



Parkway Center Community Development District

June 24, 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



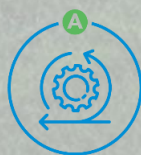
COLLABORATION



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
Karen Baker, District Admin

Regular Meeting Agenda

Wednesday, June 24, 2026, at 6:30 p.m.

The Regular Meeting of the **Parkway Center Community Development District** will be held on **Wednesday, June 24, 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

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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. INFRAMARK CLUBHOUSE MANAGER PROPOSAL
6. STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. Field Inspection Report
 - D. Landscape Report
 - E. Aquatic Report
 - F. District Manager's Report
 - G. On-Site Manager's Report
7. BUSINESS ITEMS

A. Discussion of Irrigation Audit

8. CONSENT AGENDA

A. Consideration of Minutes from the Regular Meeting held on May 27, 2026

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

9. OLD BUSINESS

10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

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

12. ADJOURNMENT



Amenity and Entertainment Services

***PARKWAY CENTER CDD
CLUBHOUSE MANAGER
PROPOSAL***

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



Amenity and Entertainment Services

DATE: 06/09/2026

CLIENT: Parkway Center CDD
PROPOSAL: Full-time Clubhouse Manager
ADDRESS: 7461 S Falkenburg Rd Riverview, FL
PREPARED BY: Jennifer Goldyn
CONTACT: 813.652.2454

PROPOSAL OVERVIEW:

The Clubhouse Manager is responsible for the overall operation, administration, and customer service functions of the community clubhouse and amenity facilities. This position ensures that residents and guests receive exceptional service while maintaining a safe, clean, and welcoming environment. The Clubhouse Manager oversees facility operations, amenity staff, resident programs, rentals, events, and vendor coordination while serving as the primary point of contact for residents utilizing the amenities.

SCOPE OF SERVICES

Facility Operations

- Maintain a regular full-time schedule of forty (40) hours per week, Monday through Friday, during the operating hours established by the Board of Supervisors. Flexibility to work evenings, weekends, and community events as required to support clubhouse operations and resident activities.
- Manage the day-to-day operations of the clubhouse and amenity facilities.
- Conduct regular inspections of the clubhouse, fitness center, pool, playground, and other amenity areas.
- Ensure facilities are clean, safe, and properly maintained.
- Identify maintenance needs and coordinate repairs with vendors and maintenance personnel.
- Monitor facility access systems, security measures, and resident compliance with amenity policies.

Resident Relations & Customer Service

- Serve as the primary point of contact for residents regarding clubhouse and amenity-related inquiries.

- Address resident concerns, questions, and complaints in a professional and timely manner.
- Promote a positive resident experience through exceptional customer service.
- Maintain strong working relationships with residents, Board members, and management staff.

Event Management

- Manage clubhouse rental reservations, contracts, deposits, and event logistics.
- Plan, coordinate, and execute community events, activities, and resident engagement programs.
- Monitor event budgets and ensure successful execution of programs.

Administrative Responsibilities

- Maintain accurate records of facility reservations, incidents, maintenance requests, and resident communications.
- Prepare reports regarding clubhouse usage, events, and operational activities to present monthly to the Board.
- Assist with amenity related budget preparation and monitor amenity related expenses.
- Ensure compliance with community policies, procedures, and operational standards.
- Manage amenity calendars and communication platforms.,

Vendor & Contract Management

- Coordinate services provided by vendors, contractors, and service providers.
- Monitor vendor performance and ensure contractual obligations are met.
- Obtain quotes, as directed, and assist with vendor selection for amenity-related services and projects.

Safety & Compliance

- Ensure compliance with all community rules, safety regulations, and company policies.
- Respond appropriately to emergencies and incident situations.
- Complete incident reports and communicate issues to management as required.

Inframark Offerings

- Eligible for a comprehensive benefits package, including medical, dental, vision, paid vacation, paid sick leave, and a 401(k) retirement savings plan, in accordance with company policies.
- Participate in ongoing training and professional development programs to ensure compliance with all Inframark policies, procedures, customer service expectations, and Board-established standards.
- Receive enhanced operational support and performance oversight from both the Amenities Management Team and the District Manager to ensure consistent service delivery, accountability, and success in the role.

Proposed Pricing for a Clubhouse Manager at Parkway Center CDD:
\$73,000.00

Approved by:

Name

Title

Signature

Date



INFRAMARK[®]

A BETTER WORLD

TOGETHER[™]



Parkway Center CDD June 2026

Tuesday, 9 June 2026

Prepared For Board Of supervisors

16 Issues Identified

16 Issues Incomplete

Christy Fowler

Inframark

Outstanding Items

Assigned To: LMP/ Inframark Maintenance/ Field Manager

Entrance to Belmont, Texas Sage is leggy along the west side entrance.

Weeds in landscape beds through the community.

Castle Creek Dr – Townhome Area / CDD Property

Dog waste station is missing a cover.

Sign replacements on Pond 9

Pocket Park – Moccasin Trl Dr Sign replacement

Issue 1

Assigned To: LMP

Landscape Bed Area in front of Amenity Center

Observations:

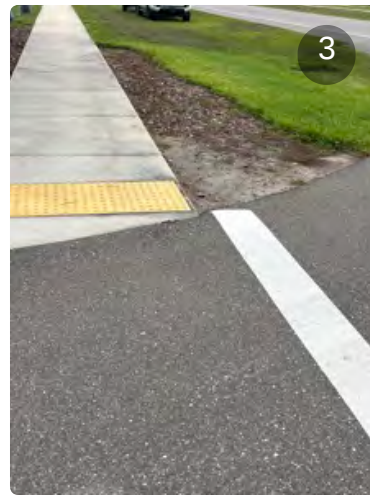
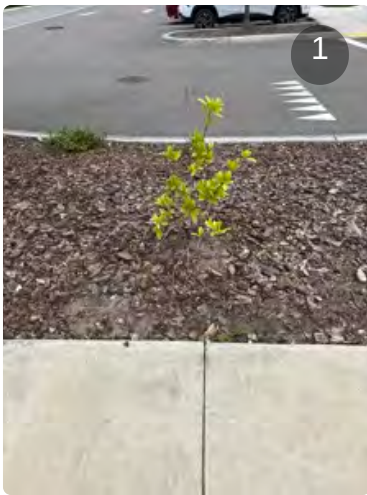
Gardenia shrub is declining and showing poor health.

Previously an annual bed area located in front of the sidewalk is empty.

Recommendations:

Remove and replace declining Gardenia as needed to restore landscape appearance.

Sod in the bed area in front of the sidewalk to create a more uniform presentation.



Issue 2

Assigned To: Total Pressure

Pool Deck Area

Observations:

Photos 1 and 2 document raised pavers adjacent to the pool slide area.

Photos 3 and 4 document an additional section of raised pavers along the pool deck.

Photos 5 and 6 show pavers with sharp edges that may present a safety concern.

Photo 7 documents a sinking paver located beneath the handrail area.

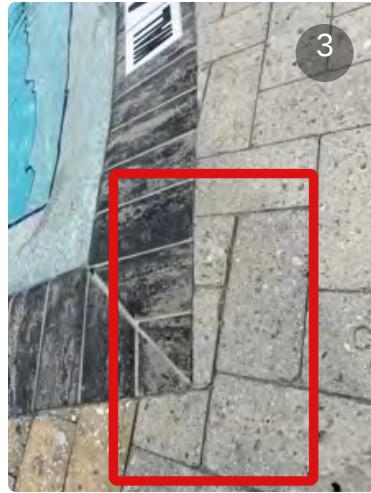
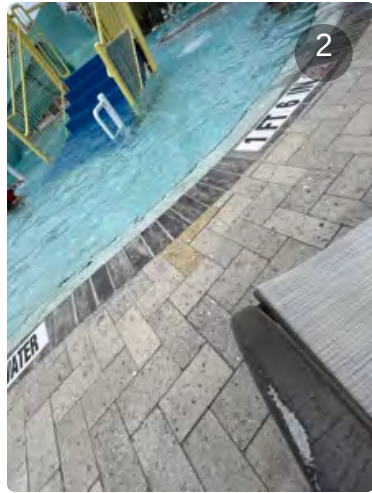
Recommendations:

Inspect and repair raised pavers to eliminate trip hazards and restore an even walking surface.

Repair or replace pavers with sharp edges to improve safety around the pool deck.

Reset and stabilize sinking paver beneath the rail to prevent further settlement and potential hazards.

Continue routine inspections of the pool deck for additional paver movement or deterioration.



Issue 3

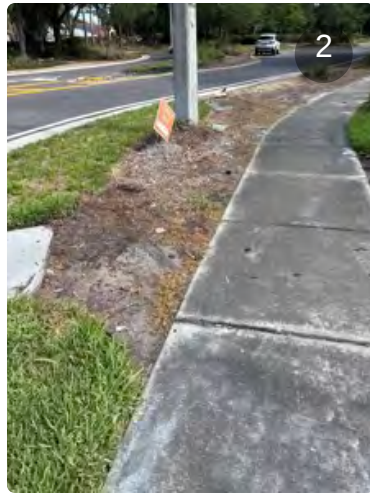
Assigned To: Board/LMP
Riverview / Still Creek Dr

Observations:

Utility box hazard on Riverview has been replaced and corrected.
Empty bed area on the inbound side of Still Creek.

Recommendations:

Recommend filling the empty bed area on the inbound side of Still River with sod to improve appearance and provide uniform coverage.
Evaluate irrigation coverage prior to sod installation to support establishment.



Issue 4

Assigned To: LMP

Towne Lake Rd – Near Castle Creek Dr

Observations:

Pine tree limbs are hanging low over the sidewalk.

Recommendations:

Lift/prune pine tree limbs along the sidewalk to restore clearance.

Continue routine tree maintenance and monitoring to prevent future encroachment.

Issue 5

Assigned To: Inframark Maintenance/ Onsite

Ladies Restroom

Observations:

Sink on the right side is loose and requires adjustment.

Recommendations:

Tighten and secure sink to ensure proper stability and functionality.



Issue 5

Assigned To: Board/District Manager

Falkenburg Rd – Across from the Amenity Center

Observations:

Utility/marketing flags are present near the sidewalk. The purpose and status of the markings are currently unknown.

Issue 5

Assigned To: LMP

Harvest Glen – Southbound Right Side

Observations:

Dead shrub present and in need of removal.

Jasmine plantings appear wilted and stressed.

Ornamental grasses are very dry and showing signs of decline.

Brazilian pepper tree observed within the landscape area.

Recommendations:

Remove dead shrub to improve landscape appearance and prevent further deterioration. Evaluate irrigation coverage and plant health conditions contributing to the wilted Jasmine and dry grasses; replace plant material as needed.

Remove and/or treat Brazilian pepper tree to prevent the spread of invasive vegetation. Continue monitoring the area for additional landscape health concerns and irrigation deficiencies.



Issue 8

Assigned To: Plumber/District Manager

Amenity Center – Men’s Restroom

Observations:

Toilet flush mechanism requires adjustment to ensure proper operation.

Recommendations:

Inspect and adjust the flush mechanism to restore proper functionality.



Issue 9

Assigned To: District Manager

Fence needs power washing and trimmed behind @ 8608 white poplar drive

Issue 10

Assigned To: Field/District Manager

Still Creek Dr – Sidewalk Safety Concern

Observations

Sidewalk panels along Still Creek Dr are raised and uneven behind 8307 Moccasin Trail Dr and 8311 Moccasin Trail Dr.

The elevation changes create a potential tripping hazard for pedestrians.

Recommendations

Inspect the affected sidewalk sections to determine the extent of uplift and identify the cause.

Repair, grind, or replace the raised sidewalk panels as needed to restore a safe and even walking surface.

Service Request CN0577869 has been created for sidewalk repairs.

Continue monitoring adjacent sidewalk sections for additional movement or trip hazards.





Issue 11

Assigned To: LMP

Hamlet Median

Observations:

Weeds are present throughout the median landscape area. The median is in need of general detailing and cleanup to restore its appearance.

Recommendations:

Treat and remove weeds within the median landscape beds. Perform detailed maintenance, including edging, trimming, debris removal, and bed cleanup, to improve overall presentation.

Continue routine monitoring and maintenance to prevent weed regrowth and maintain landscape standards.



Issue 12

Assigned To: LMP

Sanctuary Area

Observations:

Copperleaf plantings outside the Sanctuary are wilted and showing signs of stress.

Recommendations:

Evaluate irrigation coverage and soil moisture levels to determine the cause of the wilting.

Monitor plant health and provide corrective measures as needed, including irrigation adjustments, fertilization, or replacement if recovery does not occur.

Continue routine monitoring to ensure the plantings return to healthy condition.

Issue 13

Assigned To: LMP

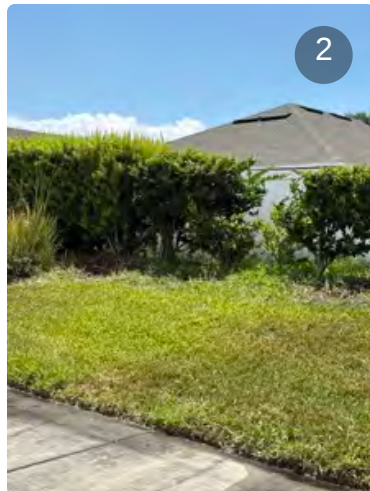
Falkenburg Rd – Berm Area Before Castle Creek (Southwest Bound)

Observations:

Weeds are present on the berm along Falkenburg Rd heading southwest before reaching Castle Creek.

Recommendations:

Treat and remove weeds from the berm to maintain a clean and well-maintained appearance. Continue routine monitoring and follow-up treatments as needed to prevent regrowth. Inspect surrounding landscape areas for additional weed pressure and address accordingly.



Issue 14

Assigned To: LMP/Field/District Manager

Still River Dr – Across from Amberley

Observations:

Sidewalk panels are raised, creating a potential trip hazard. Plantings in the area are declining and require removal.

Recommendations:

Inspect and repair/level raised sidewalk sections to restore a safe walking surface.

Remove dead or declining plantings to improve overall appearance.

Evaluate the area for possible replacement plant material and continue monitoring for additional maintenance needs.

Added additional sidewalks to previous Service Request CN0577869.



Issue 15

Assigned To: Board/District Manager

Pond 3 – Access Gate Issue

Observations:

Gate at Pond 3 is secured with locks on both sides of the pond.

Current access setup restricts aquatics and landscape vendors from completing a full circuit around the pond, requiring them to backtrack and re-enter from the opposite side.

This configuration reduces service efficiency and increases maintenance time.

Recommendations:

Evaluate gate access configuration and consider replacing existing chains and locks with a standardized lock system.

Provide a vendor-access code or approved key system to allow efficient, continuous access for routine maintenance.

Would the Board be open to a proposal to update the locking system to improve operational efficiency for both aquatics and landscape services?





Parkway Center Community Development District

Inspection Date:

6/9/2026

Prepared by:

Jacob M. Adams, Project Manager & Biologist

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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:

Pond 1 looks good overall.

