



Parkway Center Community Development District

August 26, 2026

Final Agenda Package

ZOOM MEETING INFORMATION

Meeting ID: 832 1556 4329

Passcode: 140459

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

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Parkway Center Community Development District

Board of Supervisors

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

District Staff

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

Regular Meeting Agenda

Wednesday, August 26, 2026, at 6:30 p.m.

The Regular Meeting of the **Parkway Center Community Development District** will be held on **Wednesday, August 26, 2026, at 6:30 p.m. at the Parkway Center CDD Clubhouse, 7461 S. Falkenburg Road, Riverview, Florida 33578**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Zoom's Meeting Information

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

Meeting ID: 832 1556 4329 Passcode: 140459

All cellular phones must be turned off during the meeting.

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

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

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

5. STAFF REPORTS

A. District Counsel

- i.** Review of the Blue Life Pool Service Contract
- ii.** Review of Inframark Proposal for Clubhouse Manager
- iii.** Consideration of Special Warranty Deed from Parkway Center CDD to Hillsborough County for a Portion of Tract "A-7, Oak Creek Commercial Core, According to the Plat Recorded at Plat Book 89, Page 82 of the Public Records of Hillsborough County, Florida

B. District Engineer

C. Field Inspection Report

D. Landscape Report

E. Aquatic Report

F. District Manager's Report

- i. Email from Ms. Annette McCarty Regarding the Assessment Increase

G. On-Site Manager's Report

6. PUBLIC HEARING ON THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET AND LEVYING OF ASSESSMENTS

A. Open the Public Hearing

B. Presentation of the Fiscal Year 2027 Approved Proposed Budget

C. Close the Public Hearing

D. Consideration of Resolution 2026-06, Adopting the Fiscal Year 2027 Budget

E. Consideration of Resolution 2026-07, Levying of O&M Assessments

7. BUSINESS ITEMS

A. Consideration of Resolution 2026-08, Adopting Fiscal Year 2027 Meeting Schedule

B. Consideration of Resolution 2026-09, Adopting Goals and Objectives for Fiscal Year 2027

C. Consideration of Illuminations Holiday Lighting Proposal – Holiday Lighting and Decoration at the Entrance Signs

D. Consideration of Color Burst Proposal #55-40-XX – Install Annual Flower Plants

E. Discussion Regarding Opening a Reserve Bank Account

8. CONSENT AGENDA

A. Consideration of Minutes from the Regular Meeting held on July 17, 2026

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

C. Cash Flow Analysis as of August 17, 2026

9. OLD BUSINESS

10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

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

12. ADJOURNMENT



FEBRUARY 2026 – JANUARY 2027 CONTRACT BLUE LIFE POOL SERVICE

Either party may cancel this contract, with a 30-day written notice of termination

Thank you for considering us to be your pool care professionals

PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Our weekly Responsibilities:

1. Check equipment
2. Backwash or rinse filter as needed
3. Brush pool tile as needed
4. Skim leaves and debris from water surface
5. Clean all skimmers and pump baskets
6. Test pH, chlorine and total alkalinity level
7. Vacuum pool as needed
8. Brush pool/spa walls, steps and floor as needed
9. Maintain proper water level
10. Maintain a weekly maintenance log for your review
11. 3 Visits a week
12. Chemicals included (CYA and phosphate remover, specialty chemicals, such as stain removers and acid washes, are not included).

NOTE:

*Emergency: we treat all fecal accidents (former stool, diarrhea in the pool) are not included.

*The following service is required by the State of Florida Department of Health:

Replace all broken equipment (Pumps, valves, Motors, Main Drain Grate, Skimmers and Pump baskets, Lighting pool/spa area, Life hook with pole, Life ring with rope, Rules posted and more).

Although is required by the Department of Health is not included with this contract.



CUSTOMER'S RESPONSIBILITIES:

1. Keep all pool and Spa equipment in good running condition
2. Keep all vegetation around the pool, trimmed and clean
3. Have water hose available on property
4. A Payment of **\$1600** is required monthly for one pool and one spa..
5. We charge a \$60 extra fee for CYA every 4 months per pool.
6. Late fee. Payments made 10 days after the due date will be subject to a 10% late fee
7. To cancel the service, a 30-day written notice is required. No reason for cancellation is necessary.

DOES NOT INCLUDE

1. Changing cartridge filters, DE filters grids
2. Sand changes, salt replacement when applies
3. Draining of the pool or spa

NOTE: Unless an emergency repair is needed, and you are unreachable all necessary repairs will be brought to your attention prior to any repairs being made. Blue life is not and will not take responsibility for the plaster or any characteristics, such as but not limited to peeling, chipping, etching, mottled, rust, staining, fertilizer staining, or any streaked appearance.

POOL LEAK NOTE: In the event we notice a possible leak issue we will notify you immediately, if after 15 days no action is taken, we will be forced to charge an extra fee to cover for the additional chemicals needed to maintain a good pool condition, such fee will be removed once the problem is fixed. **CPC #1461225**

NSPF # 331986

REALPAGE VENDOR ID #614530, OPS TECHNOLOGY VENDOR APPROVED

VENDOR CAFÉ VENDOR APPROVED



Please send the checks to the follow address:

BLUE LIFE POOL SERVICE PO
Box 1628 Land o lakes fl, 34639
Phone: 813 597-5009

Client Name (Please Print Clearly) Koko Miller Date 02/01/2026

Customer Signature X. Koko R. Miller

Blue Life Pools: Giovanni Silva, General Manager February 01 /2026



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™

Job Title

CDD Onsite Manager

Position Summary

The CDD Onsite Manager is responsible for the daily operation, maintenance, administration, and customer service functions of the Community Development District's amenity facilities, including the clubhouse, swimming pool, fitness center, meeting room, and surrounding grounds. This position serves as the primary point of contact for residents, vendors, contractors, and district management while ensuring all amenities are operated safely, professionally, and in accordance with Board policies and district rules.

Essential Duties and Responsibilities

Facility Operations

- Oversee the daily operation of the clubhouse and all amenity facilities.
- Open and close facilities as required.
- Conduct daily inspections of the clubhouse, pool, fitness center, meeting room, playgrounds, and surrounding grounds.
- Ensure facilities remain clean, safe, and well-maintained.
- Report maintenance concerns promptly and monitor completion of repairs.
- Maintain inventory of supplies and coordinate purchasing as approved.

Pool Operations

- Perform daily pool inspections and document water clarity, cleanliness, and equipment conditions.
- Coordinate with the pool maintenance contractor regarding water chemistry, equipment operation, and repairs.
- Ensure compliance with all Florida Department of Health regulations.
- Monitor pool furniture, gates, fencing, emergency equipment, and signage.
- Respond appropriately to pool incidents and complete incident reports.

Fitness Center

- Inspect fitness equipment daily for cleanliness and safe operation.

- Coordinate equipment maintenance and repairs.
- Ensure compliance with posted fitness center rules.
- Report damaged or unsafe equipment immediately.

Meeting Room & Clubhouse Reservations

- Manage clubhouse and meeting room reservations.
- Review applications, collect required documentation and fees, and ensure compliance with district policies.
- Conduct pre- and post-event inspections.
- Ensure renters understand facility rules and responsibilities.
- Process security deposit documentation as applicable.

Resident Services

- Provide exceptional customer service to residents and guests.
- Answer questions regarding district amenities, policies, and procedures.
- Assist residents with amenity access devices (FOBs/cards).
- Address resident concerns professionally and escalate issues when necessary.

Vendor & Contractor Coordination

- Coordinate vendor access to district facilities.
- Monitor contractor performance.
- Verify vendors comply with insurance and contractual requirements.
- Communicate maintenance priorities to district management.

Administrative Responsibilities

- Maintain accurate daily inspection logs.
- Prepare weekly and monthly manager reports for district management.
- Document maintenance requests and track completion.
- Maintain reservation calendars and amenity records.
- Assist with preparation for Board meetings as requested.

- Maintain organized files and district records.

Staff Supervision (if applicable)

- Supervise clubhouse attendants, pool monitors, and part-time staff.
- Prepare work schedules.
- Train employees on customer service, emergency procedures, and district policies.
- Monitor employee performance and provide coaching as needed.

Safety & Security

- Monitor facilities for safety hazards.
- Ensure emergency equipment is operational.
- Respond to emergencies and complete required documentation.
- Coordinate with law enforcement, EMS, and district management when necessary.
- Enforce district rules consistently and professionally.

Qualifications

- High school diploma or equivalent required; Associate's or Bachelor's degree preferred.
- Experience in property management, parks and recreation, hospitality, municipal services, or amenity management preferred.
- Strong organizational and customer service skills.
- Excellent verbal and written communication abilities.
- Ability to manage multiple priorities independently.
- Proficiency in Microsoft Office (Word, Excel, Outlook).
- Experience with reservation software and management systems is preferred.

Knowledge, Skills & Abilities

- Knowledge of facility management principles.
- Understanding of swimming pool operations and safety requirements.
- Ability to interpret and enforce district rules and policies.
- Strong leadership and conflict resolution skills.

- Excellent problem-solving and decision-making abilities.
- Ability to maintain professionalism during difficult situations.

Physical Requirements

- Ability to walk the property multiple times daily.
- Ability to lift up to 30 pounds.
- Ability to work outdoors in Florida weather conditions.
- Ability to stand, bend, climb stairs, and perform routine inspections.

Work Schedule

- Full-time position with flexibility to work evenings, weekends, holidays, and attend Board meetings as required.
- Must be available for emergency response related to district facilities.

Performance Expectations

The Onsite Manager will:

- Maintain a clean, safe, and welcoming amenity environment.
- Provide outstanding customer service to residents and guests.
- Ensure district facilities comply with all applicable policies and regulations.
- Proactively identify maintenance needs before they become larger issues.
- Communicate effectively with district management, Board members, vendors, and residents.
- Demonstrate professionalism, accountability, and sound judgment in all aspects of district operations.

This instrument prepared by and record and return to:
Hillsborough County Facilities Management &
Real Estate Services Department
Attn: Eric Watkins
P.O. Box 1110 Tampa, Florida 33601

Project: 2026-066-R
Project Name: Falkenburg Road at Still River Drive
Parcel: 100
Folio #: 049150-1652
Sec 13, Twp 30S, Rge 19E

TS Reviewed for Legal Sufficiency on: 5/6/2026
Todd Sobel, Assistant County Attorney: TS

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this _ day of _____, 2026, A.D., between **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government organized pursuant to Chapter 190, Florida Statutes, whose address is: Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, hereinafter “Grantor,” and **HILLSBOROUGH COUNTY**, a political subdivision of the State of Florida, whose post office address is: P.O. Box 1110, Tampa, Florida 33601, of the County of Hillsborough and State of Florida, hereinafter “Grantee.”

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Hillsborough and State of Florida, more particularly described as follows:

**LANDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF**

SKETCHES INCLUDED FOR ILLUSTRATIVE PURPOSES ONLY

TOGETHER with all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever. By acceptance hereof, Grantee acknowledges its responsibility for maintenance and operation of the Property.

This conveyance is made subject to: all easements, covenants, conditions, restrictions, reservations and other matters of record, including (without limitation) the Plat. Subject to the preceding statement, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

THIS IS A CONVEYANCE OF PROPERTY TO HILLSBOROUGH COUNTY. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

[Signatures Begin on Following Page]

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed in its name and by the undersigned as of the date first written above.

Signed, sealed, and delivered in the presence of:

Witness #1 signature

Witness #1 printed name

Witness #1 address

Witness #2 signature

Witness #2 printed name

Witness #2 address

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government organized pursuant to Chapter 190, F.S.

