
Parks and recreation	39,629	64,645	(25,016)
Total expenditures	980,110	1,003,207	(23,097)
Excess (deficiency) of revenues over (under) expenditures	\$ -	10,825	\$ 10,825
Fund balances - beginning		422,431	
Fund balances - ending		\$ 433,256	

See notes to required supplementary information

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2025 exceeded appropriations by \$23,097.

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	7
Employee compensation	\$0
Independent contractor compensation	\$16,495
Construction projects to begin on or after October 1; (\$65K)	Not Applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$100.86 - \$667.69 Debt service - \$171.44 - \$502.47
Special assessments collected	\$1,841,302
Outstanding Bonds:	
Series 2008	\$860,000
Series 2018	\$6,970,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Parkway Center Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Parkway Center Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 7, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated May 7, 2026.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Gran & Associates

May 7, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Parkway Center Community Development District
Hillsborough County, Florida

We have examined Parkway Center Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

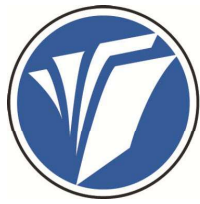
We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Parkway Center Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

May 7, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Parkway Center Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Parkway Center Community Development District, Hillsborough County, Florida as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 7, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 7, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Parkway Center Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Parkway Center Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

May 7, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2025-01 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2025.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: Staff Accountant and District Manager will review the budget monthly together, especially within the last 3 months of the fiscal year to ensure that all budget amendments needed are made.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

EZ Mulch now American GroundPro
 PO Box 550512
 Jacksonville, FL 32255 US
 +19042545366
 AR@americangroundpro.com

Estimate



ADDRESS
Inframark 630 Kingsley Ave. Suite B Orange Park, FL 32073

SHIP TO
Parkway Center CDD Playground 7461 S Falkenburg Rd Riverview, FL 33578

ESTIMATE #	DATE
6204	05/13/2026

PROJECT STATUS

4 Pending

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	Playground Chips - TPA	Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 89 yards. Parkway Center CDD Playground 7461 S Falkenburg Rd Riverview, FL 33578 Christy Fowler - 813.499.8725 Cfowler@Inframark.com	4,895.00
	Fuel Surcharge	Fuel surcharge of \$0.71 per yard.	63.19

TOTAL

\$4,958.19

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@AmericanGroundPro.com. Thank you for the opportunity to bid your project. We look forward to working with you soon!

Payment is required in advance to secure your installation date unless a completed customer packet has been submitted and credit terms have been approved.

Please note that there is a 3% surcharge on all credit card payments. All estimates are valid for 90days.

Accepted By

Accepted Date



Proposal

Proposal No.: 400584
Proposed Date: 05/19/26

PROPERTY:	FOR:
Parkway Center CDD Alba Sanchez 7461 S Falkenburg Rd Riverview, FL 33578	Playground Mulch Refresh

Refresh playground mulch at Falkenburg clubhouse with ADA approved playground mulch

All work includes: Clean up, removal & disposal of debris generated during the course of the work

ITEM	QTY	UOM	TOTAL
Falkenburg Clubhouse			
Mulch			\$8,114.23
Playground Mulch, 02CF bag - 02CF	420.00	02CF	
Fuel Surcharge 5.0%			\$405.71
Fuel Surcharge	1.00	EA	
Total:			\$8,519.94

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

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, April 22, 2026, and called to order at 6:32 p.m. at
8 the Parkway Center Clubhouse, located at 7461 S. Falkenburg Road, Riverview, FL 33578.

9
10 Present and constituting a quorum were:

11
12 Koko Miller Chairperson
13 Tanya O'Connor Assistant Secretary
14 Claudia Bryant Assistant Secretary
15

16 Also present either in person or via electronic communications were:

17
18 Alba Sanchez District Manager
19 Tonja Stewart District Engineer (Zoom)
20 Dale Wentzel Onsite Manager
21 Christy Fowler Field Inspection Coordinator
22 David Manfrin LMP
23 Joey Conde Total Pressure Power-Wash & Seal
24
25

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

29
30 **FIRST ORDER OF BUSINESS**

Pledge of Allegiance

31 Ms. Sanchez led the Pledge of Allegiance.
32

33 **SECOND ORDER OF BUSINESS Pledge**

Call to Order/Roll Call

34 Ms. Sanchez called the meeting to order and called the roll. A quorum was established.
35

36 **THIRD ORDER OF BUSINESS**

Approval of Agenda

37
38

On MOTION by Ms. O'Connor, seconded by Mr. Miller, with all in 39 favor, the agenda was approved as presented.

40

41 **FOURTH ORDER OF BUSINESS**

Public Comments on Agenda

42 None.

43 **FIFTH ORDER OF BUSINESS** **Staff Reports**

44 **A. District Counsel**

45 None.

46

47 **B. District Engineer**

48 **i. Survey of Lots Along Stormwater Pond**

49 Ms. Stewart provided an update via email to the Board regarding the progress of the pond
50 erosion. She asked if there were any questions or concerns, and there were none from the
51 Board.

52

53 **C. Field Inspection Report**

54 The Field Inspection Report was read into the record by Ms. Fowler. The Board had several
55 high-level questions, all of which were addressed by Ms. Fowler. No further action was
56 required.

57

58 **D. Landscape Report**

59 Mr. Manfrin presented his report and reviewed the current landscape conditions within the
60 District. He presented and reviewed Proposal #371477 for the installation of winter annuals.
61 Following the discussion, the Board selected begonias.

62

63 On MOTION by Mr. Miller, seconded by Ms. Bryant, with all in favor,
64 the installation of begonias as soon as possible in the amount of
65 \$3,921.48 was approved.

66

67 On MOTION by Mr. Miller, seconded by Ms. O’Connor, with all in
68 favor, repairs to the pump located by the lift station on Harvest Glenn
69 and Faulkenburg, in an amount not to exceed \$3,000, with a waiver of
70 the troubleshooting fee, were approved.

71

72 **E. Aquatic Report**

73 **i. Advanced Aquatic Debris Removal Proposal – Pond #1 Through Pond #25**

74 **ii. Advanced Aquatic New Aeration Systems Proposal – Pond 9**

75 **iii. Advanced Aquatic Environmental Services Agreement Proposal**

76 The three Advanced Aquatic proposals were tabled to the May 2026 meeting to allow the
77 new vendor to attend the meeting and respond to any questions or concerns from the Board.

78 Ms. Bryant requested a discussion regarding the 4% contract increase proposed by Advanced
79 Aquatics and asked that District Counsel negotiate that option with the vendor. Ms. Bryant also

80 requested a more detailed breakdown on the improvement areas discussed by the vendor with the
81 Board, specifically relating to the wetlands/conservation area and the debris removal proposals.

82

83 **F. District Manager**

84 There were no updates.

85

86 **G. On-Site Manager Report**

87 No report.

88

89 **SIXTH ORDER OF BUSINESS**

Business Items

90 **A. Consideration of Total Pressure Power-Wash & Seal Quote – Pool Coping Repair and**
91 **Paver Sealing**

92 The Board discussed the quote. Mr. Conde attended the meeting in person and conducted a
93 brief walk around the pool area to discuss existing safety concerns. Mr. Conde explained his process
94 and advised that any pavers that do not match the current color scheme would be relocated to the
95 rear seating area in order to maintain the overall aesthetic of the area. The Board asked several
96 high-level questions regarding Mr. Conde’s company and his experience in the pool paver industry,
97 all of which were addressed. Discussion ensued.

98

99

On MOTION by Ms. O’Connor, seconded by Ms. Bryant, with all in 100 favor, Total Pressure Power-Wash & Seal Quote for pool coping repair 101 and paver sealing, Option 2, with a negotiated reduction of \$1,000 off 102 the final invoice for a total cost of \$20,000, was approved.
--

103

104 **SEVENTH ORDER OF BUSINESS**

Business Administration

105 **A. Consideration of Minutes of the Continued Meeting Held on March 4, 2026, and the**
106 **Minutes from the Regular Meeting Held on March 25, 2026**

107

108

On MOTION by Mr. Miller, seconded by Ms. O’Connor, with all in 109 favor, the Minutes of the Continued Meeting Held on March 4, 2026, 110 were approved.
--

111

112

On MOTION by Mr. Miller, seconded by Ms. O’Connor, with all in 113 favor, the Regular Meeting Minutes of March 25, 2026, were approved 114 with the following corrections: adding Mr. John Fowler to the list of 115 professional staff who attended in person and revising the amount listed 116 on Page 24 of the agenda package to \$34,392.

117

118

119 **B. Review of March 2026 Financial Report and Approval of Check Register and**
120 **Operation and Maintenance Report**
121

122 On MOTION by Mr. Miller, seconded by Ms. O'Connor, with all in
123 favor, the March 2026 Financial Report was accepted, and the Check
124 Register and Operation and Maintenance Report were approved.
125

126 **EIGHTH ORDER OF BUSINESS** **Old Business**

127 There were no old business items to discuss.
128

129 **NINTH ORDER OF BUSINESS** **Supervisors' Requests or Comments**
130

131 On MOTION by Ms. O'Connor, seconded by Ms. Bryant, with all in
132 favor, the necessary immediate closure of the pool due to the condition
133 of the pool coping was approved, with a notice to be posted on the
134 District's website advising that the pool will be closed effective
135 Wednesday, April 22, 2026, with a planned re-opening date of Monday,
136 May 4, 2026, weather permitting.
137

138 **TENTH ORDER OF BUSINESS** **Public Comments**

139 There were no public comments.
140

141 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

142 There being no further business,
143

144 On MOTION by Mr. Miller, seconded by Ms. O'Connor, with all in
145 favor, the meeting was adjourned at 8:17 p.m.
146

147 _____
148 Secretary/Assistant Secretary Chairperson/ Vice Chairperson
149

150
151
152
153



*Parkway Center
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
 As of April 30, 2026
 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2008	SERIES 2018-1	SERIES 2018-2	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	LONG-TERM DEBT FUND	
ASSETS							
Cash In Bank	\$ 129,672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129,672
Cash In Bank	687,325	-	-	-	-	-	687,325
Due From Other Funds	-	-	32,275	5,213	-	-	37,488
Investments:							
Reserve Fund	-	17,293	190,859	144,716	-	-	352,868
Revenue Fund	-	353,642	582,458	381,269	-	-	1,317,369
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	\$ 825,315	\$ 370,935	\$ 805,592	\$ 531,198	\$ 6,994,495	\$ 6,940,000	\$ 16,467,535
LIABILITIES							
Accounts Payable	\$ 5,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,125
Bonds Payable	-	-	-	-	-	6,940,000	6,940,000
Due To Other Funds	15,210	22,278	-	-	-	-	37,488
TOTAL LIABILITIES	20,335	22,278	-	-	-	6,940,000	6,982,613
FUND BALANCES							
Restricted for:							
Debt Service	-	348,657	805,592	531,198	-	-	1,685,447
Unassigned:	804,980	-	-	-	6,994,495	-	7,799,475
TOTAL FUND BALANCES	804,980	348,657	805,592	531,198	6,994,495	-	9,484,922
TOTAL LIABILITIES & FUND BALANCES	\$ 825,315	\$ 370,935	\$ 805,592	\$ 531,198	\$ 6,994,495	\$ 6,940,000	\$ 16,467,535