Algae was previously targeted for treatment with positive results observed. Only trace amounts of algae remain. This will continue to be targeted for treatment. The native submersed Vallisneria grass is present along the perimeter areas of the pond. Once water level rise, algae growth in this area should be reduced. Duckweed growth mixed in with algae was also targeted for treatment with positive results. Minimal new growth was treated along the exposed sediment.



Pond #2

Comments:

Pond 2 looks good overall.

Torpedograss treatments in the currently dry area in front of the littoral shelf have taken place. Positive results can be seen and follow up treatments will be performed to target the remaining amount. Algae was previously treated with positive results and a reduction seen. The native submersed Vallisneria grass is present along the perimeter areas of the pond. Minimal new growth of shoreline weeds and invasive grasses were targeted along the exposed sediment.



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Inspection Report | Page 2

Site Assessments

Pond# 3

Comments:

Pond 3 looks good.

Recent treatments have targeted algae growth. A reduction and positive results were seen. Only a trace amount of algae remains. The remaining algae will continue to be targeted for treatment. Shoreline weeds and invasive grasses were targeted along the perimeter of the pond.



Pond #4

Comments:

Normal growth observed.

A minimal amount of algae growth was observed in the shallow area in front of the Cattail growth. This will be targeted for treatment during the upcoming visits. No other issues were observed with submersed weeds or shoreline weeds.



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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 previously treated in this area. Some trash/debris was observed on this site.



Pond #6

Comments:

Normal growth observed.

A minimal amount of the submersed weed Chara was 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. Previous algae treatments have shown positive results with a reduction seen. Minimal amounts of aquatic weeds and invasive grasses were treated along the exposed sediment and shows positive results. The water level has remained low.



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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 recently 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:

Pond 8 looks good overall.

The invasive growth in the littoral shelf area is being pushed back. Signs of previous treatment were observed. The exposed sediment was previously treated for Slender Spike Rush growth. Positive results were seen, and minimal remaining new growth was observed. The water level has remained low.



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Inspection Report | Page 5

Site Assessments

Pond# 9

Comments:

Pond 9 looks good overall.

Minor invasive grass growth was observed in the littoral shelf area. Signs of spot treatments were observed and some growth remains. Spot treatments will continue to targeted the remaining amount. The native plant species Bulrush was observed, growing in the littoral shelf area. This is a native plant and will provide benefits to the pond if it remains.



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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Site Assessments

Pond# 11

Comments:

Pond 11 looks good.

Previous treatments have targeted Planktonic algae growth and invasive grasses and weeds. Positive results have been seen from these treatments. An abundance of new pickerelweed growth was observed in several areas around the perimeter and will continue to promote this growth. Native bulrush growing around perimeter and in the littoral shelf area as well. This pond has remained very low with several feet of exposed sediment.



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:

Pond 13 looks good overall. Signs of treatment were observed on the front edge of the littoral shelf. Around the perimeter of the pond Pennywort, Water Lettuce, and Azolla were all targeted for treatment with a reduction seen. Treatments will continue to target any new growth of this invasive vegetation. No other issues were observed, and the native submersed Vallisneria grass is present along the perimeter areas of the pond.



Pond #14 and #15

Comments:

Pond 14 & 15 looks good overall.

The perimeter area of these ponds were recently treated for invasive grass and aquatic weed growth with positive results seen. The finger section of Pond 15 were recent repairs on the bank were performed are currently undergoing treatments. A large portion of the invasive growth has already been targeted for treatment. The next several visits, this area will continue to be targeted for any new or remaining growth. No issues were observed with algae or submersed weed growth.



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Inspection Report | Page 8

Site Assessments

Pond# 16

Comments:

Pond 16 looks good.

A very minimal amount of algae growth was recently treated on this pond. Positive results and a reduction were observed. The exposed sediment area around the perimeter was also recently treated for aquatic weeds and invasive grasses and positive results were seen. Some 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 nearly 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:

Treatment in progress

Treatments for aquatic weed, terrestrial, and invasive grass growth were performed and this invasive growth is being pushed back. Treatments will continue to target any invasive growth in this area until further reduced. This site is nearly dry.



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:

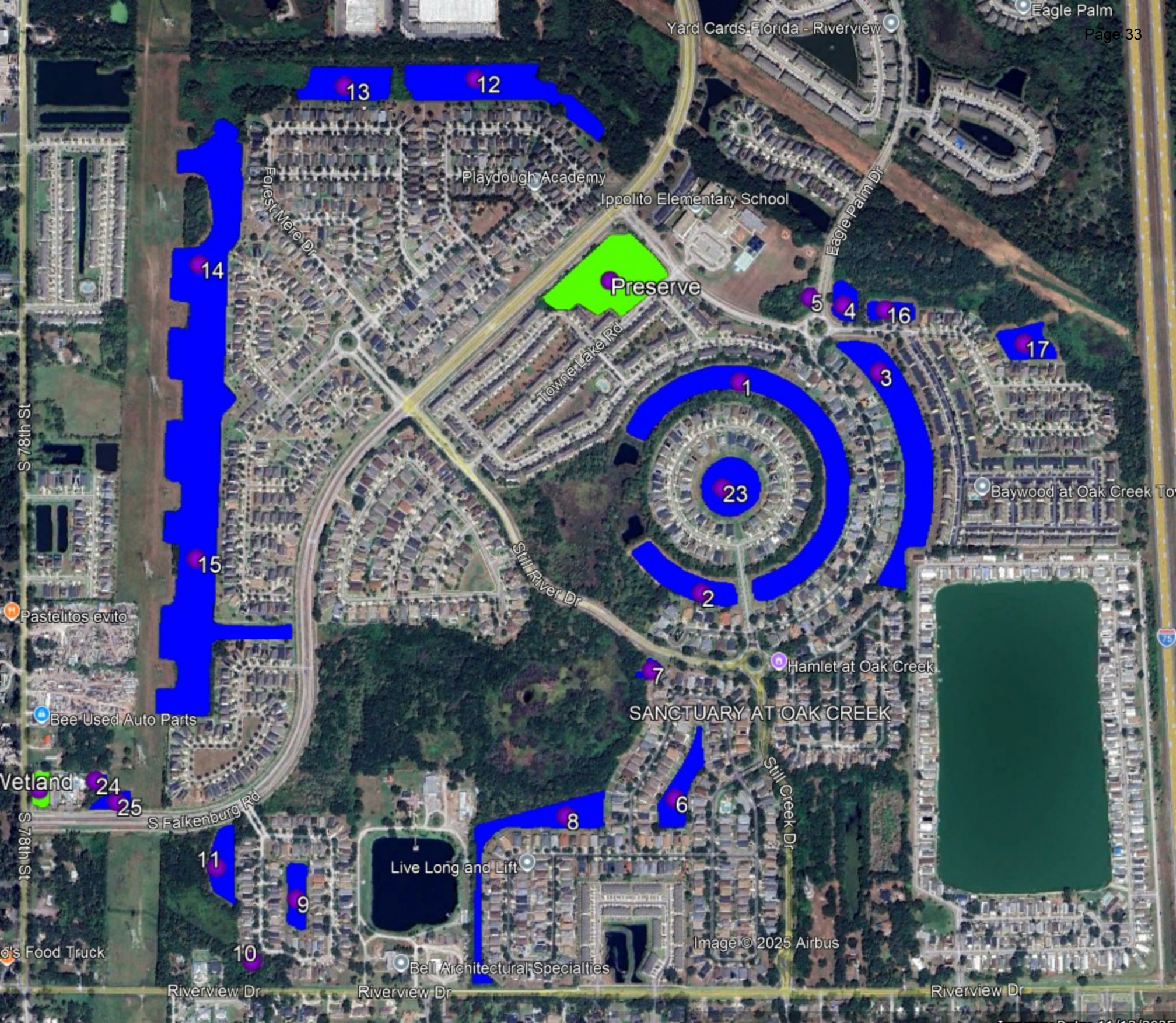
Treatments continue to target invasive growth in this area. Treatments in this preserve area will gradually reduce invasive growth in order to promote recruitment of native species. Recent treatments have begun to targeted Cogan grass, Torpedograss, other invasive grasses, Dog Fennel, Vines, and other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



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13

12

14

Preserve

5

4

16

17

1

3

23

15

2

S 78th St

Forest Mere Dr

Playdough Academy

Ippolito Elementary School

Eagle Palm Dr

Towne Lake Rd

Baywood at Oak Creek To

Still River Dr

Pastelitos evito

Hamlet at Oak Creek

SANCTUARY AT OAK CREEK

Bee Used Auto Parts

7

Vetland

24

25

S 78th St

S Falkenburg Rd

8

6

Still Creek Dr

11

Live Long and Lift

's Food Truck

10

Bell Architectural Specialties

Image © 2025 Airbus

Riverview Dr

Riverview Dr

Riverview Dr



Board of Supervisors
Parkway Center CDD

Re: Proposal for Performance-Based Irrigation Audit and Water Management Evaluation

Board Members,

Ballenger Irrigation respectfully submits the following proposal to perform a professional, performance-based irrigation audit for the District. The objective of this engagement is to evaluate system functionality, delineate responsibility boundaries between CDD and HOA infrastructure, and provide actionable recommendations to improve operational efficiency and water management.

Our firm specializes in commercial irrigation systems throughout Florida and understands the operational, compliance, and budgetary responsibilities associated with CDD-managed infrastructure.

PROPOSED SERVICE TIERS

TIER 1 – Performance Irrigation Audit

Operational Condition Assessment

Scope Includes:

- Evaluation of up to two (2) irrigation controllers
- Inspection and activation of up to thirty (30) irrigation zones
- Zone-by-zone performance review
- Assessment of head alignment, arc settings, nozzle function, and coverage patterns
- Observation of visible leaks or inefficiencies
- Pressure and operational evaluation
- Delineation of irrigation infrastructure between CDD and HOA boundaries
- Photo documentation of deficiencies
- Written report summarizing findings and corrective recommendations

**Investment:**

\$1,850

Additional Zones: \$30 per zone

Additional Controllers: \$175 per controller

TIER 2 – Performance + Distribution Uniformity (DU) Audit**Water Efficiency and Optimization Analysis**

Includes all Tier 1 services, plus:

- Catch-can testing on representative turf zones
- Distribution Uniformity (DU_{lq}) calculation
- Precipitation rate verification
- Matched precipitation evaluation
- Runtime optimization modeling
- Estimated water savings analysis
- Executive summary suitable for board presentation

Investment:

\$2,950

Additional DU-Tested Zones: \$125 per zone

Additional Standard Zones: \$30 per zone

Additional Controllers: \$175 per controller

TIER 3 – Comprehensive Water Management & Compliance Audit**Strategic Infrastructure Evaluation**

Includes all Tier 2 services, plus:

- Full controller programming review
- Seasonal irrigation scheduling model (12-month runtime plan)
- Water source capacity assessment



- Backflow compliance review
- System risk and capital improvement prioritization (1–3 year outlook)
- Estimated annual water cost reduction projections
- Formal report formatted for distribution
- Optional board presentation

Investment:

\$4,250

Additional Controllers: \$200 per controller

Board Presentation (optional): \$500



DELIVERABLES

All tiers include a written report with documented findings. Higher-tier packages include water efficiency modeling and strategic planning components suitable for board-level review and budgeting discussions.

SCOPE LIMITATION

Audit findings are observational and based on system performance at the time of inspection. Underground piping conditions and latent defects cannot be fully verified without excavation. Recommendations are advisory in nature and do not constitute engineering certification.

SCHEDULING

Services may be scheduled within 10–14 business days of authorization. Field work is typically completed within one to two days depending on final system size. Final reports are delivered within five business days following completion of field inspection.

Ballenger Irrigation appreciates the opportunity to support the District in responsible water management and infrastructure stewardship. We look forward to assisting the Board in maintaining an efficient and accountable irrigation system.

Respectfully submitted,

Mark Ballenger

Mark Ballenger, President

727-647-6778

MarkB@BallengerLandcare.com



Board of Supervisors
Parkway Center CDD

Re: Proposal for Performance-Based Irrigation Audit and Water Management Evaluation

Board Members,

Ballenger Irrigation respectfully submits the following proposal to perform a professional, performance-based irrigation audit for the District. The objective of this engagement is to evaluate system functionality, delineate responsibility boundaries between CDD and HOA infrastructure, and provide actionable recommendations to improve operational efficiency and water management.

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PROPOSED SERVICE TIERS

TIER 1 – Performance Irrigation Audit

Operational Condition Assessment

Scope Includes:

- Evaluation of up to two (2) irrigation controllers
- Inspection and activation of up to thirty (30) irrigation zones
- Zone-by-zone performance review
- Assessment of head alignment, arc settings, nozzle function, and coverage patterns
- Observation of visible leaks or inefficiencies
- Pressure and operational evaluation
- Delineation of irrigation infrastructure between CDD and HOA boundaries
- Photo documentation of deficiencies
- Written report summarizing findings and corrective recommendations

**Investment:**

\$1,850

Additional Zones: \$30 per zone

Additional Controllers: \$175 per controller

TIER 2 – Performance + Distribution Uniformity (DU) Audit**Water Efficiency and Optimization Analysis**

Includes all Tier 1 services, plus:

- Catch-can testing on representative turf zones
- Distribution Uniformity (DU_{lq}) calculation
- Precipitation rate verification
- Matched precipitation evaluation
- Runtime optimization modeling
- Estimated water savings analysis
- Executive summary suitable for board presentation

Investment:

\$2,950

Additional DU-Tested Zones: \$125 per zone

Additional Standard Zones: \$30 per zone

Additional Controllers: \$175 per controller

TIER 3 – Comprehensive Water Management & Compliance Audit**Strategic Infrastructure Evaluation**

Includes all Tier 2 services, plus:

- Full controller programming review
- Seasonal irrigation scheduling model (12-month runtime plan)
- Water source capacity assessment



- Backflow compliance review
- System risk and capital improvement prioritization (1–3 year outlook)
- Estimated annual water cost reduction projections
- Formal report formatted for distribution
- Optional board presentation

Investment:

\$4,250

Additional Controllers: \$200 per controller

Board Presentation (optional): \$500



DELIVERABLES

All tiers include a written report with documented findings. Higher-tier packages include water efficiency modeling and strategic planning components suitable for board-level review and budgeting discussions.

SCOPE LIMITATION

Audit findings are observational and based on system performance at the time of inspection. Underground piping conditions and latent defects cannot be fully verified without excavation. Recommendations are advisory in nature and do not constitute engineering certification.

SCHEDULING

Services may be scheduled within 10–14 business days of authorization. Field work is typically completed within one to two days depending on final system size. Final reports are delivered within five business days following completion of field inspection.

Ballenger Irrigation appreciates the opportunity to support the District in responsible water management and infrastructure stewardship. We look forward to assisting the Board in maintaining an efficient and accountable irrigation system.