By: _____

Print Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____ as _____ of **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government organized pursuant to Chapter 190, F.S. on behalf of the district. He and/or she is personally known to me or produced _____ as identification.

NOTARY PUBLIC:

Sign: _____

(Seal)

Print: _____

My Commission Expires: _____

April 17, 2026

Project No. 2026-066-R (S26-0298)
Falkenburg Road at
Still River Drive Crossing
Parcel 100
Folio No. 049150-1652
SEC 13, TWP 30S, RGE 19E

Exhibit "A"

That part of:

TRACT "A-7", OAK CREEK CORPORATE CENTER COMMERCIAL CORE according to the map or plat thereof as recorded in Plat Book 89, Page 82 of the Public Records of Hillsborough County, Florida.

Lying within the following described boundaries to wit:

Commence at the Westernmost corner TRACT "CDD-3", OAK CREEK CORPORATE CENTER COMMERCIAL CORE according to the map or plat thereof as recorded in Plat Book 89, Page 82 of the Public Records of Hillsborough County, Florida.; thence along the southerly right-of-way line of South Faulkenburg Road (Faulkenburg Extension per plat), South 47°00'00" West, a distance of 1211.90 feet to a point of curvature; thence Southwesterly, 78.54 feet along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 90°00'00", subtended by a chord of 70.71 feet which bears South 02°00'00" West to a point on the easterly right-of-way line of Still River Drive; thence departing said easterly right-of-way line, South 47°00'00" West, a distance of 39.00 feet to a point on the easterly line of TRACT "A-7"; thence along said easterly line, North 43°00'00" West, a distance of 16.70 feet to a point of curvature and the POINT OF BEGINNING; thence southwesterly, 25.13 feet along the arc of a curve to the left, having a radius of 8.00 feet, a central angle of 180°00'00", subtended by a chord of 16.00 feet which bears South 47°00'00" West to a point on the westerly line of said TRACT "A-7"; thence along said westerly line, North 43°00'00" West, a distance of 32.30 feet to a point of curvature; thence northeasterly 25.13 feet along the arc of a curve to the right, having a radius of 8.00 feet, a central angle of 180°00'00", subtended by a chord of 16.00 feet which bears North 47°00'00" East to a point on the easterly line of said TRACT "A-7"; thence along said easterly line, South 43°00'00" East, a distance of 32.30 feet to the POINT OF BEGINNING.

Said parcel containing 517 square feet, 0.012 acres, more or less.

Subject to matters as set forth in Plat Book 89 Page 82 of the Public Records of Hillsborough County, Florida.

Prepared by:

Daniel Joseph Sullivan, PSM No. 5640
Survey Field Office
Hillsborough County
Geospatial Services Department
8420 Sabal Industrial Blvd.
Tampa, Florida 33619
Tel. 813.307.4769
(Geospatial Project No. S26-0298)

The Description is not complete without the accompanying sketch sheets 2 through 2

**SECTION 13, TOWNSHIP 30 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH OF DESCRIPTION
EXHIBIT "A"**

PROJECT NO.:
2026-066-R

IF THERE IS A DISCREPANCY BETWEEN
THIS SKETCH AND THE DESCRIPTION,
THE DESCRIPTION SHALL CONTROL.

ABBREVIATIONS

AC. = ACRES
BDRY = BOUNDARY
COR. = CORNER
(C) = CALCULATED DIMENSION
C.B. = CONDOMINIUM BOOK
(D) = DEED REFERENCE
D.B. = DEED BOOK
(F) = FIELD DIMENSION
FDOT = FLORIDA DEPARTMENT OF
TRANSPORTATION
FT. = FEET
INC. = INCORPORATED
O.R. = OFFICIAL RECORD
(P) = PLAT REFERENCE
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL
SURVEYOR & MAPPER
RGE. = RANGE
R/W = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
SEC. = SECTION
TECO = TAMPA ELECTRIC COMPANY
TWP. = TOWNSHIP

BEARINGS AS SHOWN HEREON ARE
BASED ON THE SOUTHERLY R/W LINE OF
SOUTH FAULKENBURG ROAD BEARING
SOUTH 47°00'00" WEST.

NO FIELD WORK WAS PERFORMED IN
CONJUNCTION WITH THE PREPARATION OF
THIS SKETCH.

THIS SKETCH IS NOT COMPLETE
WITHOUT THE ACCOMPANYING
DESCRIPTION SHEET 1 THROUGH 1.

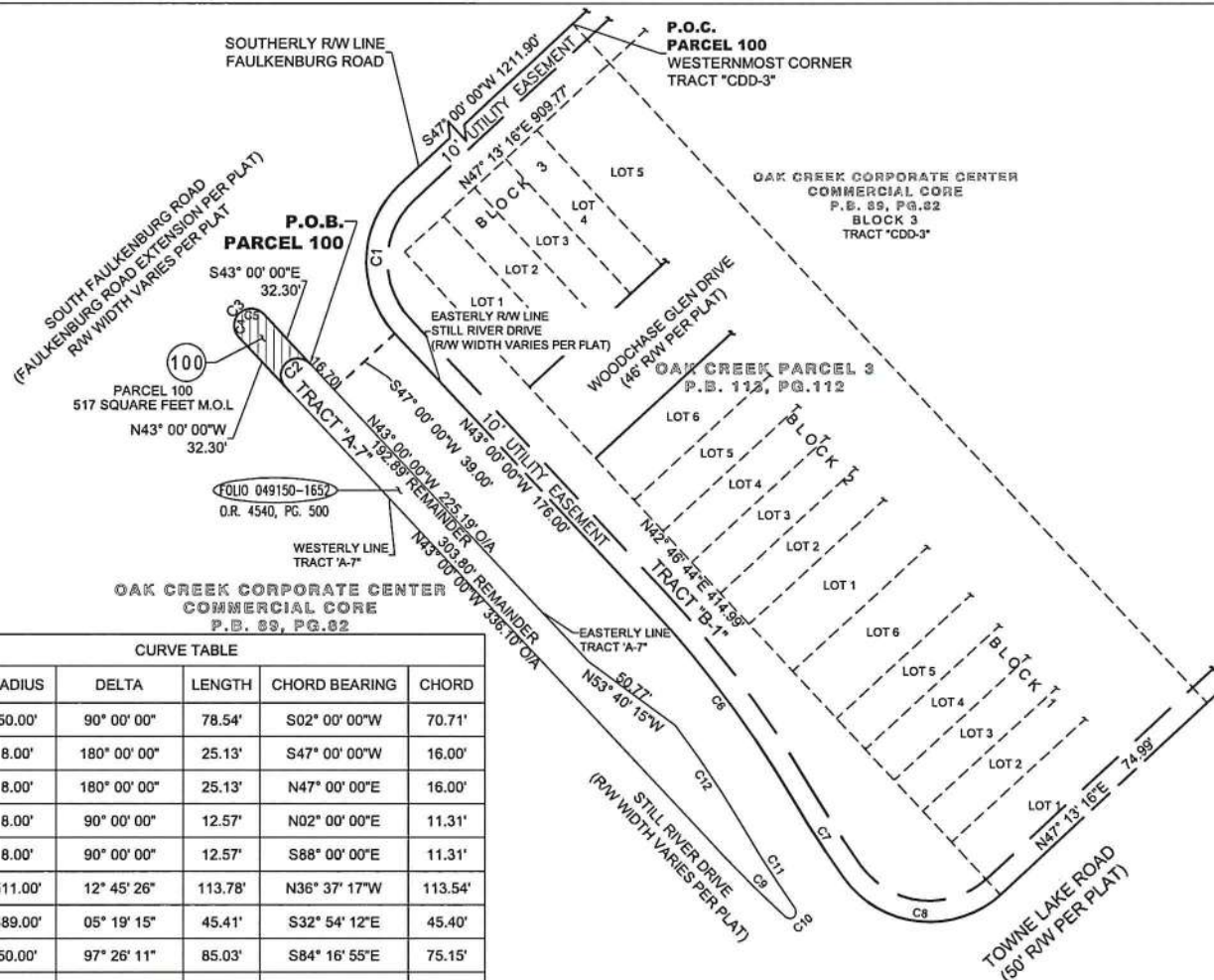
THIS SKETCH IS NOT A SURVEY
THIS SKETCH PREPARED BY:

Daniel Joseph Sullivan

Daniel Joseph Sullivan
Professional Surveyor & Mapper
Florida Certificate No. 5640

NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND THE SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

NOT TO SCALE



OAK CREEK CORPORATE CENTER
COMMERCIAL CORE
P.B. 88, PG. 82

FOLIO 049150-1652
O.R. 4540, PG. 500

WESTERLY LINE
TRACT "A-7"

EASTERLY LINE
TRACT "A-7"

STILL RIVER DRIVE
(R/W WIDTH VARIES PER PLAT)

WOODCHASE GLEN DRIVE
(46' R/W PER PLAT)

OAK CREEK PARCEL 3
P.B. 112, PG. 112

TOWNE LAKE ROAD
(50' R/W PER PLAT)

UTILITY EASEMENT

UTILITY EASEMENT

UTILITY EASEMENT

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CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	50.00'	90° 00' 00"	78.54'	S02° 00' 00"W	70.71'
C2	8.00'	180° 00' 00"	25.13'	S47° 00' 00"W	16.00'
C3	8.00'	180° 00' 00"	25.13'	N47° 00' 00"E	16.00'
C4(P)	8.00'	90° 00' 00"	12.57'	N02° 00' 00"E	11.31'
C5(P)	8.00'	90° 00' 00"	12.57'	S88° 00' 00"E	11.31'
C6	511.00'	12° 45' 26"	113.78'	N36° 37' 17"W	113.54'
C7	489.00'	05° 19' 15"	45.41'	S32° 54' 12"E	45.40'
C8	50.00'	97° 26' 11"	85.03'	S84° 16' 55"E	75.15'
C9	482.00'	04° 54' 34"	41.30'	S45° 27' 17"E	41.29'
C10	3.00'	167° 19' 37"	8.76'	N48° 25' 38"E	5.96'
C11	516.00'	05° 04' 30"	45.70'	S32° 41' 56"E	45.69'
C12	484.00'	06° 53' 57"	58.28'	N33° 36' 39"W	58.24'

GEOSPATIAL PROJECT NO.: S26-0298			
PREPARED BY: MF			
CHECKED BY: DJS			
DATE: 04/17/2026			
NO.	REVISION DESCRIPTION	BY	DATE

SURVEY FIELD OFFICE
HILLSBOROUGH COUNTY, FLORIDA
GEOSPATIAL SERVICES DEPARTMENT
8420 SABAL INDUSTRIAL BLVD., TAMPA, FL 33619
PHONE: (813) 307-1068 FAX: (813) 272-6459
www.hillsboroughcounty.org

FALKENBURG ROAD
AT STILL RIVER DRIVE CROSSING

SHEET
2
OF
2



Parkway Center CDD August 2026 Field Inspection

Field Inspection Report

Wednesday, July 29 2026

Prepared For Board Of Supervisors

17 Issues Identified

17 Issues Incomplete

Christy Fowler

Inframark

Issue 1

Assigned To: Russell

Lift station off S. Falkenburg Road, north of Willow Beach Drive

Turf damage and decline were observed around the lift station. Recommend evaluating the area to determine the cause of the turf deterioration Location: Lift station off S. Falkenburg Road, north of Willow Beach Drive



Issue 2

Assigned To: Russell

Cul-de-sac at the end of Blue Beach Drive

Observation: Palm seed pods require removal. Weed treatment has been completed in the area.

Recommendation: Remove palm seed pods and continue routine monitoring for weed regrowth.



Issue 3

Assigned To: Russell

Palm fronds require trimming. Palms appear dirty and weeds are present within the landscaped island.

Recommendation: Trim palm fronds, clean palms, and remove weeds from the island.