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 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	\$ -	\$ 10,816	\$ 10,816	0.00%
Interest - Tax Collector	-	1,754	1,754	0.00%
Special Assmnts- Tax Collector	970,110	968,777	(1,333)	99.86%
Other Miscellaneous Revenues	10,000	6,259	(3,741)	62.59%
TOTAL REVENUES	980,110	987,606	7,496	100.76%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,600	7,400	38.33%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	3,354	(154)	104.81%
ProfServ-Recording Secretary	2,772	-	2,772	0.00%
ProfServ-Trustee Fees	12,500	7,516	4,984	60.13%
Disclosure Report	6,000	3,500	2,500	58.33%
District Counsel	7,500	17,203	(9,703)	229.37%
District Engineer	7,500	10,032	(2,532)	133.76%
District Manager	29,705	17,328	12,377	58.33%
Accounting Services	28,667	16,728	11,939	58.35%
Auditing Services	9,500	-	9,500	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	750	142	608	18.93%
Public Officials Insurance	4,325	4,325	-	100.00%
Legal Advertising	1,000	258	742	25.80%
Misc-Non Ad Valorem Taxes	7,000	1,795	5,205	25.64%
Bank Fees	350	-	350	0.00%
Miscellaneous Expenses	410	840	(430)	204.88%
Office Supplies	200	370	(170)	185.00%
Dues, Licenses, Subscriptions	500	502	(2)	100.40%
Total Administration	136,379	88,493	47,886	64.89%
<u>Electric Utility Services</u>				
Electricity - Streetlights	154,000	97,603	56,397	63.38%
Total Electric Utility Services	154,000	97,603	56,397	63.38%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	2,900	2,575	325	88.79%
Total Garbage/Solid Waste Services	2,900	2,575	325	88.79%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 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	9,168	14,832	38.20%
Total Water-Sewer Comb Services	24,000	9,168	14,832	38.20%
<u>Other Physical Environment</u>				
Waterway Management	22,300	63,512	(41,212)	284.81%
Field Services	27,707	21,452	6,255	77.42%
Waterway Management - Other	2,500	-	2,500	0.00%
Contracts - Landscape	274,413	113,507	160,906	41.36%
Clubhouse Security Systems	14,000	10,987	3,013	78.48%
Onsite Staff	61,944	30,576	31,368	49.36%
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	4,110	5,890	41.10%
R&M-Pools	39,600	28,485	11,115	71.93%
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	24,811	(12,811)	206.76%
Mitigation Area Monitoring & Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	533,427	333,352	200,075	62.49%
<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	11,728	4,322	73.07%
Total Road and Street Facilities	22,550	11,728	10,822	52.01%
<u>Parks and Recreation</u>				
Security Patrol Services	10,000	12,506	(2,506)	125.06%
Pool Service Repairs	2,500	-	2,500	0.00%
Playground Equipment and Maintenance	12,000	8,553	3,447	71.28%
Special Events	2,000	-	2,000	0.00%
Misc-Contingency	13,219	25,366	(12,147)	191.89%
Total Parks and Recreation	39,719	46,425	(6,706)	116.88%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 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
Reserves				
Capital Reserve	38,000	-	38,000	0.00%
Total Reserves	38,000	-	38,000	0.00%
TOTAL EXPENDITURES & RESERVES	980,110	615,881	364,229	62.84%
Excess (deficiency) of revenues				
Over (under) expenditures	-	371,725	371,725	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		433,255		
FUND BALANCE, ENDING		\$ 804,980		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 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	\$ -	\$ 5,710	\$ 5,710	0.00%
Special Assmnts- Tax Collector	172,874	170,872	(2,002)	98.84%
TOTAL REVENUES	172,874	176,582	3,708	102.14%
<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	155,252	155,037	0.00%
<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>\$ 155,252</u>	<u>\$ 154,607</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		193,405		
FUND BALANCE, ENDING		<u>\$ 348,657</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 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	\$ -	\$ 12,449	\$ 12,449	0.00%
Special Assmnts- Tax Collector	381,720	377,298	(4,422)	98.84%
TOTAL REVENUES	381,720	389,747	8,027	102.10%
<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)	328,763	334,012	0.00%
<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>\$ 328,763</u>	<u>\$ 344,510</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		476,829		
FUND BALANCE, ENDING		<u>\$ 805,592</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 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	\$ -	\$ 8,496	\$ 8,496	0.00%
Special Assmnts- Tax Collector	289,432	285,920	(3,512)	98.79%
TOTAL REVENUES	289,432	294,416	4,984	101.72%
<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	199,800	197,600	0.00%
<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>\$ 199,800</u>	<u>\$ 193,200</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		331,398		
FUND BALANCE, ENDING		<u>\$ 531,198</u>		

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082
Statement No. 26_04

Statement Date 04/30/2026

G/L Account No. 101002 Balance	129,671.62	Statement Balance	132,642.90
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	129,671.62	Subtotal	132,642.90
Negative Adjustments	0.00	Outstanding Checks	-2,971.28
Ending G/L Balance	129,671.62	Ending Balance	129,671.62

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/25/2025	Payment	002556	DECISIONHR	PAYROLL 07/25/25			-1,998.86
02/27/2026	Payment	300224	TECO	Inv: 020626-7215- ACH			-87.34
03/25/2026	Payment	300239	NAVITAS CREDIT CORP -ACH	Inv: 030426-9292-ACH			-705.08
04/21/2026	Payment	100282	BLUE LIFE POOL SERVICE LLC	Inv: 23303			-180.00
Total Outstanding Checks							-2,971.28

Outstanding Deposits

Total Outstanding Deposits

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 4/1/26 to 4/30/26

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001								
001	100269	04/02/26	FIRST CHOICE AQUATIC WEED	1137885	Waterway Services March 2026	Waterway Management	531085-53908	\$1,846.00
001	100270	04/02/26	NEPTUNE MULTI SERVICES LLC	00531140	maint repair March 2026	Playground Equipment and Maintenance	546996-57201	\$200.00
001	100270	04/02/26	NEPTUNE MULTI SERVICES LLC	00531136	janitorial Dec 2025	Misc-Contingency	549900-57201	\$900.00
001	100270	04/02/26	NEPTUNE MULTI SERVICES LLC	00531137	Janitorial additional clean March 2026	Misc-Contingency	549900-57201	\$1,000.00
001	100270	04/02/26	NEPTUNE MULTI SERVICES LLC	00531138	Additional services Feb 2026-vandalism	Misc-Contingency	549900-57201	\$1,200.00
001	100270	04/02/26	NEPTUNE MULTI SERVICES LLC	00531139	March 2026 Janitorial	Misc-Contingency	549900-57201	\$1,000.00
001	100270	04/02/26	NEPTUNE MULTI SERVICES LLC	00531132	janitorial August 2025	Misc-Contingency	549900-57201	\$900.00
001	100270	04/02/26	NEPTUNE MULTI SERVICES LLC	00531133	janitorial Sept 2025	Misc-Contingency	549900-57201	\$1,000.00
001	100270	04/02/26	NEPTUNE MULTI SERVICES LLC	00531135	Janitorial SERVICES March 2026	Misc-Contingency	549900-57201	\$900.00
001	100270	04/02/26	NEPTUNE MULTI SERVICES LLC	00531134	Janitorial Oct 2025	Misc-Contingency	549900-57201	\$900.00
001	100271	04/08/26	INFRAMARK LLC	175437	Management Services April 2026	Accounting Services	532001-51301	\$2,389.75
001	100271	04/08/26	INFRAMARK LLC	175437	Management Services April 2026	Disclosure Report	531142-51301	\$500.00
001	100271	04/08/26	INFRAMARK LLC	175437	Management Services April 2026	District Manager	531150-51301	\$2,475.42
001	100271	04/08/26	INFRAMARK LLC	175437	Management Services April 2026	Field Services	531122-53908	\$2,308.92
001	100271	04/08/26	INFRAMARK LLC	175437	Management Services April 2026	ProfServ-Info Technology	531020-51301	\$266.67
001	100272	04/09/26	LANDSCAPE MAINTENANCE	389805	Irrigation Repairs 03/26	Irrigation Maintenance	546930-53908	\$136.14
001	100272	04/09/26	LANDSCAPE MAINTENANCE	389806	irrigation Repairs 03/26	Irrigation Maintenance	546930-53908	\$210.00
001	100272	04/09/26	LANDSCAPE MAINTENANCE	389999	General Landscape Maintenance 04/26	Contracts - Landscape	534171-53908	\$18,917.75
001	100273	04/09/26	BLUE LIFE POOL SERVICE LLC	23148	Monthly Pool Services April 2026	R&M-Pools	546074-53908	\$1,600.00
001	100274	04/09/26	ERIN MCCORMICK LAW, PA	10886	Legal Services 03/26	District Counsel	531146-51301	\$3,412.50
001	100275	04/09/26	INFRAMARK LLC	1166129	Fence repair work March 2026	Misc-Contingency	549900-57201	\$6,058.00
001	100276	04/09/26	CONSOLIDATED LAND SERVICES INC	00000308	Pond erosion project March 2026	Waterway Management	531085-53908	\$32,456.46
001	100277	04/09/26	STANTEC CONSULTING	2545327	Engineering Services March 2026	District Engineer	531147-51301	\$2,765.50
001	100278	04/09/26	ENVERA SYSTEMS	767703	Video Surveillance 05/01/2026-05/31/2026	Clubhouse Security Systems	534174-53908	\$1,194.14
001	100279	04/09/26	ECO PEST SOLUTIONS	13461	monthly pest service interior April 2026	Misc-Contingency	549900-57201	\$150.00
001	100280	04/20/26	BUSINESS OBSERVER INC	26-01187H	legal advertisement April 2026	Legal Advertising	548002-51301	\$218.75
001	100281	04/21/26	INFRAMARK LLC	177163	postage April 2026	Postage, Phone, Faxes, Copies	541024-51301	\$37.26
001	100282	04/21/26	BLUE LIFE POOL SERVICE LLC	23303	POOL SVC April 2026 gas heater service call	R&M-Pools	546074-53908	\$180.00
001	100283	04/27/26	INFRAMARK LLC	1166505	Maintenance services April 2026	Misc-Contingency	549900-57201	\$677.50
001	1216	04/24/26	TOTAL PRESSURE POWER WASH & SEAL	04222026-DEP	DEPOSIT POOL PAVERS REPAIRS	R&M-Pools	546074-53908	\$10,000.00
001	300248	04/06/26	REPUBLIC SERVICES	0696-001340496-ACH	GARBAGE APRIL	Garbage - Recreational Facility	543185-53908	\$530.86
001	300250	04/10/26	ADP INC	040326-1870-ACH	April 2026 ADP Payroll Svcs	Miscellaneous Expenses	549999-51301	\$20.40
001	300251	04/21/26	TECO	040726-0319-ACH	Streetlights 3/3/26	Electricity - Streetlights	543013-53100	\$10,106.17
001	300253	04/21/26	B.O.C.C.	041726-2368	water usage March 17 - April 16 2026	Utility - Water	543018-53600	\$1,384.24
001	300254	04/27/26	BANKUNTIED CC PMT	033126-8747-ACH	District Credit Card -April 2026	Dues, Licenses, Subscriptions	554020-51301	\$185.53
001	300254	04/27/26	BANKUNTIED CC PMT	033126-8747-ACH	District Credit Card -April 2026	Postage, Phone, Faxes, Copies	541024-51301	\$47.61
001	300254	04/27/26	BANKUNTIED CC PMT	033126-8747-ACH	District Credit Card -April 2026	R&M-Pools	546074-53908	\$206.00
001	300255	04/29/26	TECO	040826-7215-ACH	TECO 3/4 - 4/1	Electricity - Streetlights	543013-53100	\$87.34
001	300256	04/29/26	TECO	040826-0146-ACH	ELECTRIC Mar 4 to April 1	Electricity - Streetlights	543013-53100	\$829.90
001	300257	04/29/26	TECO	040826-0369-ACH	ELECTRIC 3/4 - 4/1	Electricity - Streetlights	543013-53100	\$655.19
001	300258	04/29/26	TECO	040826-0609-ACH	ELECTRIC 3/4 - 4/1	Electricity - Streetlights	543013-53100	\$616.55
001	300259	04/29/26	TECO	040826-5560-ACH	ELECTRIC 3/4 - 4/1	Electricity - Streetlights	543013-53100	\$1,537.12
001	300260	04/29/26	TECO	040826-1963-ACH	ELECTRIC 3/4 - 4/1	Electricity - Streetlights	543013-53100	\$311.05
Fund Total								\$112,318.72