Respectfully submitted,

Mark Ballenger

Mark Ballenger, President

727-647-6778

MarkB@BallengerLandcare.com

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, May 27, 2026, at 6:30 p.m. at the Parkway Center
8 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 | Dale Wentzel | Onsite Manager |
| 20 | Christy Fowler | Field Inspection Coordinator |
| 21 | David Manfrin | LMP |
| 22 | | |
| 23 | | |

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

27
28 **FIRST ORDER OF BUSINESS**

Pledge of Allegiance

29 Ms. Sanchez led the Pledge of Allegiance.

30
31 **SECOND ORDER OF BUSINESS Pledge**

Call to Order/Roll Call

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

33
34 **THIRD ORDER OF BUSINESS**

Approval of Agenda

35
36

On MOTION by Ms. O'Connor, seconded by Mr. Miller, with all in 37 favor, the agenda was approved as presented.

38
39 **FOURTH ORDER OF BUSINESS**

Public Comments on Agenda

40 None.

May 27, 2026

PARKWAY CENTER CDD

42 **FIFTH ORDER OF BUSINESS** **Staff Reports**

43 **A. District Counsel**

44 **i. Reminder of Form 1 Submission**

45 Ms. Sanchez reminded the Board to submit their Form 1 before the deadline, July 1, 2026.

46 The Board requested that Inframark send the submission link to all Board members. As of
47 this date, the link has not been received from the Board of Elections.

48

49 **B. District Engineer**

50 No report.

51

52 **C. Field Inspection Report**

53 The Field Inspection Report was read into the record by Ms. Fowler. The Board had no
54 questions for her.

55

56 **D. Landscape Report**

57 Mr. Manfrin presented his report on the current landscape conditions of the District.

58 **i. Consideration of LMP Proposal #392213 – Irrigation Repairs**

59

60 On MOTION by Ms. Bryant, seconded by Mr. Miller, with all in favor,
61 LMP Proposal #392213 for irrigation repairs in the amount of \$1,812.09
62 was approved.

63

64 **ii. Consideration of LMP Proposal #400606 – Removal of Dead Trees**

65

66 On MOTION by Mr. Miller, seconded by Ms. O’Connor, with all in
67 favor, LMP Proposal #400606 for removal of dead trees in the amount
68 of \$3,300 was approved.

69

70 **E. Aquatic Report**

71 The Aquatic Report was presented. It was explained that Ponds 14 and 15 were treated with
72 copper sulfate to address algae growth. It was noted that this treatment is not harmful to the fish;
73 however, the treatment does turn the water into a blue tint.

74

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

76

77 On MOTION by Mr. Miller, seconded by Ms. Bryant, with all in favor,
78 the Advanced Aquatic Proposal for debris removal from Pond #1
79 through Pond #25 in the amount of \$1,200 was approved.

80

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

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On MOTION by Ms. Bryant, seconded by Ms. O’Connor, with all in favor, the Advanced Aquatic Proposal for a new aeration system on Pond 9 in the amount of \$4,202 was approved.

iii. Advanced Aquatic Environmental Services Agreement Proposal
This item was not discussed.

F. District Manager

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

Ms. Sanchez read into the record that there are 3,360 registered voters within the District.

G. On-Site Manager Report

No report.

SIXTH ORDER OF BUSINESS Business Items

A. Presentation of Fiscal Year 2027 Proposed Budget

The Board discussed the budget.

i. Consideration of Resolution 2026-05, Approving the Fiscal Year 2027 Budget and Setting the Public Hearing

On MOTION by Ms. O’Connor, seconded by Mr. Miller, with all in favor, Resolution 2026-05, 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 was adopted.

ii. Acceptance of Grau & Associates Fiscal Year 2025 Audit Report
Ms. Sanchez discussed the report and noted that there are no issues that require correction.

iii. Consideration of EZ Mulch Installation of Certified Playground Mulch Estimate #6204

iv. Consideration of LMP Playground Mulch Refresh Proposal #400584

On MOTION by Ms. Bryant, seconded by Ms. O’Connor, with all in favor, EZ Mulch Estimate #6204 for installation of certified playground mulch in the amount of \$4,958.19 was approved.

May 27, 2026

PARKWAY CENTER CDD

122 **SEVENTH ORDER OF BUSINESS** **Business Administration**
 123 **A. Consideration of Minutes from the Regular Meeting Held on April 22, 2026,**
 124

125 On MOTION by Ms. O'Connor, seconded by Mr. Miller, with all in
 126 favor, the Minutes of the Meeting held on April 22, 2026, were approved
 127 as presented.

128
 129 **B. Review of April 2026 Financial Report and Consideration of Check Register and**
 130 **Operations and Maintenance Report**
 131

132 On MOTION by Ms. O'Connor, seconded by Mr. Miller, with all in
 133 favor, the April 2026 Financial Report was accepted, and Check
 134 Register and Operations and Maintenance Report were approved.

135
 136 **EIGHTH ORDER OF BUSINESS** **Old Business**
 137 There were no old business items to discuss.

138
 139 **NINTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
 140 **Comments**
 141 There were no Supervisor requests or comments.

142
 143 **TENTH ORDER OF BUSINESS** **Public Comments**
 144 There were no public comments.

145
 146 **ELEVENTH ORDER OF BUSINESS** **Adjournment**
 147 There being no further business,

148
 149 On MOTION by Ms. O'Connor, seconded by Ms. Bryant, with all in
 150 favor, the meeting was adjourned at 9:02 p.m.

151
 152 _____
 153 Secretary/Assistant Secretary Chairperson/ Vice Chairperson

***Parkway Center
Community
Development
District***

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2008	SERIES 2018-1	SERIES 2018-2	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	
ASSETS					
Cash In Bank	\$ 127,882	\$ -	\$ -	\$ -	\$ 127,882
Cash In Bank	589,086	-	-	-	589,086
Cash in Transit	-	-	-	(2,356)	(2,356)
Accounts Receivable	640	-	-	-	640
Due From Other Funds	-	-	33,827	6,388	40,215
Investments:					
Prepayment Account	-	-	2,727	-	2,727
Reserve Fund	-	17,293	190,859	144,716	352,868
Revenue Fund	-	203,303	258,683	190,510	652,496
Deposits	8,318	-	-	-	8,318
TOTAL ASSETS	\$ 725,926	\$ 220,596	\$ 486,096	\$ 339,258	\$ 1,771,876
LIABILITIES					
Accounts Payable	\$ 6,139	\$ -	\$ -	\$ -	\$ 6,139
Accrued Expenses	4,000	-	-	-	4,000
Due To Other Funds	18,639	21,576	-	-	40,215
TOTAL LIABILITIES	28,778	21,576	-	-	50,354
FUND BALANCES					
Restricted for:					
Debt Service	-	199,020	486,096	339,258	1,024,374
Unassigned:	697,148	-	-	-	697,148
TOTAL FUND BALANCES	697,148	199,020	486,096	339,258	1,721,522
TOTAL LIABILITIES & FUND BALANCES	\$ 725,926	\$ 220,596	\$ 486,096	\$ 339,258	\$ 1,771,876

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12,577	\$ 12,577	0.00%
Interest - Tax Collector	-	1,754	1,754	0.00%
Special Assmnts- Tax Collector	970,110	972,760	2,650	100.27%
Other Miscellaneous Revenues	10,000	7,391	(2,609)	73.91%
TOTAL REVENUES	980,110	994,482	14,372	101.47%
<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	3,621	(421)	113.16%
ProfServ-Recording Secretary	2,772	-	2,772	0.00%
ProfServ-Trustee Fees	12,500	7,516	4,984	60.13%
Disclosure Report	6,000	4,000	2,000	66.67%
District Counsel	7,500	17,203	(9,703)	229.37%
District Engineer	7,500	10,032	(2,532)	133.76%
District Manager	29,705	19,803	9,902	66.67%
Accounting Services	28,667	19,118	9,549	66.69%
Auditing Services	9,500	9,600	(100)	101.05%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	750	192	558	25.60%
Public Officials Insurance	4,325	4,325	-	100.00%
Legal Advertising	1,000	1,364	(364)	136.40%
Misc-Non Ad Valorem Taxes	7,000	1,795	5,205	25.64%
Bank Fees	350	-	350	0.00%
Miscellaneous Expenses	410	1,056	(646)	257.56%
Office Supplies	200	370	(170)	185.00%
Dues, Licenses, Subscriptions	500	502	(2)	100.40%
Total Administration	136,379	105,097	31,282	77.06%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electricity - Streetlights	154,000	111,722	42,278	72.55%
Total Electric Utility Services	154,000	111,722	42,278	72.55%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	2,900	3,128	(228)	107.86%
Total Garbage/Solid Waste Services	2,900	3,128	(228)	107.86%
<u>Water-Sewer Comb Services</u>				
Utility - Water	24,000	10,858	13,142	45.24%
Total Water-Sewer Comb Services	24,000	10,858	13,142	45.24%
<u>Other Physical Environment</u>				
Waterway Management	22,300	83,397	(61,097)	373.98%
Field Services	27,707	23,761	3,946	85.76%
Waterway Management - Other	2,500	-	2,500	0.00%
Contracts - Landscape	274,413	132,424	141,989	48.26%
Clubhouse Security Systems	14,000	11,771	2,229	84.08%
Onsite Staff	61,944	36,644	25,300	59.16%
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	43,329	(3,729)	109.42%
Entry/Gate/Walls Maintenance	2,056	1,645	411	80.01%
Plant Replacement Program	20,000	8,851	11,149	44.26%
Irrigation Maintenance	12,000	29,921	(17,921)	249.34%
Mitigation Area Monitoring & Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	533,427	406,802	126,625	76.26%
<u>Capital Expenditures & Projects</u>				
Capital Improvements	29,135	34,570	(5,435)	118.65%
Total Capital Expenditures & Projects	29,135	34,570	(5,435)	118.65%
<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%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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	25,625	(12,406)	193.85%
Total Parks and Recreation	39,719	46,684	(6,965)	117.54%
<u>Reserves</u>				
Capital Reserve	38,000	-	38,000	0.00%
Total Reserves	38,000	-	38,000	0.00%
TOTAL EXPENDITURES & RESERVES	980,110	730,589	249,521	74.54%
Excess (deficiency) of revenues				
Over (under) expenditures	-	263,893	263,893	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		433,255		
FUND BALANCE, ENDING		\$ 697,148		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
Series 2008 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,700	\$ 6,700	0.00%
Special Assmnts- Tax Collector	172,874	171,574	(1,300)	99.25%
TOTAL REVENUES	172,874	178,274	5,400	103.12%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	130,000	-	100.00%
Interest Expense	42,659	42,659	-	100.00%
Total Debt Service	172,659	172,659	-	100.00%
TOTAL EXPENDITURES	172,659	172,659	-	100.00%
Excess (deficiency) of revenues Over (under) expenditures	215	5,615	5,400	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>\$ 5,615</u>	<u>\$ 4,970</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		193,405		
FUND BALANCE, ENDING		<u>\$ 199,020</u>		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
Series 2018-1 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 14,659	\$ 14,659	0.00%
Special Assmnts- Tax Collector	381,720	378,850	(2,870)	99.25%
Special Assmnts- Prepayment	-	2,727	2,727	0.00%
TOTAL REVENUES	381,720	396,236	14,516	103.80%
EXPENDITURES				
Principal Debt Retirement	265,000	265,000	-	100.00%
Interest Expense	121,969	121,969	-	100.00%
Total Debt Service	386,969	386,969	-	100.00%
TOTAL EXPENDITURES	386,969	386,969	-	100.00%
Excess (deficiency) of revenues Over (under) expenditures	(5,249)	9,267	14,516	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(5,249)	-	5,249	0.00%
TOTAL FINANCING SOURCES (USES)	(5,249)	-	5,249	0.00%
Net change in fund balance	\$ (5,249)	\$ 9,267	\$ 25,014	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		476,829		
FUND BALANCE, ENDING		\$ 486,096		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
Series 2018-2 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,997	\$ 9,997	0.00%
Special Assmnts- Tax Collector	289,432	287,096	(2,336)	99.19%
TOTAL REVENUES	289,432	297,093	7,661	102.65%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	100,000	100,000	-	100.00%
Interest Expense	187,232	189,233	(2,001)	101.07%
Total Debt Service	287,232	289,233	(2,001)	100.70%
TOTAL EXPENDITURES	287,232	289,233	(2,001)	100.70%
Excess (deficiency) of revenues Over (under) expenditures	2,200	7,860	5,660	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>\$ 7,860</u>	<u>\$ 1,260</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		331,398		
FUND BALANCE, ENDING		<u>\$ 339,258</u>		

Bank Account Statement

Parkway Center CDD

Bank Account No. 5082
Statement No. 26_05

Statement Date 05/31/2026

G/L Account No. 101002 Balance	127,882.13	Statement Balance	135,478.37
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	127,882.13	Subtotal	135,478.37
Negative Adjustments	0.00	Outstanding Checks	-7,596.24
Ending G/L Balance	127,882.13	Ending Balance	127,882.13

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
05/08/2026	Payment	100290	R MARSHALL RAINEY PA	Inv: 2026-404			-1,535.00
05/21/2026	Payment	100294	ERIN MCCORMICK LAW, PA	Inv: 10893			-1,027.00
05/20/2026	Payment	300262	B.O.C.C.	Inv: 051826-2368			-1,690.28
05/20/2026	Payment	300269	REPUBLIC SERVICES	Inv: 0696-001347868-ACH			-552.68
Total Outstanding Checks							-7,596.24