Issue 4

Assigned To: Board

Belmont entrance Observation:
Approximately 45 annuals within the entrance planting area.

Issue 5

Assigned To: Board

Bullnose at Still Creek Drive and
Moccasin Trail Drive

Observation: Approximately 11 annuals
are declining.



Issue 6

Assigned To: Russell

Amberly entrance

Observation: Palm frond debris is
present within the landscaped area.



Issue 7

Assigned To: Board

Amberly

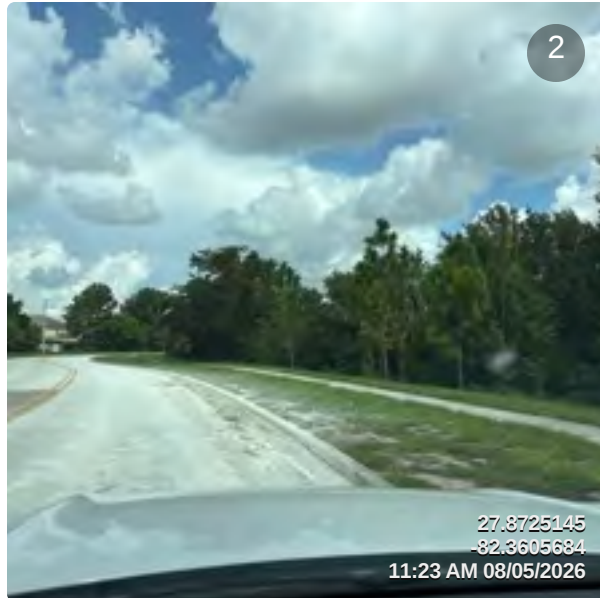
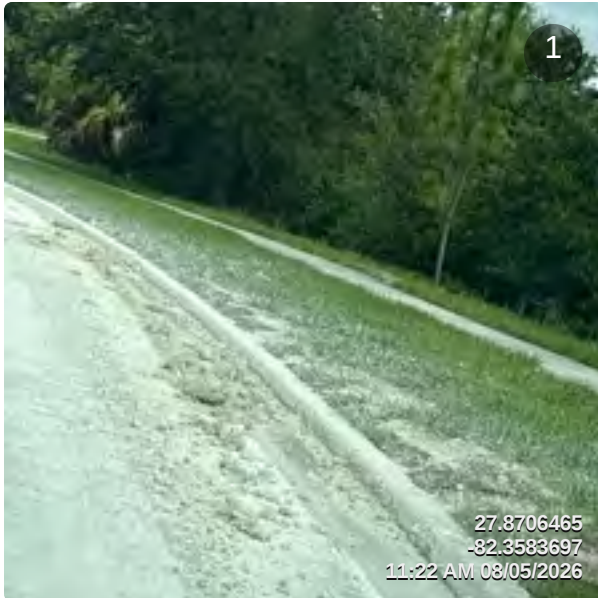
Observation: Approximately 55 annuals
are needed within the landscape bed.



Issue 8

Assigned To: Neptune
Still River Drive

Observation: Landscape or other debris was observed within the roadway.



Issue 9

Assigned To: Board
Pine Ridge

Observation: Approximately 38 annuals are missing or in decline.



Issue 10

Assigned To: Board

Deep Maple Drive –
Baywood/Summerwoods

Observation: Approximately 15 annuals are needed within the landscape bed.



Issue 11

Assigned To: Board

Pine Ridge Monument

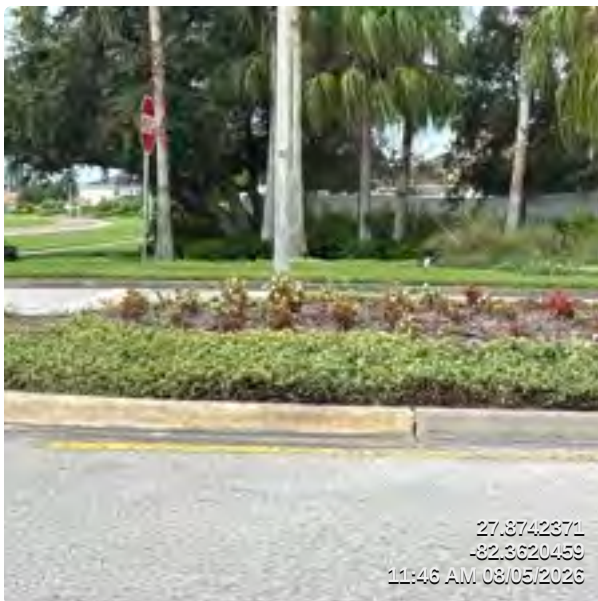
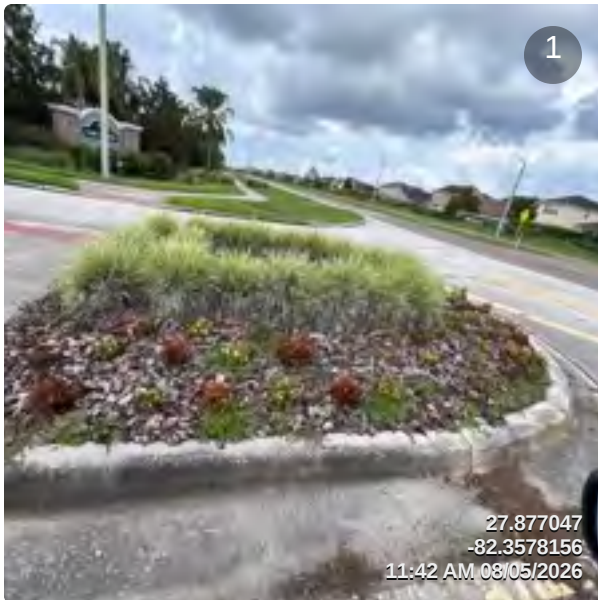
Observation: Approximately 20 annuals are needed at the monument.

Issue 12

Assigned To: Board

Castle Creek Drive and S. Falkenburg Road

Observation: Approximately 132 annuals are recommended within the bullnose following removal of existing Aztec grass. An additional 125 annuals are needed for the monument area.



Issue 13

Assigned To: Board

Summerwood entrance at S. Falkenburg Road and Still River Drive

Observation: Approximately 85 annuals are needed within the entrance landscape area.

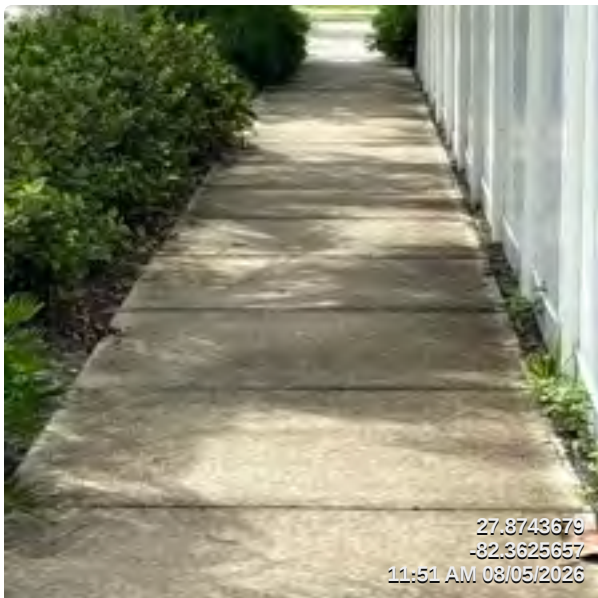
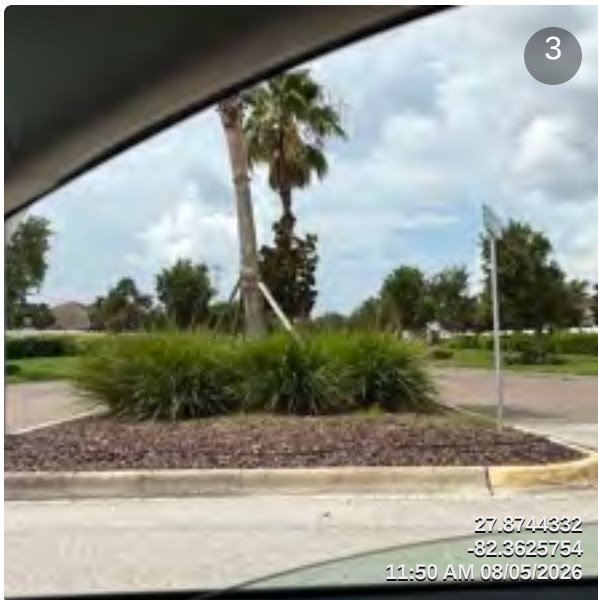
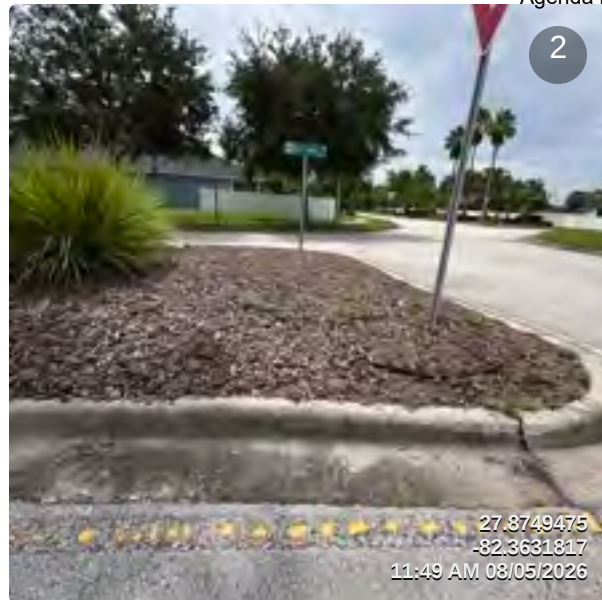
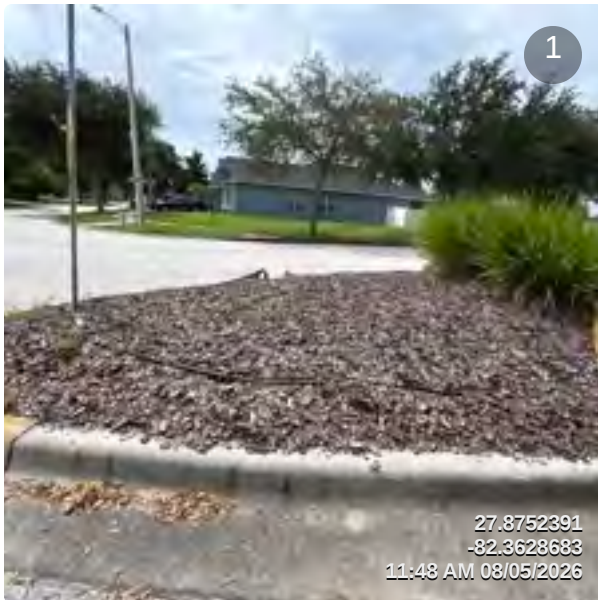
Issue 14

Assigned To: Board

Blue Beach islands

Observation: Bare areas are present within the landscape islands.

Recommendation: Install groundcover such as perennial peanut or Jasmine minima to improve coverage and appearance.



Issue 15

Assigned To: Russell

Still River Drive exiting Summerwood

Observation: Coonties and surrounding vegetation are encroaching onto the sidewalk.

Recommendation: Cut back vegetation to maintain full pedestrian clearance and improve accessibility.

Issue 16

Assigned To: Russell

S. Falkenburg Road, east of the Summerwood entrance

Observation: A dead palm is present and requires removal.

Recommendation: Remove and dispose of the dead palm. Please provide a removal proposal.