SERIES 2008 DEBT SERVICE FUND - 201

201	1215	04/13/26	PARKWAY CENTER CDD	04082026-769	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 769	Cash in Transit	103200	\$3,141.25
Fund Total								\$3,141.25

SERIES 2018-1 DEBT SERVICE FUND - 202

202	1215	04/13/26	PARKWAY CENTER CDD	04082026-769	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 769	Cash in Transit	103200	\$6,936.14
Fund Total								\$6,936.14

SERIES 2018-2 DEBT SERVICE FUND - 203

203	1215	04/13/26	PARKWAY CENTER CDD	04082026-769	SERIES 2008, 2018-1, 2018-2 FY26 TAX DIST ID 769	Cash in Transit	103200	\$5,256.27
Fund Total								\$5,256.27

Total Checks Paid	\$127,652.38
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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						
BANKUNTIED CC PMT	3/31/2026	033126-8747-ACH	\$185.53			CC PAYMENT
BLUE LIFE POOL SERVICE LLC	4/1/2026	23148	\$1,600.00			POOL SERVICE
CONSOLIDATED LAND SERVICES INC	3/27/2026	00000308	\$32,456.46			waterway
ECO PEST SOLUTIONS	4/1/2026	13461	\$150.00			PEST CONTROL
ENVERA SYSTEMS	4/1/2026	767703	\$1,194.14			Video Surveillance 05/01/2026-05/31/2026
INFRAMARK LLC	4/1/2026	175437	\$2,389.75			DISTRICT INVOICE
INFRAMARK LLC	4/1/2026	175437	\$500.00			DISTRICT INVOICE
INFRAMARK LLC	4/1/2026	175437	\$2,475.42			DISTRICT INVOICE
INFRAMARK LLC	4/1/2026	175437	\$266.67			DISTRICT INVOICE
INFRAMARK LLC	4/2/2026	1166129	\$6,058.00		\$11,689.84	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	3/31/2026	389805	\$136.14			Irrigation Repairs 03/26
LANDSCAPE MAINTENANCE	3/31/2026	389806	\$210.00		\$346.14	irrigation Repairs 03/26
REPUBLIC SERVICES #696 ACH	3/17/2026	0696-001340496-ACH	\$530.86			GARBAGE APRIL
Monthly Contract Subtotal			\$48,152.97			
Variable Contract						
DECISIONHR	4/3/2026	260090190007-ACH	\$2,053.52			PAYROLL 04/2026
DECISIONHR	4/17/2026	260090190008-ACH	\$2,016.33		\$4,069.85	PAYROLL 04/2026
Variable Contract Subtotal			\$4,069.85			
Utilities						
B.O.C.C.	4/17/2026	041726-2368	\$1,384.24			WATER March 17 - April 16 2026
BOCC CODE ENFORCEMENT	3/18/2026	031826-2368-ACH	\$1,519.88			WATER
TECO	4/7/2026	040726-0319-ACH	\$10,106.17			Streetlights 3/3/26
TECO	4/8/2026	040826-7215-ACH	\$87.34			TECO 3/4 - 4/1
TECO	4/8/2026	040826-5560-ACH	\$1,537.12			ELECTRIC 3/4 - 4/1

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	4/8/2026	040826-0146-ACH	\$829.90			ELECTRIC Mar 4 to April 1
TECO	4/8/2026	040826-0369-ACH	\$655.19			ELECTRIC 3/4 - 4/1
TECO	4/8/2026	040826-0609-ACH	\$616.55			ELECTRIC 3/4 - 4/1
TECO	4/8/2026	040826-1963-ACH	\$311.05		\$14,143.32	ELECTRIC 3/4 - 4/1
Utilities Subtotal			\$17,047.44			
Regular Services						
ADP INC	4/3/2026	040326-1870-ACH	\$20.40			April 2026 ADP Payroll Svcs
ALL A/C AND REFRIGERATION LLC	4/24/2026	PW42426	\$120.00			April AC tune up and leak repair
BANKUNTIED CC PMT	3/31/2026	033126-8747-ACH	\$47.61			CC PAYMENT
BANKUNTIED CC PMT	3/31/2026	033126-8747-ACH	\$206.00		\$253.61	CC PAYMENT
BLUE LIFE POOL SERVICE LLC	4/15/2026	23303	\$180.00			POOL SVC April 2026 gas heater service call
BUSINESS OBSERVER INC	4/10/2026	26-01187H	\$218.75			April Legal advertising
ERIN MCCORMICK LAW, PA	4/2/2026	10886	\$3,412.50			Legal Services 03/26
INFRAMARK LLC	4/1/2026	175437	\$2,308.92			DISTRICT INVOICE
INFRAMARK LLC	4/20/2026	177163	\$37.26			postage
INFRAMARK LLC	4/22/2026	1166505	\$677.50		\$3,023.68	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	4/1/2026	389999	\$18,917.75			General Landscape Maintenance 04/26
STANTEC CONSULTING	3/13/2026	2545327	\$2,765.50			DISTRICT ENGINEER
Regular Services Subtotal			\$28,912.19			
Additional Services						
PARKWAY CENTER CDD	4/8/2026	04082026-769	\$3,141.25			SERIES 2008 FY26 TAX DIST ID 769
PARKWAY CENTER CDD	4/8/2026	04082026-769	\$6,936.14			SERIES 2018-1 FY26 TAX DIST ID 769
PARKWAY CENTER CDD	4/8/2026	04082026-769	\$5,256.27	\$15,333.66	\$15,333.66	SERIES 2018-2 FY26 TAX DIST ID 769
TOTAL PRESSURE POWER WASH & SEAL	4/22/2026	04222026-DEP	\$10,000.00			DEPOSIT POOL PAVER REPAIRS
Additional Services Subtotal			\$25,333.66			

<p>PARKWAY CENTER CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			\$123,516.11			



PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	\$105,000.00
Credit Available	\$104,560.00
Statement Closing Date	March 31, 2026
Days in Billing Cycle	31
Previous Balance	\$188.99
- Payments & Credits	\$188.99
+ Purchases & Other Charges	\$439.14
+ Fees	\$0.00
= New Balance	\$439.14

PAYMENT INFORMATION

New Balance	\$439.14
Minimum Payment Due	\$439.14
Payment Due Date	April 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 \$188.99-	
03/25	03/25	F568100F400CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	188.99-
			DALE H. WENTZEL JR TOTAL XXXXXXXXXXXX8662 \$439.14	
02/28	03/02	2420429EB025J84M4	Google One 650-2530000 CA	2.99
			MCC: 5816 MERCHANT ZIP: 94043	
03/10	03/10	2401134EM2X5AE0B5	MICROSOFT#G146229059 MICROSOFT.COM WA	8.66
			MCC: 5045 MERCHANT ZIP: 98052	
03/16	03/17	2401134EV2X89AMDF	ZOOM.COM 888-799-9666 ZOOM.US CA	169.90
			MCC: 4814 MERCHANT ZIP: 95113	
03/20	03/22	2444500EZ8PX7R29P	AQUAWORX 888-223-4567 FL	206.00
			MCC: 5046 MERCHANT ZIP: 33716	
03/20	03/22	2469216EZ2ZEL1ATH	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.61
			MCC: 4814 MERCHANT ZIP: 33178	
03/28	03/29	2420429F701SFT46S	Google One 650-2530000 CA	2.99
			MCC: 5734 MERCHANT ZIP: 94043	
03/28	03/29	2420429F7013JQPYA	Google Microsoft OneD 650-2530000 CA	0.99
			MCC: 5818 MERCHANT ZIP: 94043	

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



PAYMENT INFORMATION

Account number ending in	8747
Payment Due Date	April 25, 2026
New Balance	\$439.14
Minimum Payment Due	\$439.14
Past Due Amount	\$0.00

Amount Enclosed: \$

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

IMPORTANT ACCOUNT INFORMATION

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

LATE FEE CALCULATION

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$188.99	\$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>.