Outstanding Deposits

Total Outstanding Deposits

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 5/1/26 to 5/31/26
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100284								
001	05/01/26	ALL A/C AND REFRIGERATION LLC	PW42426	April AC tune up and leak repair	Misc-Contingency	549900-57201	\$120.00	
							Check Total	<u>\$120.00</u>
CHECK # 100285								
001	05/08/26	LANDSCAPE MAINTENANCE	394530	Monthly Maint May 2026	Contracts - Landscape	534171-53908	\$18,917.75	
001	05/08/26	LANDSCAPE MAINTENANCE	395616	irrigation repair April 2026	Irrigation Maintenance	546930-53908	\$314.58	
001	05/08/26	LANDSCAPE MAINTENANCE	395617	April irrigation enhancement Service Call May 2026	Irrigation Maintenance	546930-53908	\$1,142.70	
001	05/08/26	LANDSCAPE MAINTENANCE	395615	April Temp sod at Willow Beach May 2026	Irrigation Maintenance	546930-53908	\$3,046.54	
							Check Total	<u>\$23,421.57</u>
CHECK # 100286								
001	05/08/26	BLUE LIFE POOL SERVICE LLC	23617	Pool Service May 2026	R&M-Pools	546074-53908	\$1,600.00	
							Check Total	<u>\$1,600.00</u>
CHECK # 100287								
001	05/08/26	S2W SECURITY LLC	INV-4818	Security Patrol Mar 2026	Security Patrol Services	531116-57201	\$1,300.00	
							Check Total	<u>\$1,300.00</u>
CHECK # 100288								
001	05/08/26	ECO PEST SOLUTIONS	13819	pest control in clubhouse May 2026	Misc-Contingency	549900-57201	\$150.00	
							Check Total	<u>\$150.00</u>
CHECK # 100289								
001	05/08/26	INFRAMARK LLC	1166645	Maintenance Services April 2026	Misc-Contingency	549900-57201	\$125.00	
							Check Total	<u>\$125.00</u>
CHECK # 100290								
001	05/08/26	R MARSHALL RAINEY PA	2026-404	Legal Services March and April 2026	District Counsel	531146-51301	\$1,535.00	
							Check Total	<u>\$1,535.00</u>
CHECK # 100291								
001	05/08/26	CONSOLIDATED LAND SERVICES INC	00000316	May final payment for the pond erosion project - engineer has approved	Waterway Management	531085-53908	\$17,019.26	
							Check Total	<u>\$17,019.26</u>
CHECK # 100292								
001	05/08/26	GRAU & ASSOCIATES	29391	AUDIT FYE 2025	Auditing Services	532002-51301	\$9,600.00	
							Check Total	<u>\$9,600.00</u>
CHECK # 100293								
001	05/21/26	BLUE LIFE POOL SERVICE LLC	23747	stenner pump replacement May 2026	R&M-Pools	546074-53908	\$1,906.00	
							Check Total	<u>\$1,906.00</u>
CHECK # 100294								
001	05/21/26	ERIN MCCORMICK LAW, PA	10893	Legal Service May 2026	Legal Advertising	548002-51301	\$1,027.00	
							Check Total	<u>\$1,027.00</u>

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/1/26 to 5/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100295							
001	05/21/26	INFRAMARK LLC	1166879	Maint project May 2026	Entry/Gate/Walls Maintenance	546413-53908	\$1,500.00
001	05/21/26	INFRAMARK LLC	179209	postage May 2026	Postage, Phone, Faxes, Copies	541024-51301	\$2.22
001	05/21/26	INFRAMARK LLC	1168050	final project fence May 2026	Capital Improvements	563001-53918	\$8,032.95
Check Total							\$9,535.17
CHECK # 100296							
001	05/21/26	CENTURY FIRE HOLDINGS LLC	40014956	EXTINGUISHER May 2026	Misc-Contingency	549900-57201	\$109.25
Check Total							\$109.25
CHECK # 100297							
001	05/21/26	BUSINESS OBSERVER INC	26-01689H	legal advertisement May 2026	Legal Advertising	548002-51301	\$78.75
Check Total							\$78.75
CHECK # 100298							
001	05/21/26	ADVANCED AQUATIC SERVICES INC.	050126-	Monthly Pond Service May 2026	Waterway Management	531085-53908	\$2,866.00
Check Total							\$2,866.00
CHECK # 1217							
001	05/04/26	TOTAL PRESSURE POWER WASH & SEAL	050426-REM	MAY REMAINING BALANCE FOR POOL REPAIR	R&M-Pools	546074-53908	\$10,000.00
Check Total							\$10,000.00
CHECK # 1218							
001	05/04/26	TOTAL PRESSURE POWER WASH & SEAL	042926-01	APRIL POOL LADDER FOOTER INSTALL	R&M-Pools	546074-53908	\$2,250.00
Check Total							\$2,250.00
CHECK # 1219							
001	05/04/26	INFRAMARK LLC	178475	Management Fee May 2026	Accounting Services	532001-51301	\$2,389.75
001	05/04/26	INFRAMARK LLC	178475	Management Fee May 2026	Disclosure Report	531142-51301	\$500.00
001	05/04/26	INFRAMARK LLC	178475	Management Fee May 2026	District Manager	531150-51301	\$2,475.42
001	05/04/26	INFRAMARK LLC	178475	Management Fee May 2026	Field Services	531122-53908	\$2,308.92
001	05/04/26	INFRAMARK LLC	178475	Management Fee May 2026	ProfServ-Info Technology	531020-51301	\$266.67
Check Total							\$7,940.76
CHECK # 300261							
001	05/01/26	CHARTER COMMUNICATIONS	2463929041426-ACH	Spectrum April 2026 - 4/14 - 5/13	Clubhouse Security Systems	534174-53908	\$391.54
Check Total							\$391.54
CHECK # 300262							
001	05/20/26	B.O.C.C.	051826-2368	water sewage 4/17/26 - 5/15/26	Utility - Water	543018-53600	\$1,690.28
Check Total							\$1,690.28
CHECK # 300263							
001	05/20/26	TECO	050626-0319-ACH	TECO April 2026	Electricity - Streetlights	543013-53100	\$6,124.12
Check Total							\$6,124.12
CHECK # 300264							
001	05/20/26	TECO	050726-5560-ACH	TECO Apr 2 to May 1	Electricity - Streetlights	543013-53100	\$1,494.69
Check Total							\$1,494.69

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/1/26 to 5/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300265								
001	05/20/26	TECO	050726-0609-ACH	TECO Apr 2 to May 1	Electricity - Streetlights	543013-53100	\$616.55	
							Check Total	<u>\$616.55</u>
CHECK # 300266								
001	05/20/26	TECO	050726-0369-ACH	TECO Apr 2 to May 1	Electricity - Streetlights	543013-53100	\$655.19	
							Check Total	<u>\$655.19</u>
CHECK # 300267								
001	05/20/26	TECO	050726-1963-ACH	TECO Apr 2 to May 1	Electricity - Streetlights	543013-53100	\$311.05	
							Check Total	<u>\$311.05</u>
CHECK # 300268								
001	05/20/26	TECO	050726-0146-ACH	TECO Apr 2 to May 1	Electricity - Streetlights	543013-53100	\$829.90	
							Check Total	<u>\$829.90</u>
CHECK # 300270								
001	05/22/26	BANKUNTIED CC PMT	043026-8747-ACH	CC APRIL PAYMENT	Miscellaneous Expenses	549999-51301	\$198.61	
001	05/22/26	BANKUNTIED CC PMT	043026-8747-ACH	CC APRIL PAYMENT	Entry/Gate/Walls Maintenance	546413-53908	\$112.22	
001	05/22/26	BANKUNTIED CC PMT	043026-8747-ACH	CC APRIL PAYMENT	Postage, Phone, Faxes, Copies	541024-51301	\$47.60	
							Check Total	<u>\$358.43</u>
CHECK # DD208								
001	05/07/26	ADP INC	050126-1870	MAY ADP FEES	Miscellaneous Expenses	549999-51301	\$17.80	
							Check Total	<u>\$17.80</u>
CHECK # DD209								
001	05/20/26	REPUBLIC SERVICES	0696-001347868-ACH	MAY GARBAGE	Garbage - Recreational Facility	543185-51301	\$552.68	
							Check Total	<u>\$552.68</u>
							Fund Total	<u>\$103,625.99</u>

Total Checks Paid	\$103,625.99
--------------------------	---------------------

May 2026 Meeting

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	5/8/2026	23747	\$1,906.00			May POOL SERVICE
ECO PEST SOLUTIONS	5/1/2026	13819	\$150.00			PEST CONTROL pest control in clubhouse May 2026
INFRAMARK LLC	5/1/2026	178475	\$2,475.42			DISTRICT INVOICE
INFRAMARK LLC	5/11/2026	1166879	\$1,500.00			DISTRICT INVOICE Maint project May 2026
INFRAMARK LLC	5/19/2026	1168050	\$8,032.95		\$12,008.37	DISTRICT INVOICE final project fence May 2026
LANDSCAPE MAINTENANCE	4/30/2026	395616	\$314.58			APRIL IRRIGATION
LANDSCAPE MAINTENANCE	5/27/2026	397833	\$3,921.48		\$4,236.06	Spring annual May 2026
REPUBLIC SERVICES	4/17/2026	0696-001347868-ACH	\$552.68			MAY GARBAGE
Monthly Contract Subtotal			\$18,853.11			
Variable Contract						
DECISIONHR	5/15/2026	260090190010-ACH	\$2,016.33			PAYROLL 05/2026
DECISIONHR	5/1/2026	260090190009-ACH	\$2,034.90		\$4,051.23	PAYROLL 05/2026
Variable Contract Subtotal			\$4,051.23			
Utilities						
B.O.C.C.	5/18/2026	051826-2368	\$1,690.28			water sewage 4/17/26 - 5/15/26
CHARTER COMMUNICATIONS	5/14/2026	2463929051426-ACH	\$391.54			Internet May 2026
TECO	5/6/2026	050626-0319-ACH	\$6,124.12			TECO April 2026
TECO	5/7/2026	050726-5560-ACH	\$1,494.69			ELECTRIC Apr 2 to May 1
TECO	5/7/2026	050726-0609-ACH	\$616.55			ELECTRIC Apr 2 to May 1
TECO	5/7/2026	050726-0369-ACH	\$655.19			ELECTRIC Apr 2 to May 1
TECO	5/7/2026	050726-1963-ACH	\$311.05			ELECTRIC Apr 2 to May 1
TECO	5/7/2026	050726-0146-ACH	\$829.90			ELECTRIC Apr 2 to May 1

May 2026 Meeting

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	5/7/2026	050726-7215-ACH	\$87.34		\$10,118.84	ELECTRIC 4/2/26 - 5/1/26
Utilities Subtotal			\$12,200.66			
Regular Services						
ADP INC	5/1/2026	050126-1870	\$17.80			MAY ADP FEES
ADVANCED AQUATIC SERVICES INC.	5/1/2026	050126-	\$2,866.00			Monthly Pond Service May 2026
ADVANCED AQUATIC SERVICES INC.	6/1/2026	10563871	\$2,866.00		\$5,732.00	Services June 2026
BANKUNTIED CC PMT	4/30/2026	043026-8747-ACH	\$198.61			CC APRIL PAYMENT
BANKUNTIED CC PMT	4/30/2026	043026-8747-ACH	\$112.22			CC APRIL PAYMENT
BANKUNTIED CC PMT	4/30/2026	043026-8747-ACH	\$47.60	\$358.43	\$358.43	CC PAYMENT APRIL
BLUE LIFE POOL SERVICE LLC	5/1/2026	23617	\$1,600.00			Pool Service May 2026
BUSINESS OBSERVER INC	5/15/2026	26-01689H	\$78.75			legal advertisement May 2026
CENTURY FIRE HOLDINGS LLC	5/14/2026	40014956	\$109.25			EXTINGUISHER May 2026
CHARTER COMMUNICATIONS	4/14/2026	2463929041426-ACH	\$391.54			Spectrum April 2026 - 4/14 - 5/13
CONSOLIDATED LAND SERVICES INC	5/4/2026	00000316	\$17,019.26			May final payment for the pond erosion project - engineer has approved
ENVERA SYSTEMS	5/1/2026	768800	\$1,194.14			SECURITY SERVICE active video monitoring June 2026
ERIN MCCORMICK LAW, PA	5/9/2026	10893	\$1,027.00			Legal Service May 2026 electric
GRAU & ASSOCIATES	5/4/2026	29391	\$9,600.00			AUDIT FYE 2025
INFRAMARK LLC	5/1/2026	178475	\$2,389.75			DISTRICT INVOICE
INFRAMARK LLC	5/1/2026	178475	\$500.00			DISTRICT INVOICE
INFRAMARK LLC	5/1/2026	178475	\$2,308.92			DISTRICT INVOICE
INFRAMARK LLC	5/1/2026	178475	\$266.67			DISTRICT INVOICE
INFRAMARK LLC	4/29/2026	1166645	\$125.00			Maintenance Services April 2026
INFRAMARK LLC	5/14/2026	179209	\$2.22		\$5,592.56	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	5/1/2026	394530	\$18,917.75			Monthly Maint May 2026
LANDSCAPE MAINTENANCE	4/30/2026	395617	\$1,142.70			APRIL IRRIGATION
LANDSCAPE MAINTENANCE	4/30/2026	395615	\$3,046.54		\$23,106.99	APRIL IRRIGATION
R MARSHALL RAINEY PA	4/24/2026	2026-404	\$1,535.00			Legal Services March and April 2026

May 2026 Meeting

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
S2W SECURITY LLC	4/30/2026	INV-4818	\$1,300.00			Security Patrol Mar 2026
Regular Services Subtotal			\$68,662.72			
Additional Services						
TOTAL PRESSURE POWER WASH & SEAL	5/4/2026	050426-REM	\$10,000.00			MAY REMAINING BALANCE POOL PAVERS
TOTAL PRESSURE POWER WASH & SEAL	4/29/2026	042926-01	\$2,250.00		\$12,250.00	APRIL POOL LADDER FOOTER INSTALL
Additional Services Subtotal			\$12,250.00			
TOTAL			\$116,017.72			

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
23747	05/08/2026	\$1,906.00	06/07/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
FEEDER.	SPA: NEW CHEMICAL STENNER PUMP - PH AND CHLORINE FEEDER	2	559.00	1,118.00
FEEDER.	POOL: NEW CHEMICAL STENNER PUMP - PH FEEDER	1	559.00	559.00
LINE FEEDER.	POOL: LINE CHLORINE FEEDER	1	49.00	49.00
INSTALLATION	3 FEEDER INSTALLATION	3	60.00	180.00

Ways to pay



SUBTOTAL	1,906.00
TAX	0.00
TOTAL	1,906.00
BALANCE DUE	\$1,906.00

[View and pay](#)

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 # 13819
 Invoice Date 05/01/2026

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: 05/22/2026

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



2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE

INVOICE#
178475

DATE
5/1/2026

CUSTOMER ID
C2303

NET TERMS
Due On Receipt

PO#

DUE DATE
5/1/2026

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

Services provided for the Month of: May 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	1166879
Invoice Date	5/11/2026
Due Date	6/10/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$1,500.00

Subtotal	\$1,500.00
Sales Tax	\$0.00
Total	\$1,500.00

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

11 May 2026 03:25:14PM CST

DISTRICT : PARKWAY CENTER CDD

Go Green! Think before you print.

INVOICE NO. 1166879 - DETAIL

INVOICE DATE: 5/11/2026

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										
	5/7/2026	4547554	PKCCDD District Area	General Maintenance; Parking lot striping	\$0.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00	
				BWO Total	\$0.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00	
				Invoice Total	\$0.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00	



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

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

Invoice Number	1168050
Invoice Date	5/19/2026
Due Date	6/18/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$8,032.95

Subtotal	\$8,032.95
Sales Tax	\$0.00
Total	\$8,032.95

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

19 May 2026 10:39:00AM CST

DISTRICT : PARKWAY CENTER CDD

Go Green! Think before you print.