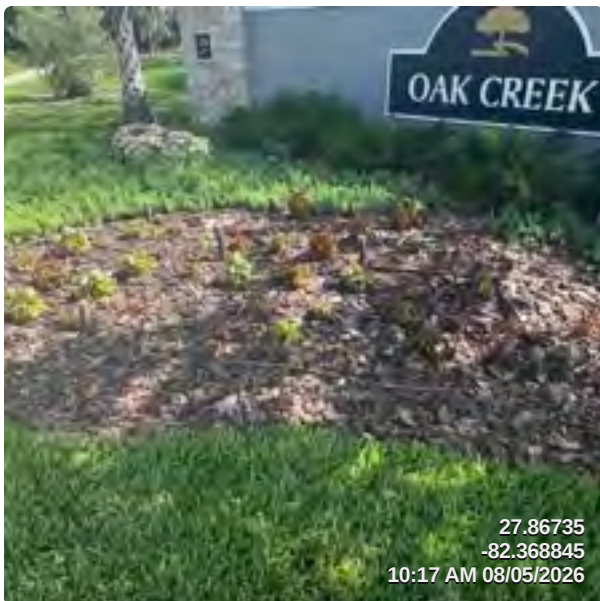


Issue 17

Assigned To: Board

S. 78th Street and S. Falkenburg Road monument

Observation: Approximately 50 annuals are needed within the monument landscape bed.





Parkway Center Community Development District

Inspection Date:

8/6/2026

Prepared by:

Jacob M. Adams, Project Manager & Biologist

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lakes@advancedaquatic.com

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Inspection Report | Page 1

Site Assessments

Pond# 1

Comments:

Normal growth was observed.

Overall pond 1 looks good, however there is floating, decaying Vallisneria present. With the recent rains, the decaying Vallisneria has uprooted and is decaying at the water's surface. No issues were observed with other submersed weeds, algae, or shoreline weeds and grass. The water level has increased and is getting closer to a normal level.



Pond #2

Comments:

Pond 2 looks good overall.

A very minimal amount of new duckweed growth was observed on this pond. This will be targeted for treatment during the upcoming visits. Previous treatments have targeted shoreline weed and grass growth around the perimeter and littoral area, with positive results being seen. The water level has increased and is closer to a normal level.



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Inspection Report | Page 2

Site Assessments

Pond# 3

Comments:

Pond 3 looks good.

Previous treatments have targeted minor amounts of algae growth and shoreline weed growth. Both treatments have continued to show positive results. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is at a normal level, and no issues were observed.



Pond #4

Comments:

Pond 4 looks good.

Previous treatments have targeted pushing back the cattail growth around the littoral shelf area. Positive results and a reduction were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is at a normal level.



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Inspection Report | Page 3

Site Assessments

Pond# 5

Comments:

Pond 5 looks good.

The water level has increased and is at a normal level. Previous treatments have targeted shoreline grass and weed growth while the pond was dry. Positive results continue to be seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond #6

Comments:

Pond 6 continues to look great.

Previous treatments have targeted minor amounts of algae and the submersed weed Chara. Positive results have continued to be seen from these treatments. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased to a normal level.



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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. Minimal new growth was observed and will be targeted for treatment. No other issues were observed with submersed weeds or algae on this pond. The water level has increased but still remains at a low level.



Pond #8

Comments:

Normal growth observed.

Minimal duckweed growth was observed on pond 8. Most of this new growth was located on the edge of the littoral shelf, or in areas of the littoral shelf with pockets of water. This new growth will be targeted for treatment during the upcoming visit. Previous treatments have targeted the exposed shoreline before the water levels increased. Positive results have been seen and now that the water level has increased, it should help minimize new growth.



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Inspection Report | Page 5

Site Assessments

Pond# 9

Comments:

Pond 9 looks good.

Previously invasive grasses and shoreline weeds were treated around the perimeter of the pond and in the littoral shelf area. Positive results have been seen from this treatment. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased to a normal level and the aeration system is operational.

Recommend maintaining grass growth around the aeration cabinet. The tall grasses will prevent proper airflow through this cabinet and if it remains for long periods of time, it can cause damage to the compressor and components inside.



Pond #10

Comments:

Pond 10 looks good.

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



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Inspection Report | Page 6

Site Assessments

Pond# 11

Comments:

Pond 11 looks good.

A minor amount of dirt/debris can be seen floating on the surface of the pond. This is normal and does not pose as any issue to the pond. This happens when grass, leaf, and other dead organic material builds up around the edges and the rain flushes it into the pond. With a little rain and wind action this will settle into the bottom of the pond and no longer be seen. Minimal new growth of invasive weeds were observed in the littoral shelf area. This will be targeted for treatment. The water level has increased but remains low. No other issues to report.



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:

Normal growth observed.

A minor amount of Water Hyacinth growth was observed on ponds 14 and 15. This new growth will be targeted for treatment during the upcoming visits to keep new growth to a minimum. Previously shoreline weeds and grass were targeted along the perimeter of the pond, and including the finger section. Positive results were seen from this treatment. No issues were observed with algae, submersed weeds, or new shoreline weed growth.



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Inspection Report | Page 8

Site Assessments

Pond# 16

Comments:

Normal growth observed.

A minimal amount of planktonic algae growth was observed in this pond and will be targeted for treatment. No other issues were observed with submersed weeds or shoreline weeds. The water level has increased and is at a normal level.



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 before the water level increased. Positive results were seen from this treatment. No issues were observed with algae or submersed weeds. The water level is at a normal 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 has increased and is just below a normal level. 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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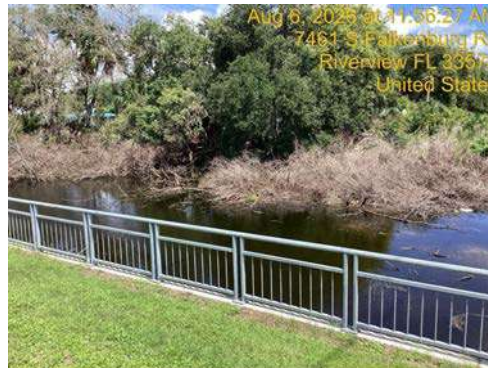
Site Assessments

Pond# 25

Comments:

Pond 25 looks good.

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 now holding water.



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:**

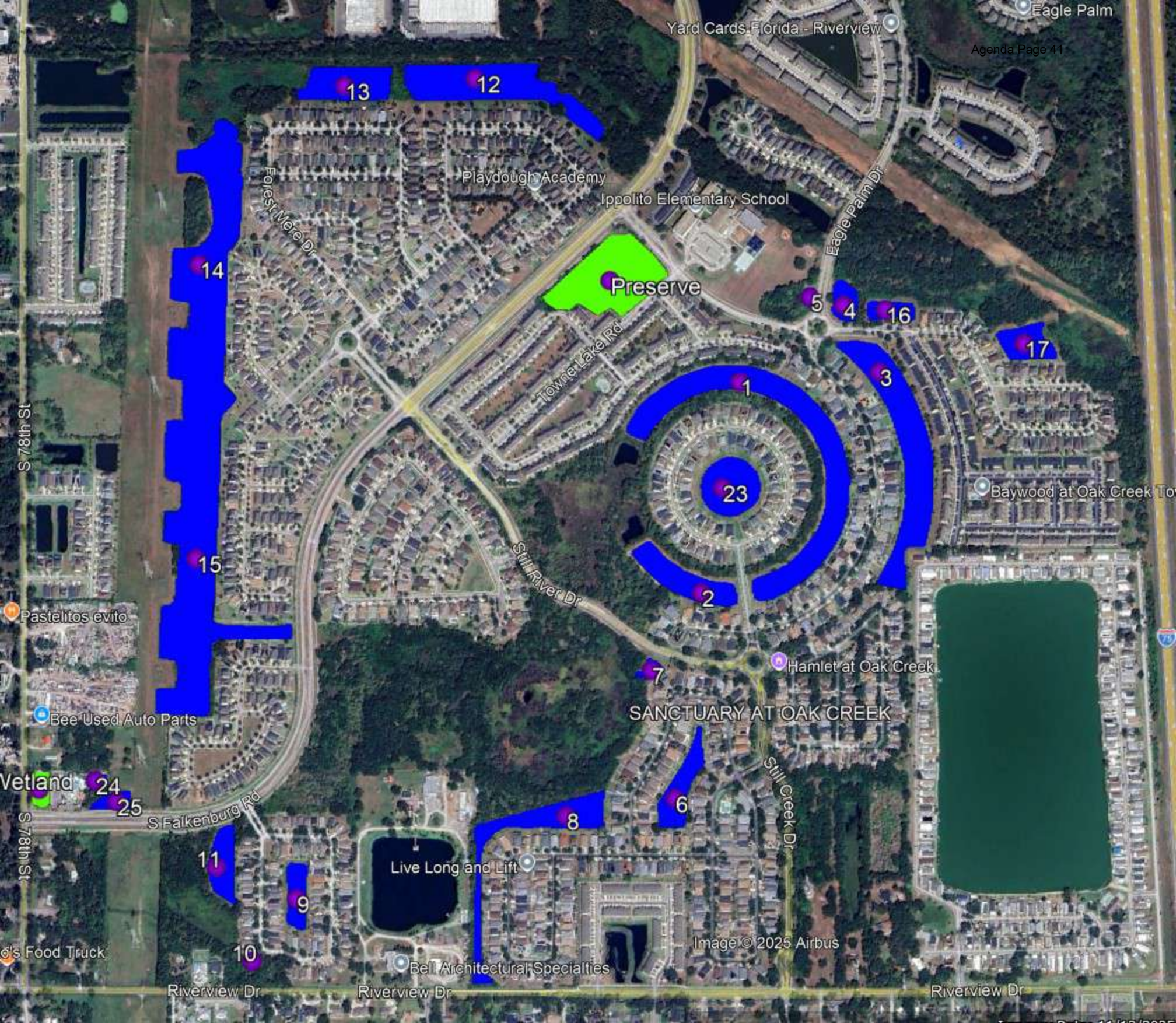
Treatments continue to target invasive growth in this area. Treatments in this preserve area will gradually reduce invasive growth in order to promote recruitment of native species. Recent treatments have begun to targeted Cogan grass, Torpedograss, other invasive grasses, Dog Fennel, Vines, and other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



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S 78th St

Pastelitos evito

Bee Used Auto Parts

Vetland

S 78th St

o's Food Truck

Riverview Dr

Riverview Dr

Live Long and Lift

Bell Architectural Specialties

SANCTUARY AT OAK CREEK

Image © 2025 Airbus

Riverview Dr

Baywood at Oak Creek To

Still Creek Dr

Still River Dr

Towne Lake Rd

Forest View Dr

Eagle Palm Dr

Dear Board of Supervisors and District Management,

I am writing as the property owner at 8211 Summer Wood Ln to formally register my objection to the proposed Operations & Maintenance (O&M) assessment increase for Fiscal Year 2026/2027.

According to the recent notice, my property's O&M assessment is set to jump from \$657.27 to \$813.50 --- a nearly 24% increase in a single year. As a homeowner currently pursuing my degree, while already balancing county property taxes, monthly HOA fees, and general cost-of-living increases, a rate hike of this magnitude feels excessive and poorly timed.

I request that the Board consider the following points before taking action at the August 26, 2026 public hearing:

1. **Disproportionate Impact of Interior Homeowners:** As a resident living in the interior of the community, I receive minimal direct benefit from high-cost perimeter, main entrance, or outer boulevard landscaping. I only see these areas in passing when driving in or out of the neighborhood/community. A 24% increase unfairly burdens interior homeowners to fund high-visibility outer features that do not enhance our immediate living spaces or local surroundings.