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

Invoice Summary

Billing Profile	Parkway Center CDD
Invoice Number	G146229059
Invoice Date In UTC	03/10/2026

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

Total Amount **USD 8.66**
Due on 03/10/2026

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

Invoice for activity on 03/09/2026

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/G146229059>

Billing Summary

Charges	8.66
Subtotal	8.66
Sales Tax (0.00%)	0.00

Total **USD 8.66**

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	8.66	8.66

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)
03/09/2026-04/08/2026	8.66	1	8.66	8.66

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.



ORDER DETAILS

03/19/2026

Enroll

Order ID: BRM20260319317582586

Status: SUCCESSFUL PAYMENT

Cart



Silver Unlimited

Unlimited talk, text & data

10 GB hotspot data per month

International calls to Canada & Mexico

PAYMENT

PAYMENT METHOD

Credit Card

VISA ****8662

Order Summary

SubTotal	\$45.00
Discount	-\$1.00
Mandatory Taxes and Fees ▼	\$0.59
Other fees and Surcharges ▼	\$3.02
ORDER TOTAL	\$47.61



A PLAYCORE Company

10601 Oak Street NE
 Saint Petersburg, FL 33716
 SAINT PETERSBURG, FL 33716
 Phone : (727) 329-8845 or 888-426-8511
 Fax : (727) 289-7126

Order Date	Order Number	Delivery Date
3/20/2026	0013312	3/20/2026
Terms	Rep	P.O. No.
COD	HOUS	

Name/Address
PARKWAY CENTER CDD 7461 S FALKENBURG RD Riverview, FL 33578

Ship To
Riverview, FL 33578

Customer Contact	Customer Phone	Customer Fax	Job
ALBA SANCHEZ	(813) 458-9572		Parkway Valve assessment

Ordered	Item Code	Description	Price	Amount
1.00	/SERVICE CALL	SERVICE CALL (assessment)	200.00	200.00
<p>"Be aware! Cyber crime is on the rise. Fraudsters are using phishing and spoofing email schemes as a ploy to redirect electronic payments into the fraudsters accounts rather than the intended payee. If you receive any correspondence that appears to be from our company and announces a change in bank details, please contact us before you pay. We will never send an email to change our banking instructions."</p>				

PLEASE RETURN SIGNED QUOTE FOR ORDER CONFIRMATION Signature _____ <small>Ownership of all materials listed on this invoice shall be vested in the seller, Aquaworx Inc until said materials are fully paid for. Aquaworx adds a 3% service fee for credit or debit card payments. If the invoice has to be collected through an attorney then purchaser agrees to pay all reasonable costs for the making of the collection. Venue will be in St. Petersburg FL. Sellers liability is limited to buyers purchase price of the materials. Cancellations or returns are not accepted without prior authorization in writing and are subject to a 40% Re-stocking fee. Notice of Commencement must accompany orders.</small>	Subtotal	200.00
	Sales Tax	0.00
	Order Total	200.00

Invoice



Agenda Page 132
Zoom Communications, Inc.
55 Almaden Blvd, 6th Floor
San Jose, CA 95113

Invoice Date: Mar 16, 2026
Invoice #: INV346018098
Payment Terms: Due Upon Receipt
Due Date: Mar 16, 2026
Account Number: 5061740608
Currency: USD
Payment Method: Visa *****8662
Account Information: Parkway Center CDD

Federal Employer ID Number: 61-1648780

Purchase Order Number:

Tax Exempt Certificate ID: 85-8012704741C-1

[Zoom W-9](#)

Sold To Address: 7461 South Falkenburg Road,
Riverview, Florida 33578
United States
8134589572
parkwaycenterclubhouse@gmail.com

Bill To Address: 7461 South Falkenburg Road,
Riverview, Florida 33578
United States
8134589572
parkwaycenterclubhouse@gmail.com

Charge Details

Charge Description	Billing Period	Subtotal	Taxes, Fees & Surcharges	Total
Charge Name: Zoom Workplace Pro Annual Quantity: 1 Unit Price: \$169.90	Mar 16, 2026 - Mar 15, 2027	\$169.90	\$0.00	\$169.90
			Subtotal	\$169.90
			Total (Including Taxes, Fees & Surcharges)	\$169.90
			Invoice Balance	\$0.00

Taxes, Fees & Surcharge Details

Charge Name	Tax, Fee or Surcharge Name	Jurisdiction	Charge Amount	Tax, Fee or Surcharge Amount
				Agenda Page 133
Total of Taxes, Fees & Surcharges				\$0.00

Transactions

Invoice Total	\$169.90
---------------	----------

Transaction Date	Transaction Number	Transaction Type	Description	Applied Amount
Mar 16, 2026	P-407177244	Payment		\$-169.90
Invoice Balance				\$0.00

Need help understanding your invoice?

[Click here](#)

Zoom One is rebranding to Zoom Workplace! This new name does not impact your services. Please note ZoomIQ for Sales is now called Zoom Revenue Accelerator. Your Services will remain the same and this name change does not change your current subscription pricing.

Recurring plans will automatically renew, charging the payment method on file. The billing period for each plan, and the total charge (plus applicable taxes and regulatory fees), per billing period for that product are set out above in the Charge Details section. You can cancel any time up until the day before your renewal date at zoom.us/billing, and the cancellation will go into effect at the end of your subscription term.

Zoom Phone services provided by Zoom Voice Communications, Inc. Rates, terms and conditions for Zoom Phone services are set by Zoom Voice Communications, Inc



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Feb 28, 2026

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

Sat, Feb 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..12

Order date: Feb 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](#).



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Purchase Receipt for Transaction: 801285054

1 message

Orlando.Morales@aquaworxusa.com <noreply@slimcd.com>
Reply-To: Orlando.Morales@aquaworxusa.com
To: parkwaycenterclubhouse@gmail.com

Fri, Mar 20, 2026 at 6:11 PM

Aquaworx
10601 Oak Street NE St
St Petersburg FL,33716
7273298845
=====

**** Payment Receipt ****

Date: 3/20/2026 6:11:46 PM (ET)

Receipt#: 801285054

Company Name: Parkway Center CDD
Billing Address: 210 North University Drive Suite 702, 33071
Email Address: parkwaycenterclubhouse@gmail.com
Phone Number: 8134589572

Invoice/SO Number: 0013312
Special Instructions: NAME ON CARD IS:
DALE H. WENTZEL, JR

Type: Visa
Acct: XXXXXXXXXXXXX8662

Amount: \$206.00 USD

Thank you!

Validation Code: 59F657723195B79DA695ECCFCE8930207FC6525F



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Mar 28, 2026

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

Sat, Mar 28, 2026 at 11:36 AM



Thank you

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

Order number: SOP.3305-4293-6544-76223..13
Order date: Mar 28, 2026 11:36:09 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

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

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

Questions? Visit [Google LLC](#).

[Quoted text hidden]



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Mar 28, 2026

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

Sat, Mar 28, 2026 at 12:27 AM



Thank you

Your subscription from Microsoft Corporation on Google Play has renewed.

[Manage your subscriptions](#)

Order number: GPA.3358-7410-1343-43715..7
Order date: Mar 28, 2026 12:27:00 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

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

Tax: \$0.00

Total: \$0.99/month

Payment method: Office Card

Play Points earned  +1

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

Questions? Visit [Microsoft Corporation](#).



Google Play

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

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](#).

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
23148	04/01/2026	\$1,600.00	05/01/2026	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



Consolidated Land Services, Inc.

Mailing Address:
 P.O. Box 2593
 Dade City, FL 33526

Invoice

Date	Invoice #
3/27/2026	00000308

Bill To
Parkway Center CDD c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Terms	Project
Due on receipt	Flexamat Repair;Lot...

Item	Description	U/M	Total %	Amount
3.0 Erosion Restora...	Anticipated Project Start Date: March 16, 2026. Project: Gully Erosion Repair along Lots 1 – 7 Approx. Project Location: Lots 1 - 7 Recommended Material: High Strength Geogrid Flexamat (Hard) Armoring system, Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System, and Mirafi (type 160N) Nonwoven Geotextile with Earth Anchoring System CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will re-grade, backfill, compact and re-stabilize eroded areas in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc. will utilize contractor’s means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System, and Mirafi (type 160N) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In to reinforce, and increase the longevity of the pond slope and mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement around perimeter. 1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor’s means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Coconut Mesh (type C350) Turf	ea	85.00%	25,310.51

Continue on next page...

A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney’s fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.



Consolidated Land Services, Inc.

Mailing Address:
 P.O. Box 2593
 Dade City, FL 33526

Invoice

Date	Invoice #
3/27/2026	00000308

Bill To
Parkway Center CDD c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Terms	Project
Due on receipt	Flexamat Repair;Lot...

Item	Description	U/M	Total %	Amount
	Reinforcement Mat (Soft) Armoring System and Mirafi (type 160N) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In 4. Re-vegetate with Sod 5. De-mobilize			

Continue on next page...

A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.



Consolidated Land Services, Inc.

Invoice

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Invoice #
3/27/2026	00000308

Bill To
Parkway Center CDD c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Item	Description	U/M	Terms	Project
			Due on receipt	Flexamat Repair;Lot...
Item	Description	U/M	Total %	Amount
9.0 General Condit...	Removal of excessive aquatic vegetation overgrowth obstructing proper waterflow, along canal embankment for approx. 450LF. *Track mat systems will be utilized to minimize disturbances to access points and work areas. *Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order. *Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request. *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided. *One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations. *Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.	ea	85.00%	7,145.95
			Total: \$59,011.54 Paid to date: -\$17,703.32 Progress Payment: -\$32,456.46 Remaining Balance: \$8,851.76	
Total				\$32,456.46
A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.			Payments/Credits	\$0.00
			Balance Due	\$32,456.46

Current Balance Due: \$32,456.46

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 # 13461
 Invoice Date 04/01/2026

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 web dusted around the clubhouse, and treated all perimeter areas.
 Thank you for your business.