INVOICE NO. 1168050 - DETAIL

INVOICE DATE: 5/19/2026

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										
	5/18/2026	4559362	PKCCDD District Area	General Maintenance; Vinyl Fence installation behind residents' houses-May 2026	\$0.00	\$0.00	\$8,032.95	\$0.00	\$8,032.95	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$8,032.95	\$0.00	\$8,032.95	
				BWO Total	\$0.00	\$0.00	\$8,032.95	\$0.00	\$8,032.95	
				Invoice Total	\$0.00	\$0.00	\$8,032.95	\$0.00	\$8,032.95	

Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 395616

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

Date	Due Date
04/30/26	5/30/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$314.58

#396906 - Completed Irrigation Repairs - Zone 8 Bad Solenoid

Lateral Components - 04/20/2026

Irrigation Tech Labor	2.00HR	\$65.00	\$130.00
Pro-Trade Tan Wire Connector #22 - #6 AWG15 pc. Bag (PER PIECE)	4.00EA	\$4.83	\$19.33
Rain Bird G4 Solenoid Assembly for PGA PEB and GB Valves	1.00EA	\$106.05	\$106.05
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	2.00EA	\$19.65	\$39.30
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	2.00EA	\$2.46	\$4.92

Fuel Surcharge 5% - 04/30/2026

Fuel Surcharge	299.60EA	\$0.05	\$14.98
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Grand Total \$314.58

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,421.57	\$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 397833

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

Date	Due Date
05/27/26	6/26/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$3,921.48

#371477 - Spring Annuals

Landscape Material - 05/12/2026

Seasonal Annuals (Spring) - 04"	1,080.04"	\$2.90	\$3,132.00
	00		
Pine Bark, 03CF bag - 03CF	35.0003CF	\$22.56	\$789.48

Grand Total \$3,921.48

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,921.48	\$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



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

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Account Number 3-0696-0046402
Invoice Number 0696-001347868
Invoice Date April 17, 2026
Previous Balance \$530.86
Payments/Adjustments -\$530.86
Current Invoice Charges \$552.58

Total Amount Due \$552.58	Payment Due Date May 07, 2026
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 04/06	5555555	-\$530.86

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 05/01-05/31			\$348.28	\$348.28
Container Refresh 05/01-05/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$195.30
CURRENT INVOICE CHARGES				\$552.58

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5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

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

Total Amount Due \$552.58
Payment Due Date May 07, 2026
Account Number 3-0696-0046402
Invoice Number 0696-001347868

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



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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	PAYROLL DATE	PAYMENT BY	DRAFT DATE
260090190010	5/15/2026	ACH	5/15/2026

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 260090190010	PERIOD START 4/26/2026	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 5/9/2026	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 260090190009	PAYROLL DATE 5/1/2026	PAYMENT BY ACH	DRAFT DATE 5/1/2026
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DESCRIPTION	AMOUNT
Salarios brutos	1,695.75
Impuesto de la Seguridad Social	105.13
Impuesto sobre la salud	24.58
Cobertura de la compensación de los trabajadores	93.48
Tasas de administración	115.96
GROSS PAYROLL AMOUNT	\$2,034.90
TOTAL INVOICE	\$2,034.90

PAYROLL ID 260090190009	PERIOD START 4/12/2026	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 4/25/2026	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 05/18/2026	DUE DATE 06/08/2026
--	-------------------------------------	--------------------------------	-------------------------------

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	04/16/2026	61190	05/15/2026	61969	77900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$235.26
Water Base Charge	\$232.22
Water Usage Charge	\$87.25
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$563.02
Sewer Usage Charge	\$550.75

Summary of Account Charges

Previous Balance	\$1,384.24
Net Payments - Thank You	\$-1,384.24
Total Account Charges	\$1,690.28
AMOUNT DUE	\$1,690.28

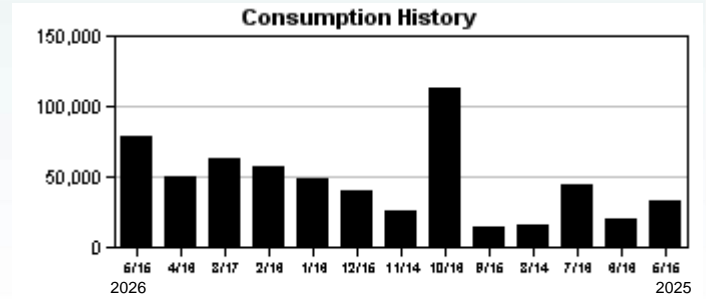
Important Message

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

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.



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

944 0

DUE DATE	06/08/2026
Auto Pay Scheduled DO NOT PAY	



May 14, 2026
 Invoice Number: 2463929051426
 Account Number: **8337 12 028 2463929**
 Security Code: **5433**
 Service At: 7461 S FALKENBURG RD
 RIVERVIEW FL 33578-8652

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

IMPORTANT PROGRAMMING NOTICE

Spectrum is committed to keeping you informed about updates to your service. Please note the following change to your Spectrum TV channel lineup:

Starting on or after June 8, 2026, Victory Channel on Channels 194 and 1123 will no longer be available on your Spectrum TV lineup.

To view the channels included in your subscription, visit Spectrum.net/channel-lineup.

IMPORTANT PROGRAMMING UPDATE:

Spectrum is committed to keeping you informed about updates to your service. Please note that FanDuel will stop broadcasting the following programming effective on or after May 15, 2026 FanDuel Sports Network Florida on channels 39 and 1149 will no longer be available on your Spectrum TV lineup.

IMPORTANT PROGRAMMING UPDATE

Spectrum is committed to keeping you informed about updates to your service. Please note that FanDuel will stop broadcasting the following programming effective on or after May 15th, 2026 FanDuel Sports Network Sun (North FL) on channels 31 and 1148 will no longer be available on your Spectrum TV lineup.

Summary *Service from 05/14/26 through 06/13/26 details on following pages*

Previous Balance	391.54
Payments Received -Thank You!	-391.54
Remaining Balance	\$0.00
Spectrum Business™ TV	115.00
Spectrum Business™ Internet	180.00
Spectrum Business™ Voice	35.00
Other Charges	36.00
Taxes, Fees and Charges	25.54
Current Charges	\$391.54
<i>YOUR AUTO PAY WILL BE PROCESSED 05/31/26</i>	
Total Due by Auto Pay	\$391.54

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 14 05152026 NNNNNNNN 01 000760 0003

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



May 14, 2026
PARKWAY CENTER CBD
 Invoice Number: 2463929051426
 Account Number: 8337 12 028 2463929
 Service At: 7461 S FALKENBURG RD
 RIVERVIEW FL 33578-8652

Total Due by Auto Pay \$391.54



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



May 14, 2026



Invoice Number: PARKWAY CENTER CBD
 2463929051426
 Account Number: 8337 12 028 2463929
 Security Code: 5433

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**
 8633 2390 DY RP 14 05152026 NNNNNNNN 01 000760 0003

Charge Details

Previous Balance		391.54
EFT Payment	05/01	-391.54
Remaining Balance		\$0.00

Payments received after 05/14/26 will appear on your next bill.

Service from 05/14/26 through 06/13/26

Spectrum Business™ TV

Spectrum Business Premier		80.00
Promotional Discount		-15.00
Spectrum Receivers	2 Receivers at 15.00 each	30.00
DVR Service		20.00
		\$115.00

Spectrum Business™ TV Total **\$115.00**

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

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

Spectrum Business™ Voice Continued

For additional call details, please visit SpectrumBusiness.net

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

Other Charges

Broadcast TV Surcharge	31.00
Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$36.00



Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	2.67
Federal Universal Service Fund	2.59
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	18.83
Taxes, Fees and Charges Total	\$25.54

Current Charges **\$391.54**
Total Due by Auto Pay **\$391.54**

Billing Information

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

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

Continued on the next page...

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

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



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





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

Amount Due: \$6,124.12

Due Date: May 20, 2026
Account #: 311000070319

Your Locations With The Highest Usage

- 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000 **1,218 KWH**
- 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000 **630 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.

DO NOT PAY. Your account will be drafted on May 20, 2026

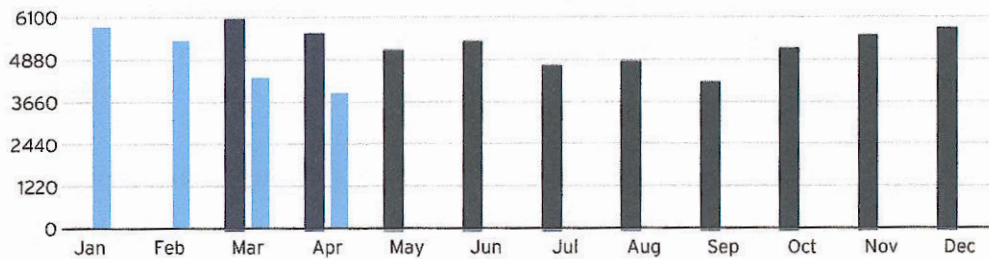
Account Summary

Previous Amount Due	\$10,106.17
Payment(s) Received Since Last Statement	-\$10,106.17
Miscellaneous Credits	-\$3,366.35
Credit Balance After Payments and Credits	-\$3,366.35
Current Month's Charges	\$9,490.47
Amount Due by May 20, 2026	\$6,124.12

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



Monthly Usage (kWh)



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



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

Account #: 311000070319
Due Date: May 20, 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: \$6,124.12

Payment Amount: \$ _____

701000003007

Your account will be drafted on May 20, 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.

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Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

Increased Same Decreased

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

Sub-Account Number: 211001738486

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323060	04/01/2026	21,700		21,700		0 kWh	1	29 Days	\$19.63

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	04/01/2026	56,442		55,812		630 kWh	1	29 Days	\$121.88
									12.1%

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

Sub-Account Number: 211001739070

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325661	04/01/2026	65,858		64,640		1,218 kWh	1	29 Days	\$217.31
									2.5%

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

Sub-Account Number: 211001739302

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000705281	04/01/2026	22,537		22,312		225 kWh	1	29 Days	\$56.14
									7.4%

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

Sub-Account Number: 211001739567

Amount: \$4,477.68

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

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

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

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

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: \$1,223.01

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	04/01/2026	64,345		63,934		411 kWh	1	29 Days	\$86.34
									<input checked="" type="checkbox"/> 29.9%

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	04/01/2026	56,964		56,408		556 kWh	1	29 Days	\$109.87
									<input checked="" type="checkbox"/> 16.5%

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	04/01/2026	41,441		41,036		405 kWh	1	29 Days	\$85.36
									<input checked="" type="checkbox"/> 2.9%

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	04/01/2026	16,474		16,288		186 kWh	1	29 Days	\$49.84
									<input checked="" type="checkbox"/> 5.6%

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

Sub-Account Number: 211014451127

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323057	04/01/2026	38,268		37,954		314 kWh	1	29 Days	\$70.58
									<input checked="" type="checkbox"/> 1.6%

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

Sub-Account Number: 211014451317

Amount: \$250.01

Continued on next page →

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Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month

Increased Same Decreased

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

Sub-Account Number: 211014451523

Amount: \$484.57

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

Sub-Account Number: 211014451713

Amount: \$404.82

Total Current Month's Charges

\$9,490.47



Sub-Account #: 211001738486
Statement Date: 05/01/2026

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

Meter Read

Meter Location: # A Pmp

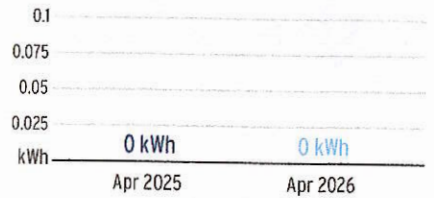
Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323060	04/01/2026	21,700		21,700		0 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.63

Current Month's Electric Charges \$19.63

Miscellaneous Credits	
Sales Tax Credit	-\$10.39
Total Current Month's Credits	-\$10.39

Billing information continues on next page →



Sub-Account #: 211001738759
Statement Date: 05/01/2026

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

Meter Read

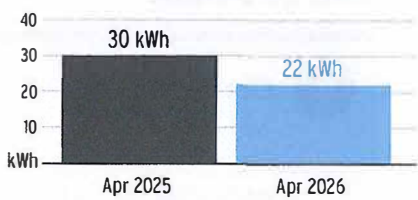
Service Period: 03/04/2026 - 04/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	04/01/2026	56,442		55,812		630 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	630 kWh @ \$0.09202/kWh	\$57.97
Fuel Charge	630 kWh @ \$0.03516/kWh	\$22.15
Storm Protection Charge	630 kWh @ \$0.00568/kWh	\$3.58
Clean Energy Transition Mechanism	630 kWh @ \$0.00418/kWh	\$2.63
Storm Surcharge	630 kWh @ \$0.02121/kWh	\$13.36
Florida Gross Receipt Tax		\$3.05
Electric Service Cost		\$121.88



Current Month's Electric Charges \$121.88

Miscellaneous Credits	
Sales Tax Credit	-\$75.21
Total Current Month's Credits	-\$75.21

Billing information continues on next page →

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Sub-Account #: 211001739070
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

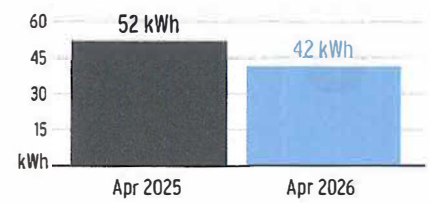
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000325661	04/01/2026	65,858	64,640	1,218 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,218 kWh @ \$0.09202/kWh	\$112.08
Fuel Charge	1,218 kWh @ \$0.03516/kWh	\$42.82
Storm Protection Charge	1,218 kWh @ \$0.00568/kWh	\$6.92
Clean Energy Transition Mechanism	1,218 kWh @ \$0.00418/kWh	\$5.09
Storm Surcharge	1,218 kWh @ \$0.02121/kWh	\$25.83
Florida Gross Receipt Tax		\$5.43
Electric Service Cost		\$217.31

Avg kWh Used Per Day



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Current Month's Electric Charges \$217.31

Miscellaneous Credits	
Sales Tax Credit	-\$132.61
Total Current Month's Credits	-\$132.61

Billing information continues on next page →



Sub-Account #: 211001739302
Statement Date: 05/01/2026

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

Meter Read

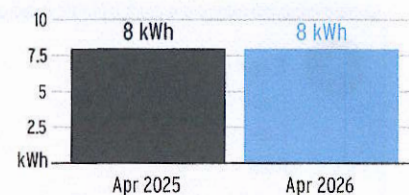
Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000705281	04/01/2026	22,537	22,312		225 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	225 kWh @ \$0.09202/kWh	\$20.70
Fuel Charge	225 kWh @ \$0.03516/kWh	\$7.91
Storm Protection Charge	225 kWh @ \$0.00568/kWh	\$1.28
Clean Energy Transition Mechanism	225 kWh @ \$0.00418/kWh	\$0.94
Storm Surcharge	225 kWh @ \$0.02121/kWh	\$4.77
Florida Gross Receipt Tax		\$1.40
Electric Service Cost		\$56.14

Current Month's Electric Charges \$56.14

Miscellaneous Credits	
Sales Tax Credit	-\$32.26
Total Current Month's Credits	-\$32.26

Billing information continues on next page →



Sub-Account #: 211001739567
Statement Date: 05/01/2026

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

Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: Lighting Service

Charge Details



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⚡ 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
Lighting Charges		\$4,477.68