2. **Lack of Operational Justification:** A nearly 24% increase far exceeds standard inflation rates. Has the Board reached out to alternative vendors or re-bid core landscaping and maintenance contracts to secure lower, more reasonable costs for the neighborhood/community before passing these extra expenses onto the residents of this community.

3. **Budget Phasing:** If this rate hike is intended to fund long-term reserve accounts or major upcoming projects rather than daily operating deficits, I strongly ask the Board to phase these contributions over multiple fiscal years to avoid such a steep financial hit to homeowners in a single year.

I ask that this letter be submitted into the official record for the upcoming public hearing on August 26, 2006, and that the Board actively explore budget cuts to minimize this proposed assessment increase.

Sincerely,

Annette McCarty
8211 Summer Wood Ln., Riverview, FL 33578
Parcel ID: 0491502732



***Parkway Center
Community Development District***

**FISCAL YEAR 2027
PROPOSED BUDGET**

August 26, 2026

CLEAR PARTNERSHIPS



Parkway Center

Community Development District

Budget Overview

FY 2027

Parkway Center

Community Development District

Operating Budget

FY 2027

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$15,760.00	\$0.00	\$15,760.00	0%	\$0.00
Special Assmnts- Tax Collector	\$970,110.00	\$983,059.00	\$0.00	\$983,059.00	1%	\$1,259,617.29
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$50,384.69
Other Miscellaneous Revenues	\$10,000.00	\$9,431.00	\$569.00	\$10,000.00	0%	\$10,000.00
Interest- Tax Collector	\$0.00	\$1,910.00	\$0.00	\$1,910.00	0%	\$0.00
TOTAL REVENUES	\$980,110.00	\$1,010,160.00	\$569.00	\$1,010,729.00	3%	\$1,219,232.60
EXPENDITURES						
<i>Administrative</i>						
Supervisor Fees	\$12,000.00	\$6,800.00	\$5,200.00	\$12,000.00	0%	\$12,000.00
ProfServ-Arbitrage Rebate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Info Technology	\$3,200.00	\$4,154.00	\$0.00	\$4,154.00	30%	\$3,200.00
ProfServ-Recording Secretary	\$2,772.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
ProfServ-Trustee Fees	\$12,500.00	\$8,708.00	\$3,792.00	\$12,500.00	0%	\$12,500.00
Disclosure Report	\$6,000.00	\$5,000.00	\$1,000.00	\$6,000.00	0%	\$6,000.00
District Counsel	\$7,500.00	\$19,081.00	\$3,904.36	\$22,985.36	206%	\$15,000.00
District Engineer	\$7,500.00	\$12,819.00	\$2,623.03	\$15,442.03	106%	\$15,000.00
District Manager	\$29,705.00	\$24,754.00	\$5,065.17	\$29,819.17	0%	\$31,190.25
Accounting Services	\$28,667.00	\$23,898.00	\$4,890.02	\$28,788.02	0%	\$28,667.00
Auditing Services	\$9,500.00	\$9,600.00	\$0.00	\$9,600.00	1%	\$9,800.00
Website Compliance	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	0%	\$1,500.00
Postage, Phone, Faxes, Copies	\$750.00	\$240.00	\$510.00	\$750.00	0%	\$250.00
Public Officials Insurance	\$4,325.00	\$4,325.00	\$0.00	\$4,325.00	0%	\$4,325.00
Legal Advertising	\$1,000.00	\$4,602.00	\$0.00	\$4,602.00	360%	\$1,000.00
Misc-Non Ad Valorem Taxes	\$7,000.00	\$1,795.00	\$5,205.00	\$7,000.00	0%	\$7,000.00
Bank Fees	\$350.00	\$0.00	\$350.00	\$350.00	0%	\$350.00
Miscellaneous Expenses	\$410.00	\$1,115.00	\$228.15	\$1,343.15	228%	\$1,000.00
Office Supplies	\$200.00	\$431.00	\$0.00	\$431.00	116%	\$500.00
Dues, Licenses, Subscriptions	\$500.00	\$1,190.00	\$0.00	\$1,190.00	138%	\$500.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$25,192.35
Total Administrative	\$136,379.00	\$128,512.00	\$35,267.74	\$163,779.74	20%	\$175,974.60
<i>Electric Utility Services</i>						
Electricity - Streetlights/Amenity	\$154,000.00	\$136,680.00	\$27,967.52	\$164,647.52	7%	\$184,000.00
Propane Gas	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$18,000.00
Total Electric Utility Services	\$154,000.00	\$136,680.00	\$27,967.52	\$164,647.52	7%	\$202,000.00
<i>Garbage/Solid Waste Services</i>						
Garbage - Recreational Facility	\$2,900.00	\$4,784.00	\$978.90	\$5,762.90	99%	\$4,200.00
Total Garbage/Solid Waste Services	\$2,900.00	\$4,784.00	\$978.90	\$5,762.90	99%	\$4,200.00
<i>Water-Sewer Comb Services</i>						
Utility - Water	\$24,000.00	\$16,389.00	\$3,353.52	\$19,742.52	-18%	\$20,000.00
Total Water-Sewer Comb Services	\$24,000.00	\$16,389.00	\$3,353.52	\$19,742.52	-18%	\$20,000.00
<i>Other Physical Environment</i>						

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
Waterway Management	\$22,300.00	\$90,465.00	\$0.00	\$90,465.00	306%	\$36,000.00
Field Services	\$27,707.00	\$28,379.00	\$0.00	\$28,379.00	2%	\$27,707.00
Waterway Management - Other	\$2,500.00	\$4,066.00	\$0.00	\$4,066.00	63%	\$2,500.00
Contracts - Landscape	\$274,413.00	\$170,260.00	\$34,838.68	\$205,098.68	-25%	\$280,000.00
Clubhouse Security Systems	\$14,000.00	\$14,942.00	\$3,057.44	\$17,999.44	29%	\$18,000.00
Onsite Staff	\$61,944.00	\$44,792.00	\$17,152.00	\$61,944.00	0%	\$61,944.00
Insurance -Property & Casualty	\$40,407.00	\$30,449.00	\$9,958.00	\$40,407.00	0%	\$40,407.00
R&M-Gate	\$1,500.00	\$500.00	\$1,000.00	\$1,500.00	0%	\$1,500.00
R&M-Other Landscape	\$10,000.00	\$7,410.00	\$1,516.24	\$8,926.24	-11%	\$20,000.00
R&M-Pools	\$39,600.00	\$47,726.00	\$9,765.72	\$57,491.72	45%	\$35,000.00
Entry/Gate/Walls Maintenance	\$2,056.00	\$1,645.00	\$411.00	\$2,056.00	0%	\$15,000.00
Plant Replacement Program	\$20,000.00	\$8,851.00	\$1,811.10	\$10,662.10	-47%	\$50,000.00
Irrigation Maintenance	\$12,000.00	\$32,347.00	\$6,618.86	\$38,965.86	225%	\$35,000.00
Mitigation Area Monitoring & Maintenance	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Total Other Physical Environment	\$533,427.00	\$481,832.00	\$91,129.03	\$572,961.03	7%	\$628,058.00
Capital Expenditures & Projects						
Capital Improvements	\$29,135.00	\$34,570.00	\$7,073.73	\$41,643.73	43%	\$50,000.00
Total Capital Expenditures & Projects	\$29,135.00	\$34,570.00	\$7,073.73	\$41,643.73	43%	\$50,000.00
Road and Street Facilities						
StreetLight - Decorative Light Maint.	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$0.00
Pavement and Signage Repairs	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	0%	\$3,000.00
Misc-Holiday Lighting	\$16,050.00	\$11,728.00	\$2,399.79	\$14,127.79	-12%	\$17,000.00
Total Road and Street Facilities	\$22,550.00	\$11,728.00	\$8,899.79	\$20,627.79	-9%	\$20,000.00
Parks and Recreation						
Security Patrol	\$10,000.00	\$16,642.00	\$3,405.29	\$20,047.29	100%	\$30,000.00
Pool Service Repairs	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$3,500.00
Playground Amenity	\$12,000.00	\$12,806.00	\$2,620.37	\$15,426.37	29%	\$8,500.00
Special Events	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$0.00
Misc Contingency	\$13,219.00	\$28,278.00	\$5,786.26	\$34,064.26	158%	\$15,000.00
Janitorial Services	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$24,000.00
Total Parks and Recreation	\$39,719.00	\$57,726.00	\$16,311.92	\$74,037.92	86%	\$81,000.00
Reserves						
Capital Reserve	\$38,000.00	\$0.00	\$0.00	\$0.00	-100%	\$38,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Reserve	\$38,000.00	\$0.00	\$0.00	\$0.00	-100%	\$38,000.00
TOTAL EXPENDITURES	\$980,110.00	\$872,221.00	\$190,982.16	\$1,063,203.16	8%	\$1,219,232.60
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$137,939.00	-\$190,413.16	-\$52,474.16	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Transfer Out to Reserve Fund 002	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$38,000.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		-\$38,000.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 7/31/2026	August- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Net change in fund balance	\$0.00	\$137,939.00	-\$190,413.16	-\$52,474.16	0%	-\$38,000.00
FUND BALANCE, BEGINNING	\$433,255.00	\$433,255.00	\$0.00	\$433,255.00	0%	\$380,780.84
FUND BALANCE, ENDING	\$433,255.00	\$571,194.00	-\$190,413.16	\$380,780.84	-12%	\$342,780.84

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Reserve Fund 002

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET	THRU	August-	PROJECTED		BUDGET
	FY 2026	7/31/2026	9/30/2026	FY 2026		FY 2027
REVENUES						
Transfer In from General Fund 001	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$38,000.00
TOTAL REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$38,000.00
EXPENDITURES						
Reserves						
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Reserves	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$38,000.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance						
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$38,000.00
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
FUND BALANCE, ENDING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$38,000.00

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$433,255.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$38,000.00
Estimated Funds Available - 9/30/2027	\$471,255.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

First Quarter Operating Reserve	\$304,808.15
Capital Projects (FY26)	\$ 38,000.00
Less Capital Projects Expenses FY26	-
Capital Projects (FY27)	38,000
	\$76,000.00
	\$380,808.15
Estimated Remaining Undesignated Cash as of 9/30/2027	\$90,446.85

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

Supervisor Fees

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

Onsite Staff

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

District Management

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

Field Management

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

Administration

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

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

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

Financial/Revenue Collections

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

Rentals and Leases

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

Data Storage

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

Accounting Services

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

Dissemination Agent/Reporting

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

Website Administration Services

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

District Engineer

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

District Counsel

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

Trustee Fees

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

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services

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

Postage, Phone, Faxes, Copies

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

Mailings

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

Professional Services – Arbitrage Rebate

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

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

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

Bank Fees

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

Dues, Licenses and Fees

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

Onsite Office Supplies

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

Website ADA Compliance

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

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

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

Public Officials Insurance

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

Property & Casualty Insurance

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

Deductible

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

Utility Services

Electric Utility Services

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

Streetlights

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

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

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

Gas

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

Facility A/C & Heating R&M

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

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2027

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

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

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

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

Athletic Courts and Field Maintenance

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

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

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

Clubhouse Office Supplies

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

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Entrance Monuments, Gates, Walls R&M