Service Date: 04/24/2026

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

Ecopestsolutions1@gmail.com
 WWW.EPTSFL.COM

Envera

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

Invoice	
Invoice Number 767703	Date 04/01/2026
Customer Number 400493	Due Date 05/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		04/01/2026	05/01/2026

Quantity	Description	Months	Rate	Amount
<i>2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL</i>				
1.00	Active Video Monitoring 05/01/2026 - 05/31/2026	1.00	\$800.00	\$800.00
1.00	Passive Standard Camera 05/01/2026 - 05/31/2026	1.00	\$30.00	\$30.00
1.00	Service & Maintenance 05/01/2026 - 05/31/2026	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
4/1/2026	767703	Monitoring Services	\$1194.14	\$1194.14

Envera

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

Invoice	
Invoice Number 767703	Date 04/01/2026
Customer Number 400493	Due Date 05/01/2026

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



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

175437

DATE

4/1/2026

CUSTOMER ID

C2303

NET TERMS

Due On Receipt

PO#

DUE DATE

4/1/2026

BILL TO

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

Services provided for the Month of: April 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.



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

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

Invoice Number	1166129
Invoice Date	4/2/2026
Due Date	5/2/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$6,058.00

Subtotal	\$6,058.00
Sales Tax	\$0.00
Total	\$6,058.00

Please Pay This Amount

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

DISTRICT : PARKWAY CENTER CDD

Go Green! Think before you print.

INVOICE NO. 1166129 - DETAIL

INVOICE DATE: 4/2/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	3/27/2026	4499243	PKCCDD District Area	General Maintenance; Fence Work.	\$0.00	\$0.00	\$5,058.00	\$0.00	\$5,058.00	N
	3/27/2026	4500307	PKCCDD District Area	General Maintenance; Fence Work.	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$6,058.00	\$0.00	\$6,058.00	
				BWO Total	\$0.00	\$0.00	\$6,058.00	\$0.00	\$6,058.00	
				Invoice Total	\$0.00	\$0.00	\$6,058.00	\$0.00	\$6,058.00	

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 389805

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

Date	Due Date
03/31/26	4/30/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$136.14

#392215 - March 2026 Wet Check Repairs - Completed Repairs Controller H

Lateral Components - 03/24/2026

Irrigation Technician Labor	1.50HR	\$65.00	\$97.50
Cr2032 Coin Cell Battery	1.00EA	\$10.00	\$10.00
Sch 40 PVC Cap 1/2 in. Socket	12.00EA	\$1.04	\$12.48
Maxijet Barb Stake Assembly with Black Vinyl 24 in. Tube	1.00EA	\$3.74	\$3.74
Maxijet Winged 1 Piece Jet Nozzle Red 180 Degree Half Circle Flat Spray	2.00EA	\$0.75	\$1.50
Rain Bird Nozzle 15 ft. Side Strip	4.00EA	\$2.73	\$10.92

Grand Total \$136.14

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$346.14	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 389806

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

Date	Due Date
03/31/26	4/30/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$210.00

#392219 - March 2026 Wet Check Repairs - Completed Repairs Controller I

Lateral Components - 03/25/2026

Irrigation Technician Labor	1.50HR	\$65.00	\$97.50
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00EA	\$28.74	\$28.74
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	\$26.15	\$26.15
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$19.65	\$19.65
Sch 40 PVC Cap 1/2 in. Socket	1.00EA	\$1.04	\$1.04
Rain Bird XF Coupling 17 mm	6.00EA	\$0.96	\$5.76
Rain Bird XFD On-Surface Dripline 0.9 gph 12 in. Spacing, 100' Roll by LF	4.00LF	\$1.10	\$4.40
Rain Bird Nozzle 15 ft. Side Strip	8.00EA	\$2.73	\$21.84
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	2.00EA	\$2.46	\$4.92

Grand Total \$210.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$346.14	\$0.00	\$0.00	\$0.00	\$0.00

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

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in

Thank you for allowing us to serve you.

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(877) 567-7761

the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

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5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

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

Account Number 3-0696-0046402
Invoice Number 0696-001340496
Invoice Date March 17, 2026
Previous Balance \$487.02
Payments/Adjustments -\$487.02
Current Invoice Charges \$530.86

Total Amount Due \$530.86	Payment Due Date April 06, 2026
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 03/09	5555555	-\$487.02

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Parkway Center Cdd 7461 S Falkenburg Rd CSA Riverview, FL				
1 FI Waste Container 4 Yd, 1 Lift Per Week Disposal:SOUTHCO - CLASS 1				
Pickup Service 04/01-04/30	A217954588		\$348.28	\$348.28
Container Refresh 04/01-04/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$173.58
CURRENT INVOICE CHARGES				\$530.86

Simple account access at your fingertips.

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

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

Total Amount Due \$530.86
Payment Due Date April 06, 2026
Account Number 3-0696-0046402
Invoice Number 0696-001340496

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

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

Responsible Party

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

Residential Customers

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

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



INVOICE

Issued to:

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

INVOICE NO 260090190007	PAYROLL DATE 4/3/2026	PAYMENT BY ACH	DRAFT DATE 4/3/2026
-----------------------------------	---------------------------------	--------------------------	-------------------------------

DESCRIPTION	AMOUNT
Salarios brutos	1,711.50
Impuesto de la Seguridad Social	106.12
Impuesto sobre la salud	24.82
Cobertura de la compensación de los trabajadores	94.07
Tasas de administración	117.01
GROSS PAYROLL AMOUNT	\$2,053.52
TOTAL INVOICE	\$2,053.52

PAYROLL ID 260090190007	PERIOD START 3/15/2026	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 3/28/2026	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 260090190008	PAYROLL DATE 4/17/2026	PAYMENT BY ACH	DRAFT DATE 4/17/2026
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DESCRIPTION	AMOUNT
Salarios brutos	1,680.00
Impuesto de la Seguridad Social	104.16
Impuesto sobre la salud	24.36
Cobertura de la compensación de los trabajadores	92.90
Tasas de administración	114.91
GROSS PAYROLL AMOUNT	\$2,016.33
TOTAL INVOICE	\$2,016.33

PAYROLL ID 260090190008	PERIOD START 3/29/2026	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 4/11/2026	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 04/17/2026	DUE DATE 05/08/2026
--	-------------------------------------	--------------------------------	-------------------------------

Service Address: 7461 S FALKENBURG RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	03/17/2026	60684	04/16/2026	61190	50600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$152.81
Water Base Charge	\$232.22
Water Usage Charge	\$56.67
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$563.02
Sewer Usage Charge	\$357.74

Summary of Account Charges

Previous Balance	\$1,519.88
Net Payments - Thank You	\$-1,519.88
Total Account Charges	\$1,384.24
AMOUNT DUE	\$1,384.24

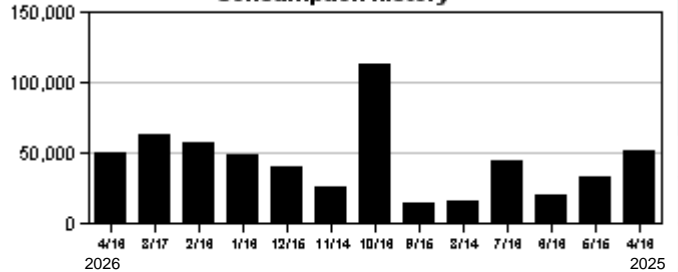
Important Message

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

Notice

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

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

907 0

DUE DATE	05/08/2026
Auto Pay Scheduled DO NOT PAY	



0055896523689 00001384247



Hillsborough County Florida

CUSTOMER NAME PARKWAY CENTER CDD	ACCOUNT NUMBER 5589652368	BILL DATE 03/18/2026	DUE DATE 04/08/2026
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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	02/16/2026	60057	03/17/2026	60684	62700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$189.35
Water Base Charge	\$232.22
Water Usage Charge	\$70.22
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$563.02
Sewer Usage Charge	\$443.29

Summary of Account Charges

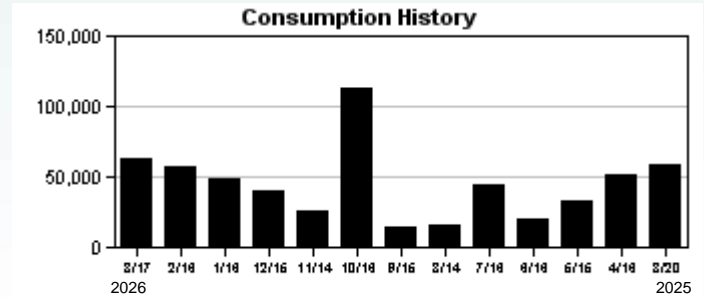
Previous Balance	\$1,450.39
Net Payments - Thank You	\$-1,450.39
Total Account Charges	\$1,519.88
AMOUNT DUE	\$1,519.88

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

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.



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 5589652368



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

THANK YOU!



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

893 0

DUE DATE	04/08/2026
Auto Pay Scheduled DO NOT PAY	



0055896523689 00001519883



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

Appendix Page 158
Statement Date: April 07, 2026

Amount Due: \$10,106.17

Due Date: April 21, 2026
Account #: 311000070319

DO NOT PAY. Your account will be drafted on April 21, 2026

Account Summary

Previous Amount Due	\$10,307.24
Payment(s) Received Since Last Statement	-\$10,307.24
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$10,106.17

Amount Due by April 21, 2026 \$10,106.17

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

Your Locations With The Highest Usage

- 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000 **1,249 KWH**
- 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000 **717 KWH**



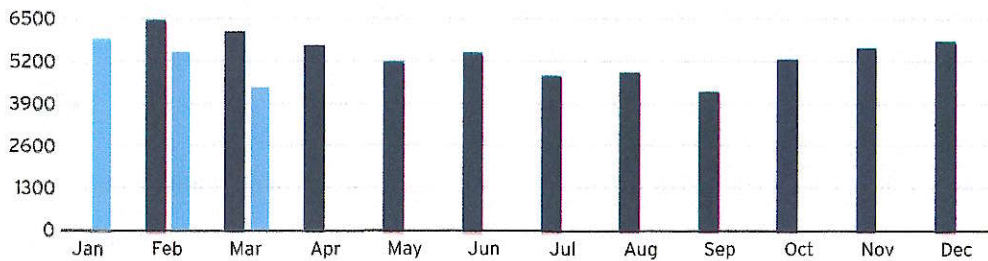
Scan here to interact with your bill online.



DOWNED IS DANGEROUS!