Current Month's Electric Charges **\$4,477.68**

💰 Miscellaneous Credits	
Sales Tax Credit	-\$2,043.12
Total Current Month's Credits	-\$2043.12

Billing information continues on next page →




Sub-Account #: 211001739864
Statement Date: 05/01/2026

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


Service Period: 03/04/2026 - 04/01/2026

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
	Lighting Charges		\$1,223.01

Current Month's Electric Charges \$1,223.01

	Miscellaneous Credits	
	Sales Tax Credit	-\$552.54
	Total Current Month's Credits	-\$552.54

Billing information continues on next page →

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Sub-Account #: 211001800955
Statement Date: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

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

Meter Read

Meter Location: # B

Service Period: 03/04/2026 - 04/01/2026

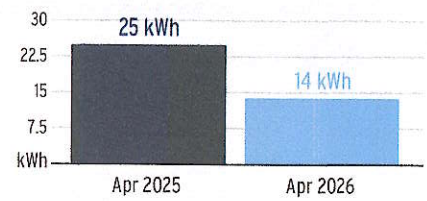
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	04/01/2026	64,345	63,934		411 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	411 kWh @ \$0.09202/kWh	\$37.82
Fuel Charge	411 kWh @ \$0.03516/kWh	\$14.45
Storm Protection Charge	411 kWh @ \$0.00568/kWh	\$2.33
Clean Energy Transition Mechanism	411 kWh @ \$0.00418/kWh	\$1.72
Storm Surcharge	411 kWh @ \$0.02121/kWh	\$8.72
Florida Gross Receipt Tax		\$2.16
Electric Service Cost		\$86.34

Avg kWh Used Per Day



Current Month's Electric Charges

\$86.34

💰 Miscellaneous Credits	
Sales Tax Credit	-\$80.21
Total Current Month's Credits	-\$80.21

Billing information continues on next page →

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Sub-Account #: 211014450376
Statement Date: 05/01/2026

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

Meter Read

Meter Location: # C

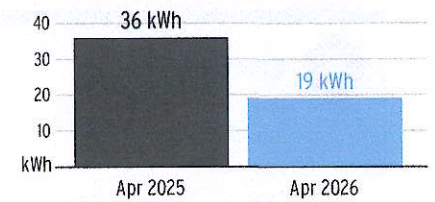
Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492499	04/01/2026	56,964		56,408		556 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	556 kWh @ \$0.09202/kWh	\$51.16
Fuel Charge	556 kWh @ \$0.03516/kWh	\$19.55
Storm Protection Charge	556 kWh @ \$0.00568/kWh	\$3.16
Clean Energy Transition Mechanism	556 kWh @ \$0.00418/kWh	\$2.32
Storm Surcharge	556 kWh @ \$0.02121/kWh	\$11.79
Florida Gross Receipt Tax		\$2.75
Electric Service Cost		\$109.87

Current Month's Electric Charges \$109.87

Miscellaneous Credits	
Sales Tax Credit	-\$74.68
Total Current Month's Credits	-\$74.68

Billing information continues on next page →

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Sub-Account #: 211014450640
Statement Date: 05/01/2026

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

Meter Read

Meter Location: # D

Service Period: 03/04/2026 - 04/01/2026

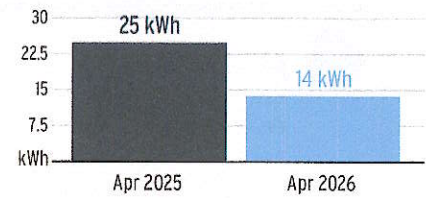
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492524	04/01/2026	41,441	41,036		405 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	405 kWh @ \$0.09202/kWh	\$37.27
Fuel Charge	405 kWh @ \$0.03516/kWh	\$14.24
Storm Protection Charge	405 kWh @ \$0.00568/kWh	\$2.30
Clean Energy Transition Mechanism	405 kWh @ \$0.00418/kWh	\$1.69
Storm Surcharge	405 kWh @ \$0.02121/kWh	\$8.59
Florida Gross Receipt Tax		\$2.13
Electric Service Cost		\$85.36

Avg kWh Used Per Day



Current Month's Electric Charges

\$85.36

Miscellaneous Credits	
Sales Tax Credit	-\$51.48
Total Current Month's Credits	-\$51.48

Billing information continues on next page →

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Sub-Account #: 211014450897
Statement Date: 05/01/2026

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

Meter Read

Meter Location: # A

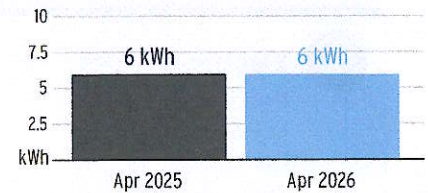
Service Period: 03/04/2026 - 04/01/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000536130	04/01/2026	16,474	16,288	186 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	186 kWh @ \$0.09202/kWh	\$17.12
Fuel Charge	186 kWh @ \$0.03516/kWh	\$6.54
Storm Protection Charge	186 kWh @ \$0.00568/kWh	\$1.06
Clean Energy Transition Mechanism	186 kWh @ \$0.00418/kWh	\$0.78
Storm Surcharge	186 kWh @ \$0.02121/kWh	\$3.95
Florida Gross Receipt Tax		\$1.25
Electric Service Cost		\$49.84

Current Month's Electric Charges \$49.84

Miscellaneous Credits	
Sales Tax Credit	-\$29.71
Total Current Month's Credits	-\$29.71

Billing information continues on next page →

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Sub-Account #: 211014451127
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026

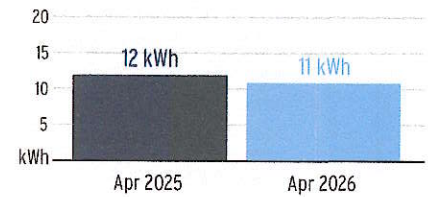
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323057	04/01/2026	38,268		37,954		314 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	314 kWh @ \$0.09202/kWh	\$28.89
Fuel Charge	314 kWh @ \$0.03516/kWh	\$11.04
Storm Protection Charge	314 kWh @ \$0.00568/kWh	\$1.78
Clean Energy Transition Mechanism	314 kWh @ \$0.00418/kWh	\$1.31
Storm Surcharge	314 kWh @ \$0.02121/kWh	\$6.66
Florida Gross Receipt Tax		\$1.76
Electric Service Cost		\$70.58

Avg kWh Used Per Day



Current Month's Electric Charges \$70.58

Miscellaneous Credits	
Sales Tax Credit	-\$39.24
Total Current Month's Credits	-\$39.24

Billing information continues on next page →

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Sub-Account #: 211014451317
Statement Date: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



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Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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
Lighting Charges		\$484.57

Current Month's Electric Charges **\$484.57**

Miscellaneous Credits	
Sales Tax Credit	-\$244.90
Total Current Month's Credits	-\$244.90

Billing information continues on next page →



Sub-Account #: 211014451713
Statement Date: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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 \$9,490.47

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Statement Date: May 07, 2026



PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Amount Due: \$1,494.69

Due Date: May 28, 2026

Account #: 221008055560

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026	
Previous Amount Due	\$1,537.12
Payment(s) Received Since Last Statement	-\$1,537.12
Current Month's Charges	\$1,494.69
Amount Due by May 28, 2026	\$1,494.69

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

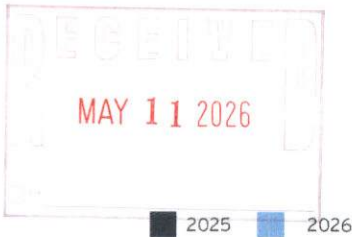
Your Energy Insight

- Your average daily kWh used was **99.17% higher** than the same period last year.
- Your peak billing demand was **22.73% higher** than the same period last year.

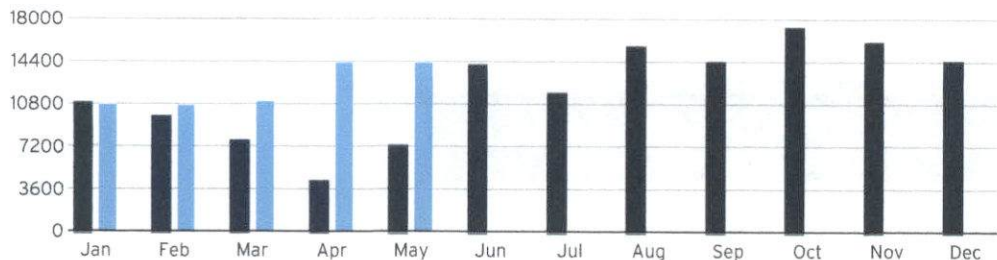


Scan here to view your account online.

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Monthly Usage (kWh)




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

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety




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

Account #: 221008055560
Due Date: May 28, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,494.69

Payment Amount: \$ _____

664964668525

Your account will be drafted on May 28, 2026

00003579 FTECO105072623324310 00000 03 00000000 18185 002

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

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



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



Service For:
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Account #: 221008055560
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Meter Location: CLUBHOUSE

Service Period: Apr 02, 2026 - May 01, 2026

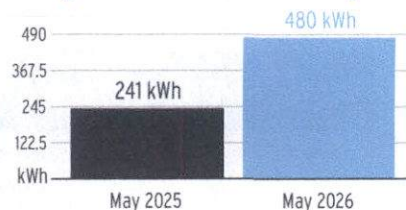
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000813546	05/01/2026	82,416	68,022	14,394 kWh	1	30 Days
1000813546	05/01/2026	26.95	0	26.95 kW	1	30 Days

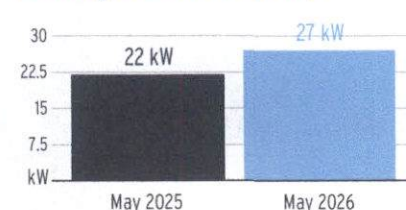
Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.12000	\$33.60
Billing Demand Charge	27 kW @ \$19.06000/kW	\$514.62
Energy Charge	14,394 kWh @ \$0.00815/kWh	\$117.31
Fuel Charge	14,394 kWh @ \$0.03516/kWh	\$506.09
Capacity Charge	27 kW @ \$0.72000/kW	\$19.44
Storm Protection Charge	27 kW @ \$2.02000/kW	\$54.54
Energy Conservation Charge	27 kW @ \$0.79000/kW	\$21.33
Environmental Cost Recovery	14,394 kWh @ \$0.00072/kWh	\$10.36
Clean Energy Transition Mechanism	27 kW @ \$1.15000/kW	\$31.05
Storm Surcharge	14,394 kWh @ \$0.01035/kWh	\$148.98
Florida Gross Receipt Tax		\$37.37
Electric Service Cost		\$1,494.69

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges \$1,494.69

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

Ways To Pay Your Bill

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

Contact Us

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

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

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Statement Date: May 07, 2026



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

Amount Due:	\$616.55
Due Date: May 28, 2026	
Account #: 211001800609	

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026	
Previous Amount Due	\$616.55
Payment(s) Received Since Last Statement	-\$616.55
Current Month's Charges	\$616.55
Amount Due by May 28, 2026	\$616.55

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




Scan here to view your account online.

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DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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: May 28, 2026

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

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

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

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

626693295800

Your account will be drafted on May 28, 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: May 07, 2026
Charges Due: May 28, 2026

Service Period: Apr 02, 2026 - May 01, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

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

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

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Statement Date: May 07, 2026



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

Amount Due: \$655.19

Due Date: May 28, 2026

Account #: 211001800369

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026

Previous Amount Due \$655.19
Payment(s) Received Since Last Statement -\$655.19

Current Month's Charges \$655.19

Amount Due by May 28, 2026 \$655.19

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



Scan here to view your account online.

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DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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: May 28, 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: \$ _____

626693295799

Your account will be drafted on May 28, 2026

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

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

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



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

Account #: 211001800369
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Service Period: Apr 02, 2026 - May 01, 2026

Rate Schedule: Lighting Service

Charge Details

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

Important Messages

Be Prepared This Storm Season
 Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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

Ways To Pay Your Bill

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

Contact Us

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

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

Statement Date: May 07, 2026



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

Amount Due: \$311.05

Due Date: May 28, 2026

Account #: 221007991963

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026

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

Current Month's Charges \$311.05

Amount Due by May 28, 2026 \$311.05

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



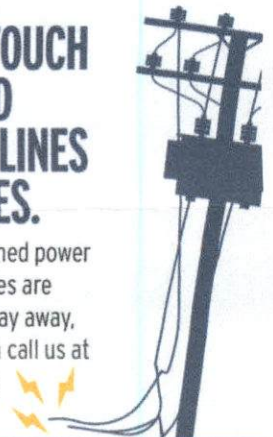
Scan here to view your account online.

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DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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: May 28, 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: \$ _____

664964668524

Your account will be drafted on May 28, 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: May 07, 2026
Charges Due: May 28, 2026

Service Period: Apr 02, 2026 - May 01, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

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

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$311.05

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

Ways To Pay Your Bill

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Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. 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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Statement Date: May 07, 2026



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

Amount Due: \$829.90

Due Date: May 28, 2026

Account #: 211001800146

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026

Previous Amount Due \$829.90
Payment(s) Received Since Last Statement -\$829.90

Current Month's Charges \$829.90

Amount Due by May 28, 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.

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DON'T TOUCH DOWNED POWER LINES OR POLES.

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TampaElectric.com/PowerLineSafety

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



Account #: 211001800146

Due Date: May 28, 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: \$ _____

626693295798

Your account will be drafted on May 28, 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: May 07, 2026
Charges Due: May 28, 2026

Service Period: Apr 02, 2026 - May 01, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

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 Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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

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

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- Hearing Impaired/TTY:** 7-1-1
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- Energy-Saving Programs:** 813-275-3909

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Statement Date: May 07, 2026



PARKWAY CENTER CDD
7100 BLUE BEECH DR
RIVERVIEW, FL 33578


Amount Due:	\$87.34
Due Date: May 28, 2026	
Account #: 221009587215	

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026	
Previous Amount Due	\$87.34
Payment(s) Received Since Last Statement	-\$87.34
Current Month's Charges	\$87.34
Amount Due by May 28, 2026	\$87.34


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



Scan here to view your account online.