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

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

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

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance

R&M – Stormwater System

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

Landscape Maintenance - Contract

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

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

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

Aquatics – Contract

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

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

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

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Parkway Center

Community Development District

Debt Service Budget

FY 2027

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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	August-	PROJECTED		BUDGET
	FY 2026	7/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$7,899.00	\$0.00	\$7,899.00	0%	\$0.00
Special Assmnts- Tax Collector	\$172,874.00	\$175,585.00	\$0.00	\$175,585.00	2%	\$183,908.43
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$7,356.34
TOTAL REVENUES	\$172,874.00	\$183,484.00	\$0.00	\$183,484.00	6%	\$176,552.09
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,678.17
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,678.17
<i>Debt Service</i>						
Principal Debt Retirement	\$130,000.00	\$130,000.00	\$0.00	\$130,000.00	0%	\$135,000.00
Interest Expense	\$42,659.00	\$42,659.00	\$0.00	\$42,659.00	0%	\$36,367.00
Total Debt Service	\$172,659.00	\$172,659.00	\$0.00	\$172,659.00	0%	\$171,367.00
TOTAL EXPENDITURES	\$172,659.00	\$172,659.00	\$0.00	\$172,659.00		\$175,045.17
Excess (deficiency) of revenues						
Over (under) expenditures	\$215.00	\$10,825.00	\$0.00	\$10,825.00	4935%	\$1,506.92
Net change in fund balance		\$10,825.00	\$0.00	\$10,825.00	0%	\$1,506.92
FUND BALANCE, BEGINNING	\$ 193,405.00	\$193,405.00	\$0.00	\$193,405.00	0%	\$204,230.00
FUND BALANCE, ENDING	\$193,405.00	\$204,230.00	\$0.00	\$204,230.00	6%	\$205,736.92

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

SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2008

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

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$17,289.00	\$0.00	\$17,289.00	0%	\$0.00
Special Assmnts- Tax Collector	\$381,720.00	\$380,666.00	\$1,054.00	\$381,720.00	0%	\$406,084.61
Special Assmnts- Discounts	\$0.00	\$2,727.00	\$0.00	\$2,727.00	0%	-\$16,243.38
TOTAL REVENUES	\$381,720.00	\$400,682.00	\$1,054.00	\$401,736.00	5%	\$389,841.23
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,121.69
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,121.69
<i>Debt Service</i>						
Principal Debt Retirement	\$265,000.00	\$265,000.00	\$0.00	\$265,000.00	0%	\$275,000.00
Interest Expense	\$121,969.00	\$121,969.00	\$0.00	\$121,969.00	0%	\$111,368.76
Total Debt Service	\$386,969.00	\$386,969.00	\$0.00	\$386,969.00	0%	\$386,368.76
TOTAL EXPENDITURES	\$386,969.00	\$386,969.00	\$0.00	\$386,969.00		\$394,490.45
Excess (deficiency) of revenues						
Over (under) expenditures	-\$5,249.00	\$13,713.00	\$1,054.00	\$14,767.00	-381%	-\$4,649.23
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$ (5,249.00)	\$0.00	\$0.00	\$0.00	-100%	\$0.00
TOTAL OTHER SOURCES (USES)	-\$5,249.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$13,713.00	\$1,054.00	\$14,767.00	0%	-\$4,649.23
FUND BALANCE, BEGINNING	\$ 476,829.00	\$476,829.00	\$0.00	\$476,829.00	0%	\$491,596.00
FUND BALANCE, ENDING	\$476,829.00	\$490,542.00	\$1,054.00	\$491,596.00	3%	\$486,946.77

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

Special Assessment Refunding Bonds, Series 2018-1

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

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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	August-	PROJECTED		BUDGET
	FY 2026	7/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$11,402.00	\$0.00	\$11,402.00	0%	\$0.00
Special Assmnts- Tax Collector	\$289,432.00	\$290,135.00	\$0.00	\$290,135.00	0%	\$307,906.24
Special Assmnts- Discounts	\$0.00	\$2,356.00	\$0.00	\$2,356.00	0%	-\$12,316.25
TOTAL REVENUES	\$289,432.00	\$303,893.00	\$0.00	\$303,893.00	5%	\$295,589.99
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,158.12
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,158.12
Debt Service						
Principal Debt Retirement	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00	0%	\$105,000.00
Interest Expense	\$187,232.00	\$189,233.00	\$0.00	\$189,233.00	1%	\$185,232.50
Total Debt Service	\$287,232.00	\$289,233.00	\$0.00	\$289,233.00	1%	\$290,232.50
TOTAL EXPENDITURES	\$287,232.00	\$289,233.00	\$0.00	\$289,233.00		\$296,390.62
Excess (deficiency) of revenues						
Over (under) expenditures	\$2,200.00	\$14,660.00	\$0.00	\$14,660.00	566%	-\$800.63
Net change in fund balance						
		\$14,660.00	\$0.00	\$14,660.00	0%	-\$800.63
FUND BALANCE, BEGINNING	\$ 331,398.00	\$331,398.00	\$0.00	\$331,398.00	0%	\$346,058.00
FUND BALANCE, ENDING	\$331,398.00	\$346,058.00	\$0.00	\$346,058.00	4%	\$345,257.37

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

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

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

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

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

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Parkway Center

Community Development District

Supporting Budget Schedule

FY 2027

Summary of Assessments

ERU Value	Unit Count			Fiscal Year 2026					Fiscal Year 2027					Inc/(Dec) in Annual CDD Fees Per Unit ⁽⁴⁾	
	O&M ⁽²⁾	Senior Bond DS		Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	Amenity O&M Budget	Total Assessment	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	Amenity O&M Budget	Total Assessment	Debt Service	O&M
Phase 1 - Series 2008															
SF 40'	1.00	199	199	\$318.06	\$171.44	\$445.13	\$100.86	\$1,035.49	\$318.06	\$171.44	\$541.28	\$109.52	\$1,140.30	\$0.00	\$104.81
SF 50'	1.25	217	217	\$397.53	\$171.44	\$556.41	\$100.86	\$1,226.24	\$397.53	\$171.44	\$703.98	\$109.52	\$1,382.47	\$0.00	\$156.23
SF 65'	1.50	73	72	\$477.09	\$171.44	\$667.69	\$100.86	\$1,417.08	\$477.09	\$171.44	\$866.68	\$109.52	\$1,624.73	\$0.00	\$207.64
Phase 2 - Series 2018-1/2018-2															
Townhome	0.75	604	416	\$251.24	\$171.44	\$333.85	\$100.86	\$857.39	\$251.24	\$171.44	\$378.58	\$109.52	\$910.78	\$0.00	\$53.39
SF 50'	1.25	607	605	\$418.73	\$171.44	\$556.41	\$100.86	\$1,247.44	\$418.73	\$171.44	\$703.98	\$109.52	\$1,403.67	\$0.00	\$156.22
SF 60'	1.50	96	96	\$502.47	\$171.44	\$667.69	\$100.86	\$1,442.46	\$502.47	\$171.44	\$866.68	\$109.52	\$1,650.11	\$0.00	\$207.64

1,796 1,605

Notations:

⁽¹⁾ Annual assessments are adjusted for the 6% County collection costs and statutory early payment discounts.

⁽²⁾ Phase 1: Additional 50' lot platted and merged with HOA tract

⁽³⁾ Debt Service Assessments are subject to change upon the Eagle's Nest lots plat & levy based on receipt of Certificates of Occupancy

Proposed Budget is based on 42 Eagle's Nest lots with Certificates of Occupancy received (included in the SF 50' line for assessment purposes)

O&M Amenity is based on the Amenity related changes in the expenses which are spread evenly across the properties

⁽⁴⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

RESOLUTION 2026-06

A RESOLUTION OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget), the District filed a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 26, 2026 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days prior to the public hearing, pursuant to Section 189.016(4), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes* requires that, prior to October 1 of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

Section 2. Budget

- a. That the Board of Supervisors has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager, and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget, as amended by the Board, and attached hereto as **Exhibit A**, is hereby adopted hereby in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (the “Adopted Budget”); provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2025-2026, and/or revised projections for Fiscal Year 2026-2027.
- c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager, and the office of the Recording Secretary, and identified as “The Budget for the Parkway Center Community Development District for the Fiscal Year Beginning October 1, 2026 and Ending September 30, 2027.”
- d. The final Adopted Budget shall be posted by the District Manager on the District’s website, pursuant to Section 189.016(4), *Florida Statutes*.

Section 3. Appropriations

There is hereby appropriated out of the revenues of the Parkway Center Community Development District, for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 the sums set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

Section 4. Budget Amendments

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026-2027, or within sixty (60) days following the end of Fiscal Year 2026-2027, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase, and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By Resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by Resolution, and shall be consistent with Florida law.

Section 5. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 6. Effective Date. This Resolution shall take effect upon passage and adoption of this Resolution by the Board.

Introduced, considered favorably, and adopted this 26th day of August, 2026.

Attested By:

**Parkway Center Community Development
District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Fiscal Year 2026-2027 Adopted Budget

Exhibit A

Adopted Budget to be attached

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FISCAL YEAR 2026-2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO, PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; ADDRESSING ASSESSMENT CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parkway Center Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Hillsborough County, Florida; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“FY 2026-2027”), the Board of Supervisors (the “Board”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (the “Adopted Budget”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities of the District, as described in the District’s Adopted Budget; and

WHEREAS, the provision of such services, facilities and operations is a benefit to the lands within the District; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of non-ad valorem special assessments (the “O&M Assessments”) on benefitted lands within the District, and under Florida law, may collect such assessments by tax roll, or in accordance with other collection methods, as provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolutions setting for the means by which the District intends to fund its Adopted Budget; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the O&M Assessments, in the amount set forth in the Adopted Budget; and

WHEREAS, the District adopted an assessment roll as maintained by the office of the District Manager, available for review, and incorporated as a material part of this Resolution, by this reference (the “Assessment Roll”); and

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Hillsborough County Tax Collector, in accordance with the uniform method pursuant to Chapters 190 and 197, *Florida Statutes* (the “Uniform Method”);

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

Section 1. Recitals. The recitals set forth above are incorporated herein and are dispositive.

Section 2. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the Adopted Budget and in the Assessment Roll.

Section 3. O&M Assessments Imposition. Pursuant to Chapter 190, *Florida Statutes*, and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 4. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all O&M Assessments.** The collection of all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, *Florida Statutes*.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 5. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 6. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 7. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 60 days from adoption date of this Resolution.

Section 8. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 26th day of August, 2026, by the Board of Supervisors of the Parkway Center Community Development District.

Attested By:

Parkway Center Community Development District

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget
Exhibit B: Assessment Roll

Exhibit A
Fiscal Year 2026-2027 Budget
[To be attached]

Exhibit B
Assessment Roll

The Assessment Roll is maintained in the District's Official Records, and is available upon request.

Certain exempt information may be redated prior to release in compliance with Chapter 119,
Florida Statutes.

RESOLUTION 2026-08

**A RESOLUTION OF THE PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE ANNUAL MEETING SCHEDULE FOR FISCAL
YEAR 2026/2027**

WHEREAS, the Parkway Center Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2026.

ATTEST:

**PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary

Chair / Vice Chair

**BOARD OF SUPERVISORS MEETING DATES
THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2026/2027

All meetings will be held at the Parkway Center CDD Clubhouse, 7461 S Falkenburg Road, Riverview, Florida 33578, on the fourth Wednesday of every month at 6:30 p.m. or as noted below:

October 28, 2026
November 18, 2026 (**third Wednesday Due to Holiday**)
December 16, 2026 (**third Wednesday Due to Holiday**)
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027 (**Budget Approval**)
June 23, 2027
July 28, 2027
August 25, 2027 (**Budget Adoption**)
September 22, 2027

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parkway Center Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives, and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 26th day of August 2026.