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

Monthly Usage (kWh)



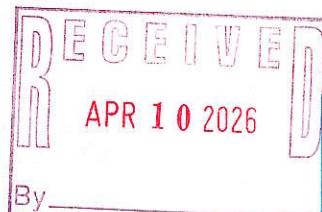
Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 311000070319
Due Date: April 21, 2026

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



Amount Due: \$10,106.17

Payment Amount: \$ _____

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

700375003863

Your account will be drafted on April 21, 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.

00000028-0000298-Page 3 of 22

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	03/03/2026	21,700		21,700		0 kWh	1	29 Days	\$21.29

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	03/03/2026	55,812		55,095		717 kWh	1	29 Days	\$147.50
									<input checked="" type="checkbox"/> 17.3%

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

Sub-Account Number: 211001739070

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325661	03/03/2026	64,640		63,391		1,249 kWh	1	29 Days	\$241.13
									<input checked="" type="checkbox"/> 20.8%

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	03/03/2026	22,312		22,069		243 kWh	1	29 Days	\$64.06
									<input checked="" type="checkbox"/> 10.7%

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:

7-11

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	03/03/2026	63,934		63,348		586 kWh	1	29 Days	\$124.44
									▼ 34.2%

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	03/03/2026	56,408		55,742		666 kWh	1	29 Days	\$138.52
									▼ 19.3%

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	03/03/2026	41,036		40,619		417 kWh	1	29 Days	\$94.68
									▼ 18.1%

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	03/03/2026	16,288		16,091		197 kWh	1	29 Days	\$55.97
									▼ 12.4%

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	03/03/2026	37,954		37,635		319 kWh	1	29 Days	\$77.44
									▲ 8.1%

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

\$10,106.17



Sub-Account #: 211001738486
Statement Date: 04/01/2026

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

Meter Read

Meter Location: # A Pmp

Service Period: 02/03/2026 - 03/03/2026

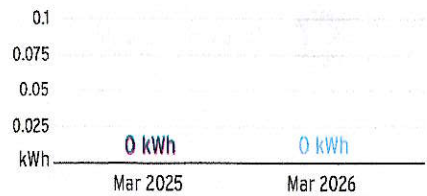
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	03/03/2026	21,700		21,700		0 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.63
State Tax		\$1.66
Total Electric Cost, Local Fees and Taxes		\$21.29

Avg kWh Used Per Day



Current Month's Electric Charges \$21.29

Billing information continues on next page →

0000028-0000300-Page 7 of 22



Sub-Account #: 211001738759
Statement Date: 04/01/2026

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

Meter Read

Service Period: 02/03/2026 - 03/03/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	03/03/2026	55,812		55,095		717 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



00000028-0000300-Page 6 of 22

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	717 kWh @ \$0.09202/kWh	\$65.98
Fuel Charge	717 kWh @ \$0.03516/kWh	\$25.21
Storm Protection Charge	717 kWh @ \$0.00568/kWh	\$4.07
Clean Energy Transition Mechanism	717 kWh @ \$0.00418/kWh	\$3.00
Storm Surcharge	717 kWh @ \$0.02121/kWh	\$15.21
Florida Gross Receipt Tax		\$3.40
Electric Service Cost		\$136.01
State Tax		\$11.49
Total Electric Cost, Local Fees and Taxes		\$147.50

Current Month's Electric Charges \$147.50

Billing information continues on next page →



Sub-Account #: 211001739070
Statement Date: 04/01/2026

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

Meter Read



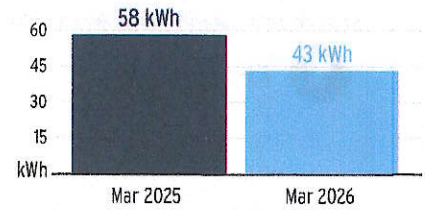
Service Period: 02/03/2026 - 03/03/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	03/03/2026	64,640	63,391		1,249 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,249 kWh @ \$0.09202/kWh	\$114.93
Fuel Charge	1,249 kWh @ \$0.03516/kWh	\$43.91
Storm Protection Charge	1,249 kWh @ \$0.00568/kWh	\$7.09
Clean Energy Transition Mechanism	1,249 kWh @ \$0.00418/kWh	\$5.22
Storm Surcharge	1,249 kWh @ \$0.02121/kWh	\$26.49
Florida Gross Receipt Tax		\$5.56
Electric Service Cost		\$222.34
State Tax		\$18.79
Total Electric Cost, Local Fees and Taxes		\$241.13



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Current Month's Electric Charges **\$241.13**

Billing information continues on next page →



Sub-Account #: Z11001739302
Statement Date: 04/01/2026

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

Meter Read

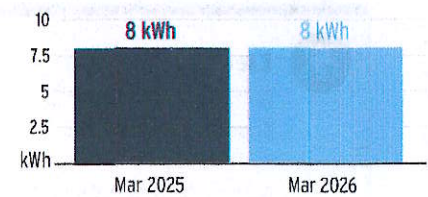
Service Period: 02/03/2026 - 03/03/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000705281	03/03/2026	22,312	22,069	243 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	243 kWh @ \$0.09202/kWh	\$22.36
Fuel Charge	243 kWh @ \$0.03516/kWh	\$8.54
Storm Protection Charge	243 kWh @ \$0.00568/kWh	\$1.38
Clean Energy Transition Mechanism	243 kWh @ \$0.00418/kWh	\$1.02
Storm Surcharge	243 kWh @ \$0.02121/kWh	\$5.15
Florida Gross Receipt Tax		\$1.48
Electric Service Cost		\$59.07
State Tax		\$4.99
Total Electric Cost, Local Fees and Taxes		\$64.06

Avg kWh Used Per Day



Current Month's Electric Charges **\$64.06**

Billing information continues on next page →

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Sub-Account #: 211001739567
Statement Date: 04/01/2026


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

Service Period: 02/03/2026 - 03/03/2026

Rate Schedule: Lighting Service



Charge Details

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

Current Month's Electric Charges \$4,818.46

Billing information continues on next page →

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Sub-Account #: 211001739864
Statement Date: 04/01/2026

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

Service Period: 02/03/2026 - 03/03/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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: 04/01/2026

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

Service Period: 02/21/2026 - 03/23/2026

Rate Schedule: Lighting Service



Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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 →

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Sub-Account #: 211015022604
Statement Date: 04/01/2026

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

Service Period: 02/21/2026 - 03/23/2026

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 31 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: 04/01/2026

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

Meter Read

Meter Location: # B

Service Period: 02/03/2026 - 03/03/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000538189	03/03/2026	63,934	63,348	586 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	586 kWh @ \$0.09202/kWh	\$53.92
Fuel Charge	586 kWh @ \$0.03516/kWh	\$20.60
Storm Protection Charge	586 kWh @ \$0.00568/kWh	\$3.33
Clean Energy Transition Mechanism	586 kWh @ \$0.00418/kWh	\$2.45
Storm Surcharge	586 kWh @ \$0.02121/kWh	\$12.43
Florida Gross Receipt Tax		\$2.87
Electric Service Cost		\$114.74
State Tax		\$9.70
Total Electric Cost, Local Fees and Taxes		\$124.44

Current Month's Electric Charges \$124.44

Billing information continues on next page →

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Sub-Account #: 211014450376
Statement Date: 04/01/2026

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

Meter Read

Meter Location: # C

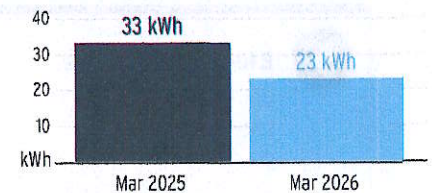
Service Period: 02/03/2026 - 03/03/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492499	03/03/2026	56,408	55,742	666 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	666 kWh @ \$0.09202/kWh	\$61.29
Fuel Charge	666 kWh @ \$0.03516/kWh	\$23.42
Storm Protection Charge	666 kWh @ \$0.00568/kWh	\$3.78
Clean Energy Transition Mechanism	666 kWh @ \$0.00418/kWh	\$2.78
Storm Surcharge	666 kWh @ \$0.02121/kWh	\$14.13
Florida Gross Receipt Tax		\$3.19
Electric Service Cost		\$127.73
State Tax		\$10.79
Total Electric Cost, Local Fees and Taxes		\$138.52

Current Month's Electric Charges \$138.52

Billing information continues on next page →

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Sub-Account #: 211014450640
Statement Date: 04/01/2026

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

Meter Read



Meter Location: # D

Service Period: 02/03/2026 - 03/03/2026

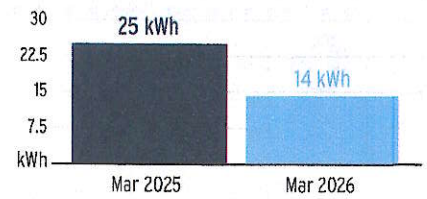
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492524	03/03/2026	41,036		40,619		417 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	417 kWh @ \$0.09202/kWh	\$38.37
Fuel Charge	417 kWh @ \$0.03516/kWh	\$14.66
Storm Protection Charge	417 kWh @ \$0.00568/kWh	\$2.37
Clean Energy Transition Mechanism	417 kWh @ \$0.00418/kWh	\$1.74
Storm Surcharge	417 kWh @ \$0.02121/kWh	\$8.84
Florida Gross Receipt Tax		\$2.18
Electric Service Cost		\$87.30
State Tax		\$7.38
Total Electric Cost, Local Fees and Taxes		\$94.68

Avg kWh Used Per Day



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Current Month's Electric Charges \$94.68

Billing information continues on next page →



Sub-Account #: 211014450897
Statement Date: 04/01/2026

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

Meter Read

Meter Location: # A

Service Period: 02/03/2026 - 03/03/2026

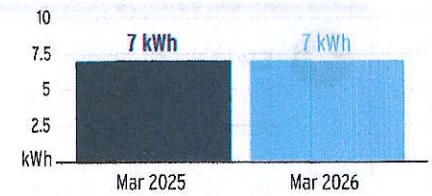
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000536130	03/03/2026	16,288		16,091		197 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	197 kWh @ \$0.09202/kWh	\$18.13
Fuel Charge	197 kWh @ \$0.03516/kWh	\$6.93
Storm Protection Charge	197 kWh @ \$0.00568/kWh	\$1.12
Clean Energy Transition Mechanism	197 kWh @ \$0.00418/kWh	\$0.82
Storm Surcharge	197 kWh @ \$0.02121/kWh	\$4.18
Florida Gross Receipt Tax		\$1.29
Electric Service Cost		\$51.61
State Tax		\$4.36
Total Electric Cost, Local Fees and Taxes		\$55.97