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TampaElectric.com/PowerLineSafety

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

Account #: 221009587215
Due Date: May 28, 2026

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

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

634100671837
Your account will be drafted on May 28, 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:
7100 BLUE BEECH DR
RIVERVIEW, FL 33578

Account #: 221009587215
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Service Period: Apr 02, 2026 - May 01, 2026

Rate Schedule: Lighting Service

Charge Details

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

Important Messages

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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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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	: 720091990
Advice of Debit Date	: 05/01/2026
Advice of Debit Due Date	: 05/08/2026
Total Debited This Invoice	: \$17.80



0007260 01 MB 0.672 01 TR 00029 R2BDDC11 000000



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

i Inquiries

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

CURRENT CHARGES

ADP PAYROLL SERVICES

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 0062-10-1FD					
Processing Charges for Period Ending Date: 04/22/2026					
Workforce Now Payroll Solution Bundle	3	\$2.60 each		\$7.80	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-1FD \$17.80

Total Debited \$17.80

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

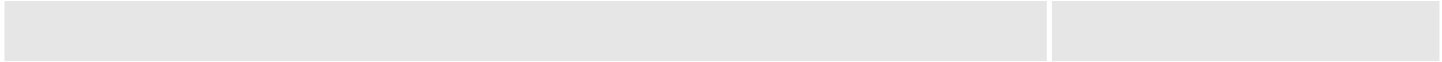
This amount will be processed for debit from your account # XXXXXX5082 on 05/08/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

5/1/2026
10563822
\$2,866.00

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

Due Date
Net 30
5/31/2026



Monthly Lake Maintenance.
***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

2,866.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$2,866.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

6/1/2026
10563871
\$2,866.00

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

Due Date
Net 30
7/1/2026

Monthly Lake Maintenance.
***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

2,866.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$2,866.00



PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	\$105,000.00
Credit Available	\$104,641.00
Statement Closing Date	April 30, 2026
Days in Billing Cycle	30
Previous Balance	\$439.14
- Payments & Credits	\$439.14
+ Purchases & Other Charges	\$357.41
+ Fees	\$1.02
= New Balance	\$358.43

PAYMENT INFORMATION

New Balance	\$358.43
Minimum Payment Due	\$358.43
Payment Due Date	May 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 \$439.14-	
04/25	04/25	F568100G200CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	439.14-
		DALE H. WENTZEL JR	TOTAL XXXXXXXXXXXX8662 \$358.43	
04/10	04/10	2443099FLLM8FTL3K	MICROSOFT#G152195336 MSBILL.INFO WA	8.66
			MCC: 5045 MERCHANT ZIP: 98052	
04/13	04/14	2469216FPBX1W6Y75	AMAZON MKTPL*B796Z6MO1 Amzn.com/bill WA	124.95
			MCC: 5942 MERCHANT ZIP: 98109	
04/17	04/19	2469216FVBNP1VVSL	AMAZON MKTPL*B71SJ0BC0 Amzn.com/bill WA	112.22
			MCC: 5942 MERCHANT ZIP: 98109	
04/18	04/19	7460905FW2X50Z7B2	ILOVEPDF.COM BARCELONA ES	60.00
			MCC: 5734 MERCHANT ZIP: 08028	
04/18	04/19	7460905FW2X50Z7B2	FOREIGN CURRENCY FEE	1.02
04/19	04/20	2469216FXBRGK7PZN	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.60
			MCC: 4814 MERCHANT ZIP: 33178	
04/28	04/28	2420429G60147BVQ1	Google Microsoft OneD 650-2530000 CA	0.99
			MCC: 5734 MERCHANT ZIP: 94043	
04/28	04/29	2469216G6BPB6VDAF	GOOGLE *Google One 855-836-3987 CA	2.99
			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	May 25, 2026
New Balance	\$358.43
Minimum Payment Due	\$358.43
Past Due Amount	\$0.00

Amount Enclosed: \$

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

PARKWAY CENTER

Account number ending in 8747

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)	\$439.14	\$0.00

(v) = variable (f) = fixed

IMPORTANT MESSAGES

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



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Apr 28, 2026

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

Tue, Apr 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..8
Order date: Apr 28, 2026 12:27:02 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](#).



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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](#).



Details for Order #111-6775997-4432262

Order Placed: April 13, 2026

Amazon.com order number: 111-6775997-4432262

Order Total: \$112.22

Not Yet Shipped

Items Ordered	Price
<p>1 Of: <i>Reli. Toilet Seat Covers (2000 Pcs, 8 Packs of 250) Disposable Toilet Seat Cover - Flushable - 14x16" (Half-Fold) Paper Liners for Restroom, Bathroom, Travel, Camping, Kids Potty Training</i></p> <p>Sold by and invoiced on behalf of: Reli. (seller profile)</p> <p>Seller Credentials: 889 certification, Registered Small Business, Minority-Owned Business</p> <p>Business Price</p> <p>Condition: New</p>	\$33.99
<p>3 Of: <i>4-Digit Combination Cable Lock with 3 Replaceable Steel Cables (9"/23.6"/47.2"), Cable Lock for Bike, Luggage, GateFence, Cabinet & Door(Black)</i></p> <p>Sold by and invoiced on behalf of: Furein Co., Ltd (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	\$11.39
<p>1 Of: <i>Swiffer WetJet Multi-Purpose Floor Cleaner Solution with Febreze Refill, Hardwood Floor Cleaner, Lavender Scent, 1.25 Liter -42.2 Fl Oz (Pack of 2)</i></p> <p>Sold by and invoiced on behalf of: Amazon (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	\$10.35
<p>1 Of: <i>Amazon Basics Heavy Duty Disposable Floor Cleaning Mopping Pads with Absorbent Microfiber, Fits Swiffer WetJet Mopping Systems, 30 Count</i></p> <p>Sold by and invoiced on behalf of: Amazon (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	\$8.30
<p>2 Of: <i>CLAVOOP USB 3.0 Micro B Cable 1.5 FT, External Hard Drive Cable 5 Gbps High-Speed USB A to Micro B Hard Drive Cord Compatible for Seagate Xbox One Toshiba WD My Passport Elements SSD, Camera, Laptop</i></p> <p>Sold by and invoiced on behalf of: CLAVOOPDIRECT (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	\$5.49
<p>1 Of: <i>Powermax 24-Count Triple AAA Batteries, Ultra Long Lasting Alkaline Battery for Home and Office, 10-Year Shelf Life, Reclosable Packaging</i></p> <p>Sold by and invoiced on behalf of: Amazon (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	\$6.99

Shipping Address:

Dale Wentzel
 38035 WOODSIDE LN
 ZEPHYRHILLS, FL 33542-5969
 United States

Shipping Speed:
Consolidated Shipping in fewest deliveries

Not Yet Shipped

Items Ordered	Price
1 of: AINOPE 10Gbps Micro B to USB C, 1.5FT External Hard Drive Cable, Nylon Braided Hard Drive Cable, Compatible with MacBook Pro/Air, Tablet/iPad, WD Seagate Toshiba Westgate, Samsung Galaxy S25 Sold by and invoiced on behalf of: AINOPE Direct (seller profile) Business Price Condition: New	\$7.99
2 of: 4-Digit Combination Cable Lock with 3 Replaceable Steel Cables (9"/23.6"/47.2"), Cable Lock for Bike, Luggage, GateFence, Cabinet & Door(Black) Sold by and invoiced on behalf of: Furein Co., Ltd (seller profile) Business Price Condition: New	\$11.39

Shipping Address:	Item(s) Subtotal:	\$30.77
Dale Wentzel	Shipping & Handling:	\$0.00
38035 WOODSIDE LN		-----
ZEPHYRHILLS, FL 33542-5969	Total before tax:	\$30.77
United States	Sales Tax:	\$0.00

Shipping Speed:	Total for This Shipment:	\$30.77
Consolidated Shipping in fewest deliveries		-----

Payment information

Payment Method:	Item(s) Subtotal:	\$112.77
Visa Last digits: 8662	Shipping & Handling:	\$0.00
	Promotion applied:	-\$0.55

Billing address	Total before tax:	\$112.22
Dale Wentzel Jr / Parkway Center CDD	Estimated Tax:	\$0.00
210 N UNIVERSITY DR STE 702		-----
CORAL SPRINGS, FL 33071-7320	Grand Total:	\$112.22
United States		

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-4109732-6111427

Order Placed: April 13, 2026
Amazon.com order number: 111-4109732-6111427
Order Total: \$124.95

Table with shipping details: Shipped on April 13, 2026. Items Ordered: Club Wipes USA Sanitizing Wipes... Price: \$124.95. Shipping Address: Dale Wentzel, 38035 WOODSIDE LN, ZEPHYRHILLS, FL 33542-5969. Shipping Speed: Standard Shipping. Total for This Shipment: \$124.95.

Table with payment information: Payment Method: Visa | Last digits: 8662. Billing address: Dale Wentzel Jr / Parkway Center CDD, 210 N UNIVERSITY DR STE 702, CORAL SPRINGS, FL 33071-7320. Grand Total: \$124.95. Credit Card transactions: Visa ending in 8662: April 13, 2026: \$124.95.

To view the status of your order, return to Order Summary .

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

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

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

Invoice Summary

Billing Profile	Parkway Center CDD
Invoice Number	G152195336
Invoice Date In UTC	04/10/2026

Total Amount **USD 8.66**
Due on 04/10/2026

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

Invoice for activity on 04/09/2026

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/G152195336>

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)
04/09/2026-05/08/2026	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.



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Apr 28, 2026

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

Tue, Apr 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..14

Order date: Apr 28, 2026 11:36:13 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>

Hooray! Your Auto-Refill payment was processed

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

Sat, Apr 18, 2026 at 7:53 AM

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



Success

Your Auto-Refill[∞] payment is complete!

Looks like you're cruisin' down easy street from here on out. You won't be charged again until 05/18/2026.

Straight Talk Phone Number:
xxx-xxx-9572

Plan Amount:
\$45

Taxes:
\$0

Discounts:

\$1

Total:

\$44

Payment Method:

Ending in VISA ***8662**



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



∞Credit card and Account required for enrollment.

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ST-18775-B01



ILOVEPDF S.L.
ES-B66921552
Sabino de Arana, 60, local 2
08028 Barcelona (Spain)
billing@ilovepdf.com

INVOICE TO:

Dale Wentzel

US-FL (US-FL) United States
parkwaycenterclubhouse@gmail.com

Invoice
WEB-2026-848368

Apr 18, 2026

Paid
STRIPE

Description	Price (usd)
iLovePDF Premium year - 1 users Premium access for 1 users to iLovePDF Desktop + Website + Mobile. From Apr 18, 2026 to Apr 18, 2027.	\$60.00
Subtotal	\$60.00
Tax 0%	\$0.00
Total	\$60.00

Thank you!

For any questions contact us at info@ilovepdf.com

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
23617	05/01/2026	\$1,600.00	05/31/2026	Net 30	

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

Ways to pay



SUBTOTAL	1,600.00
TAX	0.00
TOTAL	1,600.00
BALANCE DUE	\$1,600.00

[View and pay](#)

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

INVOICE

Legal Advertising

Invoice # 26-01689H

Date 05/15/2026

Attn:
Parkway Center CDD Inframark

2005 PAN AM CIRCLE SUITE 300

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

Description

Amount

Serial # 26-01689H

\$78.75

Notice of Qualifying Period for Candidates for the Board of Supervisors

RE: Parkway Center CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26

Published: 5/15/2026

Important Message

Paid

()

Total

\$78.75

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

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.

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

INVOICE

Legal Advertising

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Parkway Center Community Development District will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections in person or by mail to the following office locations:

Fred B. Karl County Center
Attn: Candidate Services
601 E. Kennedy Blvd., 16th Floor
Tampa, FL 33602
Telephone: (813) 272-5850

Robert L. Gilder Elections
Service Center
Attn: Candidate Services
2514 North Falkenburg Road
Tampa, FL 33619
Telephone: (813) 744-5900

Website: www.votehillsborough.gov

All candidates shall qualify for individual Seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections, and who resides within the boundaries of the District. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Parkway Center Community Development District has two (2) seats up for election, specifically Seats 4 and 5. Each Seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

Alba Sanchez, District Manager
May 15, 2026

26-01689H

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.



INVOICE

Invoice Date	Invoice #
05/14/2026	40014956

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

Customer PO:	Terms:	Invoice Due Date:	Job No:	Service Rendered Date:
See Below	NET 30	06/13/2026	47272211	05/12/2026

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

1	Extinguisher Certification	40014956	\$109.26	\$109.26
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Parkway Center Amenity
 7461 South Falkenburg Road
 Riverview, FL 33578

Portable Extinguishers Inspection

Annual Fire Extinguisher Inspection

Technicians: Joseph Lovejoy, Kathy Brashers and Matthew Goulden

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

Thank you for your business!

Subtotal: \$109.26
 Tax: \$8.19
Total: \$117.45

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

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

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

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

April 14, 2026
Invoice Number: 2463929041426
Account Number: 8337 12 028 2463929
Security Code: 5433
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary *Service from 04/14/26 through 05/13/26
details on following pages*

Previous Balance	391.59
Payments Received -Thank You!	-391.59
Remaining Balance	\$0.00
Spectrum Business™ TV	115.00
Spectrum Business™ Internet	180.00
Spectrum Business™ Voice	35.00
Other Charges	36.00
Taxes, Fees and Charges	25.54
Current Charges	\$391.54
<i>YOUR AUTO PAY WILL BE PROCESSED 05/01/26</i>	
Total Due by Auto Pay	\$391.54



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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 14 04152026 NNNNNNNN 01 000763 0003

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



April 14, 2026
PARKWAY CENTER CBD
Invoice Number: 2463929041426
Account Number: 8337 12 028 2463929
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Total Due by Auto Pay **\$391.54**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028246392900391540



April 14, 2026

Invoice Number: 2463929041426
 Account Number: 8337 12 028 2463929
 Security Code: 5433

Contact Us

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

8633 2390 DY RP 14 04152026 NNNNNNNN 01 000763 0003

Charge Details

Previous Balance		391.59
EFT Payment	03/31	-391.59
Remaining Balance		\$0.00

Payments received after 04/14/26 will appear on your next bill.

Service from 04/14/26 through 05/13/26

Spectrum Business™ TV

Spectrum Business Premier		80.00
Promotional Discount		-15.00
Spectrum Receivers	2 Receivers at 15.00 each	30.00
DVR Service		20.00
		\$115.00

Spectrum Business™ TV Total **\$115.00**

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

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

Spectrum Business™ Voice Continued

For additional call details, please visit SpectrumBusiness.net

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

Other Charges

Broadcast TV Surcharge	31.00
Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$36.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	2.67
Federal Universal Service Fund	2.59
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	18.83
Taxes, Fees and Charges Total	\$25.54

Current Charges **\$391.54**
Total Due by Auto Pay **\$391.54**

Billing Information

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

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

Continued on the next page....

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

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



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





Make payable to:
Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
5/4/2026	00000316

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

P.O. No.	Terms	Project
	Due on receipt	Flexamat Repair;Lots 1-7 Willo...

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 Reinforcement Mat (Soft) Armoring System and Mirafi (type 160N) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In	ea	100.00%	6,902.86

Please remit to above address.
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.



Make payable to:
 Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
5/4/2026	00000316

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

P.O. No.	Terms	Project
	Due on receipt	Flexamat Repair;Lots 1-7 Willo...