ATTEST:

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 26, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisors (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Parkway Center Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Parkway Center Community Development District

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Parkway Center CDD
2005 Pam Am Cir, Suite 300
Tampa, FL 33607

JOB DESCRIPTION			
Parkway Center CDD Holiday Lighting and Decoration at the following entrance signs: Warm White C9s Only			
North Entrance	Amberly	Summer Wood	Pine Ridge (2 entrance signs)
Belmont	Hamlet	South Entrance	Main Entrance - back community
N and S Sanctuary	Harvest Glenn	Baywood	

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
North Main Entrance Install warm white, C9s across the top of black fencing Install warm white, C9s across the top of entrance sign Install warm white, mini lights in 3 Palm trees in front of entrance sign Roundabout (North part of community) Install warm white, mini lights in Oak tree - center of round about Roundabout (South part of community) Install warm white, mini lights in Oak tree - center of round about South Main Entrance Install warm white, mini lights in 6 Oak trees (3 exit side / 3 entrance side) Install warm white, C9s on both entrance and exit signs. Maintenance throughout holiday season Requires 50% Deposit	\$11,500.00
TOTAL ESTIMATED JOB COST	\$11,500.00

- * Price includes rental of materials, lift, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Please note: Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.

Tim Gay
PREPARED BY

8/11/2026
DATE

AUTHORIZED SIGNATURE FOR PARKWAY CENTER MAIN CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Parkway Center CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



Contract Number: _____
Date: July 29, 2026
Job Name: Annual Install
Job Address: 7461 Faulkenburg rd
 Riverview FL 33578
Contact: Christy Fowler

SCOPE OF WORK

Late summer Rotation. Install 3000 annual flower plants.

DESCRIPTION

Summer Variety of seasonal color , Bed prep, and slow release fertilizer with Pine Nugget finish. Please see attached design options

SIZE	QTY	UNIT PRICE	TOTAL
4" Pot	2500	\$2.89	\$7,217.00

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: \$7,217.00

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding \$25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____
 PRINTED NAME: _____
 DATE: **7/29/26**
 PROJECT COST: **\$7,217.00 GOOD FOR 30 DAYS FROM DAY SENT**
 PROPOSAL #: **55-40-XX**
 REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Santiago Hernandez**
 TITLE : **Account Manager**
 ACCOUNT MANAGER NAME : **Santiago Hernandez**
 ACCOUNT MANAGER PHONE : **941-414-1986**
 ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

Addendum

Option 1 — Warm Harvest Scheme

1. **Zinnia** — 12–14", 12" spacing. Mid-bed mass bloom; the Profusion/Zahara series are the right call here since they're disease-resistant and shrug off Florida humidity, unlike the old cut-flower types.
2. **Celosia** — 12–18", 12" spacing. Plume texture layered with or just behind the zinnias.
3. **Marigold** — 8–10", 8–10" spacing. Front border band.

Option 2 — Blue & Gold Contrast Scheme

1. **Blue Salvia** — 16–20", 12" spacing. Back-of-bed vertical anchor.
2. **Coleus** — 14–18", 12–14" spacing. Mid-bed foliage band separating the blue from the gold.
3. **Marigold** — 8–10", 8–10" spacing. Front border.

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

The regular meeting of the Board of Supervisors of Parkway Center Community Development District was held on Friday, July 17, 2026, and called to order at 3:13 p.m. at the Parkway Center Clubhouse, located at 7461 S. Falkenburg Road, Riverview, FL 33578.

Present and constituting a quorum were:

Koko Miller	Chairperson
JoAnn Ward	Vice Chairperson
Claudia Bryant	Assistant Secretary
Tanya O'Connor	Assistant Secretary (via Zoom)

Also present either in person or via electronic communications were:

Alba Sanchez	District Manager
Dale Wentzel	Onsite Manager
Christy Fowler	Field Inspection Coordinator
John Fowler	Lead Field Inspection Coordinator

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

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Ms. Sanchez led the Pledge of Allegiance.

SECOND ORDER OF BUSINESS Pledge

Call to Order/Roll Call

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

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Ms. Ward, seconded by Ms. Bryant, with all in favor, the agenda was approved as presented.

FOURTH ORDER OF BUSINESS

Public Comments on Agenda

None.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No report.

C. Field Inspection Report

The Field Inspection Report was included in the agenda package.

D. Landscape Report

No report.

E. Aquatic Report

The Aquatic Report was included in the agenda package.

i. Advanced Aquatic Proposal – New Aeration Cabinet Installed

This item was not discussed.

F. District Manager’s Report

No report.

G. On-Site Manager’s Report

No report.

SIXTH ORDER OF BUSINESS

Business Items

A. Final Scorecard Decision from RFP Process

Mr. Fowler facilitated the RFP process and welcomed all the participating vendors. He provided the full scorecard packet for review. After final tabulation, Russell Landscaping was selected as the winning bidder.

District management congratulated the vendor on their selection.

On MOTION by Ms. Ward, seconded by Mr. Miller, with all in favor, to award the landscape contract to Russell Landscaping was approved.

SEVENTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of Minutes from the Regular Meeting Held on June 24, 2026**

On MOTION by Ms. Ward, seconded by Ms. Bryant, with all in favor, Ms. O'Connor requested a correction to the June 24, 2026, Minutes, indicating that she abstained from voting on the RFP on lines 88 and 97, and also abstained from voting on the acceptance of the May 2026 Financial Report, as well as the approval of the Cash Register and Operations and Maintenance Report. Ms. O'Connor did not vote NAY and stated she had not had sufficient time to review the materials and therefore could not vote without proper review. With this correction noted, the amendment to the Minutes were approved.

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

On MOTION by Ms. Ward, seconded by Ms. Bryant, with all in favor, the June 2026 Financial Report was accepted, and the Check Register and Operations and Maintenance Report were approved.

EIGHTH ORDER OF BUSINESS**Old Business**

Mr. Miller requested revisiting the flagpole discussion. He noted that he now has clarity on the placement of the flagpole and approves of the placement. Management will secure bids.

NINTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

Ms. O'Connor stated for the record that she has requested LMP to trim the hanging tree limbs over the fence line on Still River; however, the work remains incomplete. She also requested LMP to remove the weeds growing up against the fence line, which also remains incomplete.

TENTH ORDER OF BUSINESS**Public Comments**

There were no public comments.

ELEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Bryant, seconded by Ms. Ward, with all in favor, the meeting was adjourned at 4:00 p.m.

100

101

102 _____
Secretary/Assistant Secretary

Chairperson/ Vice Chairperson



***PARKWAY
CENTER
Community
Development
District***

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2008 SERIES 2018-1 SERIES 2018-2				
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>					
Cash In Bank	\$ 98,469	\$ -	\$ -	\$ -	\$ 98,469
Cash In Bank	492,266	-	-	-	492,266
Accounts Receivable	553	-	-	-	553
Due From Other Funds	-	-	35,643	9,428	45,071
Investments:					
Prepayment Account	-	-	2,727	2,356	5,083
Reserve Fund	-	17,293	190,859	144,716	352,868
Revenue Fund	-	204,502	261,313	189,558	655,373
Prepaid Items	3,578	-	-	-	3,578
Deposits	8,318	-	-	-	8,318
TOTAL ASSETS	\$ 603,184	\$ 221,795	\$ 490,542	\$ 346,058	\$ 1,661,579
<u>LIABILITIES</u>					
Accounts Payable	\$ 2,884	\$ -	\$ -	\$ -	\$ 2,884
Accrued Expenses	1,600	-	-	-	1,600
Due To Other Funds	27,506	17,565	-	-	45,071
TOTAL LIABILITIES	31,990	17,565	-	-	49,555
<u>FUND BALANCES</u>					
Nonspendable:					
Prepaid Items	3,578	-	-	-	3,578
Restricted for:					
Debt Service	-	204,230	490,542	346,058	1,040,830
Unassigned:	567,616	-	-	-	567,616
TOTAL FUND BALANCES	571,194	204,230	490,542	346,058	1,612,024
TOTAL LIABILITIES & FUND BALANCES	\$ 603,184	\$ 221,795	\$ 490,542	\$ 346,058	\$ 1,661,579

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 15,760	\$ 15,760	0.00%
Interest - Tax Collector	-	1,910	1,910	0.00%
Special Assmnts- Tax Collector	970,110	983,059	12,949	101.33%
Other Miscellaneous Revenues	10,000	9,431	(569)	94.31%
TOTAL REVENUES	980,110	1,010,160	30,050	103.07%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,800	5,200	56.67%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	4,154	(954)	129.81%
ProfServ-Recording Secretary	2,772	-	2,772	0.00%
ProfServ-Trustee Fees	12,500	8,708	3,792	69.66%
Disclosure Report	6,000	5,000	1,000	83.33%
District Counsel	7,500	19,081	(11,581)	254.41%
District Engineer	7,500	12,819	(5,319)	170.92%
District Manager	29,705	24,754	4,951	83.33%
Accounting Services	28,667	23,898	4,769	83.36%
Auditing Services	9,500	9,600	(100)	101.05%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	750	240	510	32.00%
Public Officials Insurance	4,325	4,325	-	100.00%
Legal Advertising	1,000	4,602	(3,602)	460.20%
Misc-Non Ad Valorem Taxes	7,000	1,795	5,205	25.64%
Bank Fees	350	-	350	0.00%
Miscellaneous Expenses	410	1,115	(705)	271.95%
Office Supplies	200	431	(231)	215.50%
Dues, Licenses, Subscriptions	500	1,190	(690)	238.00%
Total Administration	136,379	128,512	7,867	94.23%
<u>Electric Utility Services</u>				
Electricity - Streetlights	154,000	136,680	17,320	88.75%
Total Electric Utility Services	154,000	136,680	17,320	88.75%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	2,900	4,784	(1,884)	164.97%
Total Garbage/Solid Waste Services	2,900	4,784	(1,884)	164.97%
<u>Water-Sewer Comb Services</u>				
Utility - Water	24,000	16,389	7,611	68.29%
Total Water-Sewer Comb Services	24,000	16,389	7,611	68.29%
<u>Other Physical Environment</u>				
Waterway Management	22,300	90,465	(68,165)	405.67%
Field Services	27,707	28,379	(672)	102.43%
Waterway Management - Other	2,500	4,066	(1,566)	162.64%
Contracts - Landscape	274,413	170,260	104,153	62.05%
Clubhouse Security Systems	14,000	14,942	(942)	106.73%
Onsite Staff	61,944	44,792	17,152	72.31%
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	7,410	2,590	74.10%
R&M-Pools	39,600	47,726	(8,126)	120.52%
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	32,347	(20,347)	269.56%
Mitigation Area Monitoring & Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	533,427	481,832	51,595	90.33%
<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 July 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	16,642	(6,642)	166.42%
Pool Service Repairs	2,500	-	2,500	0.00%
Playground Equipment and Maintenance	12,000	12,806	(806)	106.72%
Special Events	2,000	-	2,000	0.00%
Misc-Contingency	13,219	28,278	(15,059)	213.92%
Total Parks and Recreation	39,719	57,726	(18,007)	145.34%
<u>Reserves</u>				
Capital Reserve	38,000	-	38,000	0.00%
Total Reserves	38,000	-	38,000	0.00%
TOTAL EXPENDITURES & RESERVES	980,110	872,221	107,889	88.99%
Excess (deficiency) of revenues				
Over (under) expenditures	-	137,939	137,939	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		433,255		
FUND BALANCE, ENDING		\$ 571,194		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 7,899	\$ 7,899	0.00%
Special Assmnts- Tax Collector	172,874	175,585	2,711	101.57%
TOTAL REVENUES	172,874	183,484	10,610	106.14%
<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	10,825	10,610	5034.88%
<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	\$ 215	\$ 10,825	\$ 10,180	5034.88%
FUND BALANCE, BEGINNING (OCT 1, 2025)		193,405		
FUND BALANCE, ENDING		\$ 204,230		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 17,289	\$ 17,289	0.00%
Special Assmnts- Tax Collector	381,720	380,666	(1,054)	99.72%
Special Assmnts- Prepayment	-	2,727	2,727	0.00%
TOTAL REVENUES	381,720	400,682	18,962	104.97%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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)	13,713	18,962	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(5,249)	-	5,249	0.00%
TOTAL FINANCING SOURCES (USES)	(5,249)	-	5,249	0.00%
Net change in fund balance	\$ (5,249)	\$ 13,713	\$ 29,460	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		476,829		
FUND BALANCE, ENDING		\$ 490,542		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 11,402	\$ 11,402	0.00%
Special Assmnts- Tax Collector	289,432	290,135	703	100.24%
Special Assmnts- Prepayment	-	2,356	2,356	0.00%
TOTAL REVENUES	289,432	303,893	14,461	105.00%
<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	14,660	12,460	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>\$ 14,660</u>	<u>\$ 8,060</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		331,398		
FUND BALANCE, ENDING		<u>\$ 346,058</u>		