Avg kWh Used Per Day



Current Month's Electric Charges

\$55.97

Billing information continues on next page →

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Sub-Account #: 211014451127
Statement Date: 04/01/2026

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

Meter Read



Service Period: 02/03/2026 - 03/03/2026

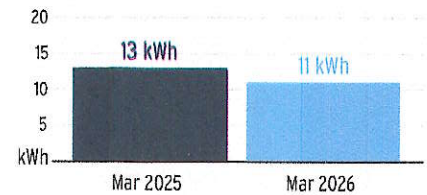
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323057	03/03/2026	37,954		37,635		319 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	319 kWh @ \$0.09202/kWh	\$29.35
Fuel Charge	319 kWh @ \$0.03516/kWh	\$11.22
Storm Protection Charge	319 kWh @ \$0.00568/kWh	\$1.81
Clean Energy Transition Mechanism	319 kWh @ \$0.00418/kWh	\$1.33
Storm Surcharge	319 kWh @ \$0.02121/kWh	\$6.77
Florida Gross Receipt Tax		\$1.79
Electric Service Cost		\$71.41
State Tax		\$6.03
Total Electric Cost, Local Fees and Taxes		\$77.44



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Current Month's Electric Charges \$77.44

Billing information continues on next page →



Sub-Account #: 211014451317
Statement Date: 04/01/2026

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

Service Period: 02/21/2026 - 03/23/2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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 →

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Sub-Account #: 211014451523
Statement Date: 04/01/2026

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

Service Period: 02/21/2026 - 03/23/2026

Rate Schedule: Lighting Service



Charge Details



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	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 →

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Sub-Account #: 211014451713
Statement Date: 04/01/2026

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

Service Period: 02/21/2026 - 03/23/2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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 \$10,106.17

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PARKWAY CENTER CDD
7100 BLUE BEECH DR
RIVERVIEW, FL 33578

Amount Due:	\$87.34
Due Date:	April 29, 2026
Account #:	221009587215

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$179.68
Payment(s) Received Since Last Statement	-\$179.68
Current Month's Charges	\$87.34
Amount Due by April 29, 2026	\$87.34

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



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

Account #: 221009587215
Due Date: April 29, 2026

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Amount Due:	\$87.34
Payment Amount: \$	_____

660026420472



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.

660026420472221009587215000000087344

00003686-0008030-Page 5 of 8



Service For:
 7100 BLUE BEECH DR
 RIVERVIEW, FL 33578

Account #: 221009587215
 Statement Date: April 08, 2026
 Charges Due: April 29, 2026

Service Period: Mar 04, 2026 - Apr 01, 2026

Rate Schedule: Lighting Service

Charge Details

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

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

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 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

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- 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

Statement Date: April 08, 2026
 Agenda Page 180

Amount Due: \$1,537.12

Due Date: April 29, 2026
Account #: 221008055560

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


Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$1,307.82
Payment(s) Received Since Last Statement	-\$1,307.82
Current Month's Charges	\$1,537.12
Amount Due by April 29, 2026	\$1,537.12

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

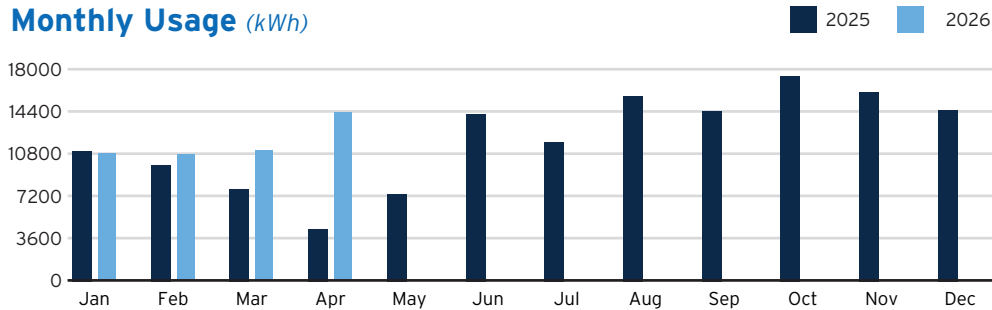
Your Energy Insight

- Your average daily kWh used was **233.11% higher** than the same period last year.
- Your peak billing demand was **107.14% higher** than the same period last year.



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Monthly Usage (kWh)



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



Account #: 221008055560
Due Date: April 29, 2026

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Amount Due: \$1,537.12

Payment Amount: \$ _____

677310308513
 Your account will be drafted on April 29, 2026

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

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

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



Service For:
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

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

Meter Read

Meter Location: CLUBHOUSE

Service Period: Mar 04, 2026 - Apr 01, 2026

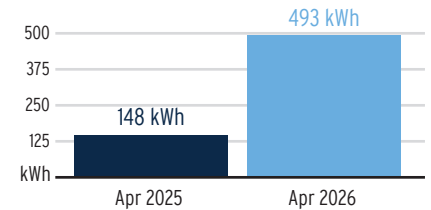
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	04/01/2026	68,022		53,720		14,302 kWh	1	29 Days
1000813546	04/01/2026	29.12		0		29.12 kW	1	29 Days

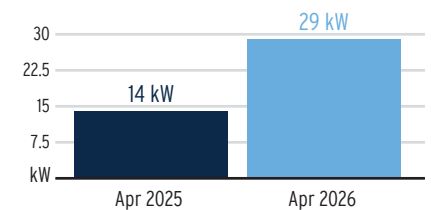
Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	29 kW @ \$19.06000/kW	\$552.74
Energy Charge	14,302 kWh @ \$0.00815/kWh	\$116.56
Fuel Charge	14,302 kWh @ \$0.03516/kWh	\$502.86
Capacity Charge	29 kW @ \$0.72000/kW	\$20.88
Storm Protection Charge	29 kW @ \$2.02000/kW	\$58.58
Energy Conservation Charge	29 kW @ \$0.79000/kW	\$22.91
Environmental Cost Recovery	14,302 kWh @ \$0.00072/kWh	\$10.30
Clean Energy Transition Mechanism	29 kW @ \$1.15000/kW	\$33.35
Storm Surcharge	14,302 kWh @ \$0.01035/kWh	\$148.03
Florida Gross Receipt Tax		\$38.43
Electric Service Cost		\$1,537.12

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges \$1,537.12

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

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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**
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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.



Service For:
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Account #: 22100805560
Statement Date: April 08, 2026
Charges Due: April 29, 2026

Load Factor



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



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


Amount Due:	\$829.90
Due Date: April 29, 2026	
Account #: 211001800146	

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$829.90
Payment(s) Received Since Last Statement	-\$829.90
Current Month's Charges	\$829.90
Amount Due by April 29, 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.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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: April 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:	\$829.90
Payment Amount:	\$ _____

622989561570

Your account will be drafted on April 29, 2026

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

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

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




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

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

Service Period: Mar 04, 2026 - Apr 01, 2026

Rate Schedule: Lighting Service





Charge Details

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

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
BLUE BEECH RD
RIVERVIEW, FL 33569-0000


Amount Due:	\$655.19
Due Date: April 29, 2026	
Account #: 211001800369	

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$655.19
Payment(s) Received Since Last Statement	-\$655.19
Current Month's Charges	\$655.19
Amount Due by April 29, 2026	\$655.19

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



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TECOaccount.com

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: April 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:	\$655.19
Payment Amount:	\$ _____

622989561571

Your account will be drafted on April 29, 2026

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

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

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




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

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

Service Period: Mar 04, 2026 - Apr 01, 2026

Rate Schedule: Lighting Service


Charge Details


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


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)
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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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


Amount Due:	\$616.55
Due Date: April 29, 2026	
Account #: 211001800609	

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$616.55
Payment(s) Received Since Last Statement	-\$616.55
Current Month's Charges	\$616.55
Amount Due by April 29, 2026	\$616.55

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



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TECOaccount.com

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: April 29, 2026

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

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

Amount Due:	\$616.55
Payment Amount:	\$ _____

622989561572

Your account will be drafted on April 29, 2026

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

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

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




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

Account #: 211001800609
Statement Date: April 08, 2026
Charges Due: April 29, 2026

Service Period: Mar 04, 2026 - Apr 01, 2026

Rate Schedule: Lighting Service

Charge Details


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


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
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- 

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

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

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

Statement Date: April 08, 2026
Agenda Page 189


Amount Due:	\$311.05
Due Date: April 29, 2026	
Account #: 221007991963	

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

Account Summary

Current Service Period: March 04, 2026 - April 01, 2026	
Previous Amount Due	\$311.05
Payment(s) Received Since Last Statement	-\$311.05
Current Month's Charges	\$311.05
Amount Due by April 29, 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.



Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.


TECOaccount.com

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: April 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:	\$311.05
Payment Amount:	\$ _____

677310308512

Your account will be drafted on April 29, 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.



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

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

Service Period: Mar 04, 2026 - Apr 01, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	162 kWh @ \$0.03411/kWh	\$5.53
Fixture & Maintenance Charge	6 Fixtures	\$126.66
Lighting Pole / Wire	6 Poles	\$169.92
Lighting Fuel Charge	162 kWh @ \$0.03452/kWh	\$5.59
Storm Protection Charge	162 kWh @ \$0.00574/kWh	\$0.93
Clean Energy Transition Mechanism	162 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	162 kWh @ \$0.01230/kWh	\$1.99
Florida Gross Receipt Tax		\$0.36
Lighting Charges		\$311.05

Total Current Month's Charges \$311.05

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Ways To Pay Your Bill

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P.O. Box 31318
Tampa, FL 33631-3318
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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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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)
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ADP, Inc.
 PO Box 830272
 Philadelphia PA 19182-0272

ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 717597905
Advice of Debit Date	: 04/03/2026
Advice of Debit Due Date	: 04/10/2026
Total Debited This Invoice	: \$20.40



0006786 01 MB 0.672 01 TR 00027 R2BDDC11 000000



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

Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
0062-10-1FD					
Processing Charges for					
Period Ending Date: 03/25/2026					
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes: Enhanced Payroll Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-1FD **\$20.40**

Total Debited **\$20.40**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX5082 on 04/10/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

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
23303	04/15/2026	\$180.00	05/15/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
GAS HEATER SERVICE CALL	Gas heater service call Display blank. Buttons not functioning. Traced voltage through heater, and transformer to control board (24v/ok). Unplugged control voltage from board. Plugged back in. Heater display fully functional. Ran 3 full test heat cycles. System functioning/heating properly.	1	180.00	180.00

SUBTOTAL	180.00
TAX	0.00
TOTAL	180.00
BALANCE DUE	\$180.00

Pay invoice

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01187H

Date 04/10/2026

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

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

Description

Amount

Serial # 26-01187H Request for Proposals and Notice of Meeting to Open Proposals RE: Parkway Center CDD Mandatory Pre-Proposal Meeting on 4/27/26 at 1:00 PM Published: 4/10/2026	\$218.75
---	----------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$218.75

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

Agenda Page 195

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

INVOICE

Legal Advertising

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

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Erin McCormick | Law, PA

Erin McCormick, Esq.