Item	Description	U/M	Total %	Amount
	4. Re-vegetate with Sod 5. De-mobilize			
9.0 General Condi...	Removal of excessive aquatic vegetation overgrowth obstructing proper waterflow, along canal embankment for approx. 450LF.	ea	100.00%	1,948.90
9.0 General Condi...	Change Order: Additional Sod Installation Due to Onsite Field Changes at the Direction of the Engineer.	ea	100.00%	8,167.50

Please remit to above address.	Total	\$17,019.26
--------------------------------	--------------	-------------

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.

Balance Due	\$17,019.26
--------------------	-------------

Envera

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

Invoice	
Invoice Number 768800	Date 05/01/2026
Customer Number 400493	Due Date 06/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		05/01/2026	06/01/2026

Quantity	Description	Months	Rate	Amount
<i>2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL</i>				
1.00	Active Video Monitoring 06/01/2026 - 06/30/2026	1.00	\$800.00	\$800.00
1.00	Passive Standard Camera 06/01/2026 - 06/30/2026	1.00	\$30.00	\$30.00
1.00	Service & Maintenance 06/01/2026 - 06/30/2026	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
5/1/2026	768800	Monitoring Services	\$1194.14	\$1194.14

Envera

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

Invoice	
Invoice Number 768800	Date 05/01/2026
Customer Number 400493	Due Date 06/01/2026

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



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
05/09/2026	10893
Terms	Service Through
	05/09/2026

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
04/17/2026	Erin R McCormick	Prepare Agreement for Aquatic Maintenance Services; review of Division of Corporations info; email to Tonja Stewart and Alba Sanchez regarding Scope of Services; email proposed Agreement to Alba Sanchez and Tonja Stewart;	0.90	\$ 355.50
04/20/2026	Erin R McCormick	Telephone conference with Alba Sanchez regarding Agreement with Advanced Aquatics and upcoming Board meeting; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
04/24/2026	Erin R McCormick	Emails to and from Alba Sanchez regarding negotiation of Agreement for aquatics maintenance; revise Agreement and email to Jason Jaszczak; review of executed Agreement from Jason Jaszczak and email to Alba Sanchez;	0.50	\$ 197.50
05/01/2026	Erin R McCormick	Review of emails from Hillsborough County staff and Alba Sanchez regarding conveying right of way where median is at Falkenburg and Stillwater for road crosswalk improvements; email to Alba Sanchez and Koko Miller regarding above;	0.30	\$ 118.50
05/04/2026	Erin R McCormick	Review of emails regarding fence reinstallations and from Koko Miller regarding proposed Deed to the County; [CLIENT COURTESY - NO CHARGE]	0.20	\$ 0.00
05/04/2026	Erin R McCormick	Review of email from Alba Sanchez regarding median for Parkway Center; review of notice from Hillsborough County Clerk's office regarding tax sale deed; telephone conference with Alba Sanchez regarding above;	0.40	\$ 158.00
05/04/2026	Erin R McCormick	Telephone conference with Alba Sanchez regarding Deed; telephone conference with Koko Miller regarding Deed; telephone conference with Eric Watkins regarding Deed; telephone conference with Alba Sanchez and Koko Miller;	0.50	\$ 197.50



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
05/09/2026	10893
Terms	Service Through
	05/09/2026

Total Hours	2.90 hrs
Total Work	\$ 1,027.00
Total Invoice Amount	\$ 1,027.00
Previous Balance	\$ 3,412.50
4/9/2026 Payment - Check	(\$3,412.50)
Balance (Amount Due)	\$ 1,027.00

Grau and Associates

1001 W. Yamato Road, Suite 301
 Boca Raton, FL 33431
 www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Parkway Center Community Development District
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607*

Invoice No. 29391
 Date 05/04/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>9,600.00</u>
Current Amount Due	\$ <u><u>9,600.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
9,600.00	0.00	0.00	0.00	0.00	9,600.00

Payment due upon receipt.



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

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

Invoice Number	1166645
Invoice Date	4/29/2026
Due Date	5/29/2026

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$125.00

Subtotal	\$125.00
Sales Tax	\$0.00
Total	\$125.00

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

29 Apr 2026 07:42:31AM CST

DISTRICT : PARKWAY CENTER CDD

Go Green! Think before you print.

INVOICE NO. 1166645 - DETAIL

INVOICE DATE: 4/29/2026

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										
	4/26/2026	4530835	PKCCDD District Area	General Maintenance; Debris pickup	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	
				BWO Total	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	
				Invoice Total	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

179209

DATE

5/14/2026

CUSTOMER ID

C2303

NET TERMS

Due On Receipt

PO#

DUE DATE

5/14/2026

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
Postage	3	Ea	0.74		2.22
Subtotal					2.22

Subtotal	\$2.22
Tax	\$0.00
Total Due	\$2.22

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 394530

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

Date	Due Date
05/01/26	5/31/2026
Account Owner	PO#
DAVID MANFRIN	

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

Grand Total \$18,917.75

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,917.75	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 395617

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

Date	Due Date
04/30/26	5/30/2026
Account Owner	PO#
DAVID MANFRIN	

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

#397009 - Irrigation Enhancement- Service Calls & Proposals

Lateral Components - 04/30/2026

5 HP Grundfos Deluxe Control Box 230v 1PH	1.00EA	\$928.20	\$928.20
Well Technician labor	1.00EA	\$214.50	\$214.50

Grand Total \$1,142.70

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,421.57	\$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

Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 395615

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

Date	Due Date
04/30/26	5/30/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$3,046.54

#395558 - Temporary Sod Irrigation- Willow Beach

Lateral Components - 04/28/2026

Irrigation Tech Labor	8.00HR	\$65.00	\$520.00	
PVC Pipe 1" - sch 40 by the foot	440.00FT	\$3.20	\$1,408.00	
Sch 40 PVC Tee 1 in. Socket	9.00EA	\$2.97	\$26.73	
Sch 40 PVC 90 Degree Elbow 1 in. Socket	4.00EA	\$2.28	\$9.12	
Sch 40 PVC Reducer Bushing Flush Style 1 in. x 3/4 in. Spigot x Socket	10.00EA	\$2.16	\$21.60	
Sch 40 PVC Male Adapter 3/4 in. MIPT x Socket	10.00EA	\$1.12	\$11.20	
Pipe Sch 40 PVC 3/4 in.	20.00EA	\$2.02	\$40.40	
NDS Pro-Span PVC Expansion Repair Coupling 3 in. Socket x Spigot SLIP FIX	1.00EA	\$124.29	\$124.29	
Sch 40 PVC Tee 3 in. Socket	1.00EA	\$31.07	\$31.07	
Sch 40 PVC Reducer Bushing Flush Style 3 in. x 2 in. Spigot x Socket	1.00EA	\$10.29	\$10.29	
Sch 40 PVC Reducer Bushing Flush Style 2 in. x 1-1/2 in. Spigot x Socket	1.00EA	\$4.36	\$4.36	
Sch 40 PVC Reducer Bushing Flush Style 1 -1/2 in. x 1-1/4 in. Spigot x Socket	1.00EA	\$2.63	\$2.63	
Sch 40 PVC Reducer Bushing Flush Style 1 -1/4 in. x 1 in. Spigot x Socket	1.00EA	\$2.61	\$2.61	
Hunter Globe Valve ICV Glass Filled Nylon 1 in. w/ Flow Control and Filter Sentry FIPT x FIPT	1.00EA	\$236.67	\$236.67	
Hunter NODE Outdoor Controller 1 Station with DC Latching Solenoid Battery Powered	1.00EA	\$310.17	\$310.17	

Thank you for allowing us to serve you.

thelmpadvantage.com
 (877) 567-7761

Hunter PGP Ultra Adjustable Rotor 4 in. 10.00EA \$28.74 \$287.40
 Riser with 3.0 Nozzle - PGP0430

Grand Total \$3,046.54

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,421.57	\$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

R. Marshall Rainey P.A.
 3507 Misty Oaks Place
 Brandon, FL 33511-8143
 8133002843
 drainey@marshraineylaw.com



R. MARSHALL RAINEY P.A.

BILL TO

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

INVOICE # 2026-404
DATE 04/24/2026

DATE	ACCOUNT SUMMARY	AMOUNT
03/03/2026	Balance Forward	3,080.00
	Other payments and credits after 03/03/2026 through 04/23/2026	-3,080.00
04/24/2026	Other invoices from this date	0.00
	New charges (details below)	1,535.00
	Total Amount Due	1,535.00

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
03/04/2026	Correspond with Board members and opposing counsel regarding settlement terms; revise Maintenance Easement Agreement and prepare Partial; Release of Platted Easement; prepare for and attend Board Meeting at Parkway Amenities Center	3	350.00	1,050.00
03/05/2026	phone call with homeowners' counsel regarding Board's decision to reinstall fencing; revise Settlement Agreement and circulate with owners' counsel for execution; correspond with client regarding same	0.60	350.00	210.00
03/06/2026	correspond with homeowners' counsel to provide notice of March 13th project commencement; receive response from homeowners' counsel	0.20	350.00	70.00
03/09/2026	provide status update to Board with regards to settlement with homeowners and project commencement; correspond with homeowners' counsel	0.20	350.00	70.00
04/17/2026	Finalize easement and partial easement release for recording and correspond with homeowners' counsel regarding same.	0.30	450.00	135.00

Please mail payments to:
 3507 Misty Oaks Place
 Brandon, FL 33511

TOTAL OF NEW CHARGES 1,535.00

BALANCE DUE

\$1,535.00

[View and pay](#)

S2W Security

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

Invoice

Invoice# INV-4818

Balance Due
\$1,300.00

Bill To

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

Invoice Date : 30 Apr 2026

Terms : Custom

Due Date : 05 May 2026

Subject :

PARKWAY CENTER CDD
 Spring Break Pool Security
 3-14-26_3-22-26



#	Item & Description	Qty	Rate	Amount
1	Professional Services 3-14-26 1:00pm-9:00pm	8.00	26.00	208.00
2	Professional Services 3-15-26 1:00pm-9:00pm	8.00	26.00	208.00
3	Professional Services 3-16-26 6:00pm-10:00pm	4.00	26.00	104.00
4	Professional Services 3-17-26 6:00pm-10:00pm	4.00	26.00	104.00
5	Professional Services 3-18-26 6:00pm-10:00pm	4.00	26.00	104.00
6	Professional Services 3-19-26 6:00pm-10:00pm	4.00	26.00	104.00
7	Professional Services 3-20-26 6:00pm-10:00pm	4.00	26.00	104.00
8	Professional Services 3-21-26 2:00pm-8:00pm	6.00	26.00	156.00

#	Item & Description	Qty	Rate	Amount
9	Professional Services 3-22-26 1:00pm-9:00pm	8.00	26.00	208.00
			Sub Total	1,300.00
			No Tax (0%)	0.00
			Total	\$1,300.00
			Balance Due	\$1,300.00

Notes

Thanks for your business.

Payment Options



Terms & Conditions

Terms & Conditions

Confidentiality Statement: This proposal manuscript is proprietary to Secure2ware Inc. It contains confidential business and technical information. It is intended for the use of Secure2ware Inc. and their employees, and may not be, in whole or in part, copied, translated or reproduced and may not be provided to any third party without written consent of Secure2ware Inc. We appreciate this opportunity to provide our services to you. We are confident that we will be successful in supporting this project in the most cost effective and professional manner. Should you have any questions, please feel free to contact us at 813-425-5900. **Legal Notice: No Oral Agreements.** The parties agree that this agreement constitutes the entire agreement of the parties, that this agreement supersedes any prior understandings or agreements other than those expressly set forth herein. Company or any other subcontractor engaged by Company to perform work or furnish material who is not paid may have a claim against Subscriber or the owner of the premises if other than the Subscriber which may be enforced against the property in accordance with the applicable lien laws.

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

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

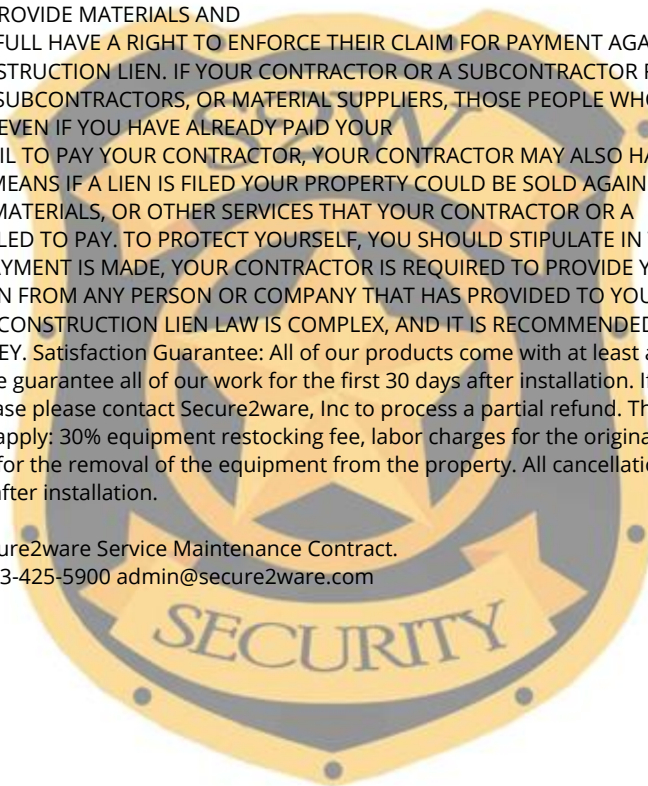
Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of \$39.00 in addition to the daily interest fee mentioned above. The parties agree that due to the nature of the services to be provided by Secur2ware, the payments to be made by the Customer for the term of this agreement form an integral part of Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix Secure2ware's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by Secure2ware in preparation of Legal Documents and Billable Action including Secur2ware's hourly rate for all personnel

used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgement of this clause will be enforceable. The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. Satisfaction Guarantee: All of our products come with at least a 1 year manufacturer's warranty. We guarantee all of our work for the first 30 days after installation. If you are not satisfied with your purchase please contact Secure2ware, Inc to process a partial refund. The following applicable charges will apply: 30% equipment restocking fee, labor charges for the original installation and a service call fee for the removal of the equipment from the property. All cancellations must be in writing within 3 days after installation.

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

Keith Ware

Authorized Signature



Confidentiality Statement:

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

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

Legal Notice:

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

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

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

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

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

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

Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com



Invoice

Date: 5/4/2026

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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	Remaining Balance Owed	

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

Remaining Balance Due: \$10,000

Invoice

Date: 4/29/2026

Page 154

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 Ladder Footer Installation	Full Amount Due	

Item	Description	#	Amount
Scope	All 5 Pool Ladders appear to have been installed with literally just a few inches of concrete to secure them underneath the pavers. Because of this all ladders structural integrity have failed just as the pool coping has. With all of this faults in such a young community, I would highly recommend some sort of recourse.		
Ladder Demo & Installation	All 5 Pool Ladders are to be secured properly underneath pavers. This will be done by poring large square footer blocks of concrete around rebar for maximum structural integrity. This design won't fail and I stand by that.		\$2,250
Tax	Hillsborough County	7.5%	Exempt

Grand Total:

\$2,250