Invoice Date	Invoice Number
04/02/2026	10886
Terms	Service Through
	04/02/2026

Parkway Center CDD

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607
 Email: inframarkcms@payableslockbox.com;
alba.sanchez@inframark.com

In Reference To: General Representation (Work)				
Date	By	Services	Hours	Amount
03/03/2026	Erin R McCormick	Review of comments by CLS to proposed Agreement and provide comments and modifications to Agreement; telephone conference with Alba Sanchez, Tonja Stewart, Marsh Rainey and Koko Miller; prepare revisions to Agreement with CLS; telephone conference with Tonja Stewart; review of email from Jessica Weightman; prepare redline of Agreement; email to Tonja Stewart, Alba Sanchez and Jessica Weightman regarding above;	3.20	\$ 1,040.00
03/04/2026	Erin R McCormick	Review of email from Claudia Bryant; telephone conference with Jessica Weighman (CLS), Tonja Stewart and Alba Sanchez; revise CLS Construction Agreement and add exhibits; transmit Agreement to Jessica Weightman, Tonja Stewart and Alba Sanchez; multiple t/cs with Marsh Rainey; telephone conference with Tonja Stewart; telephone conference with Alba Sanchez; review email from Jessica Weightman; update CLS Construction Agreement and transmit to Alba Sanchez; attend Board of Supervisors continued meeting;	2.70	\$ 877.50
03/13/2026	Erin R McCormick	Review of email from Alba Sanchez regarding Landscape Maintenance RFP and brief review of RFP and Notice; email to Alba Sanchez regarding above;	0.20	\$ 65.00
03/23/2026	Erin R McCormick	Review of Agenda packages for March 25, 2026 Board meeting; email to Alba Sanchez regarding above;	0.60	\$ 195.00
03/24/2026	Erin R McCormick	Review of email from Alba Sanchez and respond [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
03/26/2026	Erin R McCormick	Review of email from Alba Sanchez regarding RFP and respond; review of Request for Proposals;	1.00	\$ 325.00
03/27/2026	Erin R McCormick	Review and prepare comments to RFP for Landscape and Irrigation Maintenance;	2.80	\$ 910.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

Parkway Center CDD

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607
 Email: inframarkcms@payableslockbox.com;
alba.sanchez@inframark.com

Invoice Date	Invoice Number
04/02/2026	10886
Terms	Service Through
	04/02/2026

Total Hours	10.60 hrs
Total Work	\$ 3,412.50
Total Invoice Amount	\$ 3,412.50
Previous Balance	\$ 2,860.00
Balance (Amount Due)	\$ 6,272.50



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

177163

DATE

4/20/2026

CUSTOMER ID

C2303

NET TERMS

Due On Receipt

PO#

DUE DATE

4/20/2026

BILL TO

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

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	37.26		37.26
Subtotal					37.26

Subtotal	\$37.26
Tax	\$0.00
Total Due	\$37.26

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.



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

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

Invoice Number	1166505
Invoice Date	4/22/2026
Due Date	5/22/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$677.50

Subtotal	\$677.50
Sales Tax	\$0.00
Total	\$677.50

Please Pay This Amount

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

DISTRICT : PARKWAY CENTER CDD

Go Green! Think before you print.

INVOICE NO. 1166505 - DETAIL

INVOICE DATE: 4/22/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	4/17/2026	4523613	PKCCDD District Area	General Maintenance; Sign cleaning	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	N
	4/17/2026	4523640	PKCCDD District Area	General Maintenance; Monument light repair	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	N
	4/17/2026	4524011	PKCCDD District Area	General Maintenance; Debris pickup	\$0.00	\$0.00	\$127.50	\$0.00	\$127.50	N
	4/17/2026	4524185	PKCCDD District Area	General Maintenance; Trash clean up	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$677.50	\$0.00	\$677.50	
				BWO Total	\$0.00	\$0.00	\$677.50	\$0.00	\$677.50	
				Invoice Total	\$0.00	\$0.00	\$677.50	\$0.00	\$677.50	

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 389999

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

Date	Due Date
04/01/26	5/1/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#347501 - Parkway Center CDD - 2025/2026 Maintenance Renewal April 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)
\$19,263.89	\$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



INVOICE

Invoice Number 2545327
Invoice Date March 13, 2026
Customer Number 83368
Project Number 238202083

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

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

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

Project Description: Parkway Center Community Development District

Stantec Project Manager: Stewart, Tonja L
Authorization Amount: \$21,390.00
Authorization Previously Billed: \$21,041.01
Authorization Budget Remaining: -\$2,416.51
Authorization Billed to Date: \$23,806.51
Current Invoice Due: \$2,765.50
For Period Ending: March 13, 2026

Contact Name: Inframark
Invoice email: InframarkCMS@payableslockbox.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number

2545327

Project Number

238202083

Top Task 2026

2026 FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 06				
Gouveia, Caroline Patricia	2026-02-23	0.25	162.00	40.50
		0.25		40.50
Level 09				
Nurse, Vanessa M	2026-02-06	2.00	190.00	380.00
Nurse, Vanessa M	2026-02-09	0.25	190.00	47.50
Nurse, Vanessa M	2026-02-24	0.25	190.00	47.50
		2.50		475.00
Level 14				
Stewart, Tonja L	2026-02-09	1.00	250.00	250.00
Stewart, Tonja L	2026-02-25	2.00	250.00	500.00
Stewart, Tonja L	2026-02-26	1.00	250.00	250.00
Stewart, Tonja L	2026-03-04	2.00	250.00	500.00
Stewart, Tonja L	2026-03-05	1.00	250.00	250.00
Stewart, Tonja L	2026-03-12	2.00	250.00	500.00
		9.00		2,250.00
Professional Services Subtotal		11.75		2,765.50

Top Task 2026 Total

2,765.50

Total Fees & Disbursements

\$2,765.50

INVOICE TOTAL (USD)

2,765.50

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-02-06	238202083	2026	NURSE, VANESSA M	2.00	190.00	380.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2026-02-09	238202083	2026	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED SWFWMD INSPECTION SPREADSHEET TO REFLECT SWFWMD ERROR (RE: INNISBROOK)	
2026-02-09	238202083	2026	STEWART, TONJA L	1.00	250.00	250.00	FOLLOW UP REGARDING CLS CONTRACT WITH DISTRICT COUNSEL AND CONTRACTOR	
2026-02-23	238202083	2026	GOUVEIA, CAROLINE PATRICIA	0.25	162.00	40.50	PROJECT COORDINATION	
2026-02-24	238202083	2026	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2026-02-25	238202083	2026	STEWART, TONJA L	2.00	250.00	500.00	PREPARE FOR AND ATTEND CDD MEETING	
2026-02-26	238202083	2026	STEWART, TONJA L	1.00	250.00	250.00	FOLLOW UP REGARDING POND SLOPE EROSION AND INFORMATION REGARDING ABUTTING RESIDENTS	
2026-03-04	238202083	2026	STEWART, TONJA L	2.00	250.00	500.00	PREPARE FOR AND ATTEND CDD MEETING	
2026-03-05	238202083	2026	STEWART, TONJA L	1.00	250.00	250.00	FOLLOW UP AFTER CDD MEETING; DISCUSS SURVEY NEEDS WITH SURVEY DEPT	
2026-03-12	238202083	2026	STEWART, TONJA L	2.00	250.00	500.00	FOLLOW UP REGARDING FINAL CLS CONTRACT AND PREPARE FOR STARTING WORK	
Total subTask 2026				11.75		2,765.50		
Total Top Task 2026				11.75		2,765.50		
Total Project 238202083				11.75		2,765.50		

PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date	<u>4/8/2026</u>
Total Check	<u>\$15,333.66</u>
Payable To	<u>Parkway Center CDD</u>
Check Amount	<u>\$6,936.14</u>
Check Description	<u>Series 2018-1 FY26 Dist 769</u>
Code TO	<u>202-103200-1000</u>
Check Amount	<u>\$3,141.25</u>
Check Description	<u>Series 2008 FY26 Dist 769</u>
Code To	<u>201-103200-1000</u>
Check Amount	<u>\$5,256.27</u>
Check Description	<u>Series 2018-2 FY26 Dist 769</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.)

Hanna Yi

Authorization

Invoice



Date: 4/22/2026
 Agenda Page 207

Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.
 Riverview, FL 33579
 1-727-295-8592
totalpressurepowerwashandseal@gmail.com

To: Alba Sanchez
 Attention:
 Parkway Center CDD
 Address:
 7461 S Falkenburg Rd

	Job Title	Payment Terms	
	Pool Coping Repair & Paver Sealing	Half Now Other Half Once Done	

Item	Description	#	Amount
Paver Repair	Paver repairs are to be completed throughout the entire pool patio area where needed. Main areas of concern are the pool coping basically around the entire pool. All coping is to be addressed & reset with proper base layer provided underneath. Broken pavers will be replaced with usable pavers from boarder only if new pavers are not able to be acquired in time.		\$8,000
Pressure Washing	Pressure Washing of the pool deck pavers will be done as well as gum removal. We will actively push grey water away from pool during cleaning process to keep pool as clean as possible.		Included
Paver Sealing	Paver Sealing will be completed using our High Grade water based sealer. This process will protect the pavers while bringing out their natural color. Additive will be added for non slick surface. Please note all pavers that are attached to pool pavers are to be included in service.		\$5,500
Bonus Option	This is a 5 year maintenance plan option at a rate of \$1,500 per year. On call services and repairs if necessary will be included and or offered at a heavily discounted rate. Maintenance is with in reason.	5 Years \$1,500 Per Year	\$7,500
Tax	Hillsborough County	7.5%	Exempt

Option 2
 (With Maintenance Plan)

Grand Total: \$20,000
 Deposit Due: \$10,000
 Balance Due At Completion: \$10,000