Bank Account Statement

Parkway Center CDD

Agenda Page 104
Friday, August 14, 2026
Page 1
DIANA LOPEZ

Bank Account No. 5082
Statement No. 07-26

Statement Date 07/31/2026

G/L Account No. 101002 Balance	98,468.80	Statement Balance	103,260.88
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	98,468.80	Subtotal	103,260.88
Negative Adjustments	0.00	Outstanding Checks	-4,792.08
Ending G/L Balance	98,468.80	Ending Balance	98,468.80

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
07/23/2026	Payment	300295	B.O.C.C.	Inv: 072026-2368-ACH			-2,401.53
07/21/2026	Payment	300296	CHARTER COMMUNICATION S	Inv: 2463929071426-ACH			-391.69
Total Outstanding Checks							-4,792.08
Outstanding Deposits							
Total Outstanding Deposits							

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100313

001	07/01/26	US BANK	8225606	TRUSTEE FEES FY26/FY27	ProfServ-Trustee Fees	531045-51301	\$1,192.66
001	07/01/26	US BANK	8225606	TRUSTEE FEES FY26/FY27	Prepaid Items	155000-0	\$3,577.97

Check Total \$4,770.63

CHECK # 100314

001	07/01/26	ERIN MCCORMICK LAW, PA	10904	Legal services June 2026	District Counsel	531146-51301	\$1,878.00
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Check Total \$1,878.00

CHECK # 100315

001	07/10/26	INFRAMARK LLC	183745	Management fee July 2026	Accounting Services	532001-51301	\$2,389.75
001	07/10/26	INFRAMARK LLC	183745	Management fee July 2026	Disclosure Report	531142-51301	\$500.00
001	07/10/26	INFRAMARK LLC	183745	Management fee July 2026	District Manager	531150-51301	\$2,475.42
001	07/10/26	INFRAMARK LLC	183745	Management fee July 2026	Field Services	531122-53908	\$2,308.92
001	07/10/26	INFRAMARK LLC	183745	Management fee July 2026	ProfServ-Info Technology	531020-51301	\$266.67

Check Total \$7,940.76

CHECK # 100316

001	07/10/26	LANDSCAPE MAINTENANCE	403612	irrigation repairs H Zone June 2026	Irrigation Maintenance	546930-53908	\$1,725.80
001	07/10/26	LANDSCAPE MAINTENANCE	403612	irrigation repairs H Zone June 2026	Misc-Contingency	549900-57201	\$86.29
001	07/10/26	LANDSCAPE MAINTENANCE	405511	landscape maint until July 2026	Contracts - Landscape	534171-53908	\$18,917.75

Check Total \$20,729.84

CHECK # 100317

001	07/10/26	BLUE LIFE POOL SERVICE LLC	24590	Pool contract July 2026	R&M-Pools	546074-53908	\$1,660.00
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Check Total \$1,660.00

CHECK # 100318

001	07/10/26	S2W SECURITY LLC	INV-4855	June Security officer during summer hours	Security Patrol Services	531116-57201	\$1,196.00
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Check Total \$1,196.00

CHECK # 100319

001	07/10/26	ITZ ELECTRIC CORP	F2073	electrical pond aeration pump July 2026	Misc-Contingency	549900-57201	\$250.00
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Check Total \$250.00

CHECK # 100320

001	07/10/26	STANTEC CONSULTING	2584996	Engineer services June 2026	District Engineer	531147-51301	\$2,787.00
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Check Total \$2,787.00

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100321							
001	07/17/26	ECO PEST SOLUTIONS	14493	Pest Solutions July 2026	Misc-Contingency	549900-57201	\$150.00
Check Total							\$150.00
CHECK # 100322							
001	07/17/26	EZ-MULCH	5073	Mulch for Parkway Center CDD June 2026	Playground Equipment and Maintenance	546996-57201	\$4,958.19
Check Total							\$4,958.19
CHECK # 100323							
001	07/17/26	LANDSCAPE MAINTENANCE	407262	July irrigation repairs Zone 10	Irrigation Maintenance	546930-53908	\$110.19
Check Total							\$110.19
CHECK # 100324							
001	07/17/26	S2W SECURITY LLC	INV-4865	Security patrol July 2026	Security Patrol Services	531116-57201	\$1,250.00
Check Total							\$1,250.00
CHECK # 100325							
001	07/17/26	BUSINESS OBSERVER INC	26-02419H	legal advertisement July 2026	Legal Advertising	548002-51301	\$63.44
Check Total							\$63.44
CHECK # 100326							
001	07/17/26	ADVANCED AQUATIC SERVICES INC.	10564614	Pond Maintenance July 2026	Waterway Management	531085-53908	\$4,202.00
Check Total							\$4,202.00
CHECK # 100327							
001	07/27/26	ADVANCED AQUATIC SERVICES INC.	10564654	Legal advertisement July 2026	Legal Advertising	548002-51301	\$2,866.00
Check Total							\$2,866.00
CHECK # 300289							
001	07/10/26	TECO	070726-0319-ACH	TECO July 2026	Electricity - Streetlights	543013-53100	\$9,549.36
Check Total							\$9,549.36
CHECK # 300290							
001	07/09/26	ADP INC	070326-1870-ACH	June ADP Fees	Miscellaneous Expenses	549999-51301	\$20.40
Check Total							\$20.40
CHECK # 300291							
001	07/13/26	TECO	070826-0369-ACH	TECO July 2026	Electricity - Streetlights	543013-53100	\$655.19
Check Total							\$655.19
CHECK # 300292							
001	07/14/26	TECO	070826-0146-ACH	TECO July 2026	Electricity - Streetlights	543013-53100	\$829.90
Check Total							\$829.90

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300293							
001	07/14/26	TECO	070826-1963-ACH	TECO July 2026	Electricity - Streetlights	543013-53100	\$311.05
Check Total							\$311.05
CHECK # 300294							
001	07/14/26	TECO	070826-0609-ACH	TECO July 2026	Electricity - Streetlights	543013-53100	\$616.55
Check Total							\$616.55
CHECK # 300295							
001	07/23/26	B.O.C.C.	072026-2368-ACH	water sewage July 2026	Utility - Water	543018-53600	\$2,401.53
Check Total							\$2,401.53
CHECK # 300296							
001	07/21/26	CHARTER COMMUNICATIONS	2463929071426-ACH	Spectrum Svc from 7-14 - 8-13	Clubhouse Security Systems	534174-53908	\$391.69
Check Total							\$391.69
CHECK # 300299							
001	07/27/26	TECO	070826-5560-ACH	ELECTRIC JUN 3 - JUL 1	Electricity - Streetlights	543013-53100	\$1,630.80
Check Total							\$1,630.80
CHECK # 300300							
001	07/24/26	BANKUNTIED CC PMT	063026-8747-ACH	CC PAYMENT JUNE EXPENSES	Dues, Licenses, Subscriptions	554020-51301	\$12.64
001	07/24/26	BANKUNTIED CC PMT	063026-8747-ACH	CC PAYMENT JUNE EXPENSES	Postage, Phone, Faxes, Copies	541024-51301	\$47.60
001	07/24/26	BANKUNTIED CC PMT	063026-8747-ACH	CC PAYMENT JUNE EXPENSES	Misc-Contingency	549900-57201	\$278.00
001	07/24/26	BANKUNTIED CC PMT	063026-8747-ACH	CC PAYMENT JUNE EXPENSES	R&M-Pools	546074-53908	\$206.00
Check Total							\$544.24
CHECK # 300301							
001	07/07/26	REPUBLIC SERVICES	0696-001362852-ACH	JULY GARBAGE	Garbage - Recreational Facility	543185-53400	\$551.49
Check Total							\$551.49
CHECK # 300303							
001	07/28/26	TECO	070826-7215-ACH	Jun 1 - July 1 ELECTRIC	Electricity - Streetlights	543013-53100	\$90.72
Check Total							\$90.72
Fund Total							\$72,404.97

Total Checks Paid	\$72,404.97
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PARKWAY CENTER CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARTER COMMUNICATIONS	7/14/2026	2463929071426-ACH	\$391.69			Spectrum Svc from 7-14 - 8-13
ECO PEST SOLUTIONS	7/1/2026	14493	\$150.00			Pest Solutions July 2026
INFRAMARK LLC	7/6/2026	183745	\$2,389.75			DISTRICT INVOICE
INFRAMARK LLC	7/6/2026	183745	\$500.00			DISTRICT INVOICE
INFRAMARK LLC	7/6/2026	183745	\$2,475.42			DISTRICT INVOICE
INFRAMARK LLC	7/6/2026	183745	\$2,308.92			DISTRICT INVOICE
INFRAMARK LLC	7/6/2026	183745	\$266.67	\$7,940.76	\$7,940.76	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	6/30/2026	403612	\$1,725.80			IRRIGATION irrigation repairs H Zone June 2026
LANDSCAPE MAINTENANCE	7/1/2026	405511	\$18,917.75		\$20,643.55	landscape maint until July 2026
STANTEC CONSULTING	6/24/2026	2584996	\$2,787.00			DISTRICT ENGINEER Engineer services June 2026
Monthly Contract Subtotal			\$31,913.00			
Variable Contract						
DECISIONHR	6/20/2026	260090190013-ACH	\$2,021.37			PAYROLL 06/26/25
DECISIONHR	7/10/2026	260090190014-ACH	\$2,046.61			PAYROLL 07/2026
DECISIONHR	7/24/2026	260090190015-ACH	\$2,021.37		\$6,089.35	PAYROLL 07/2026
Variable Contract Subtotal			\$6,089.35			
Utilities						
B.O.C.C.	7/20/2026	072026-2368-ACH	\$2,401.53			water sewage July 2026
TECO	7/7/2026	070726-0319-ACH	\$9,549.36			TECO July 2026
TECO	7/8/2026	070826-0369-ACH	\$655.19			TECO July 2026
TECO	7/8/2026	070826-0146-ACH	\$829.90			TECO July 2026
TECO	7/8/2026	070826-1963-ACH	\$311.05			TECO July 2026
TECO	7/8/2026	070826-0609-ACH	\$616.55			TECO July 2026

PARKWAY CENTER CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	7/8/2026	070826-5560-ACH	\$1,630.80		\$13,592.85	ELECTRIC JUN 3 - JUL 1
Utilities Subtotal			\$15,994.38			
Regular Services						
ADP INC	7/3/2026	070326-1870-ACH	\$20.40			June ADP Fees
ADVANCED AQUATIC SERVICES INC.	7/14/2026	10564614	\$4,202.00			Pond Maintenance July 2026
ADVANCED AQUATIC SERVICES INC.	8/1/2026	10564654	\$2,866.00		\$7,068.00	Legal advertisment July 2026
BANKUNTIED CC PMT	6/30/2026	063026-8747-ACH	\$12.64			CC PAYMENT JUNE EXPENSES
BANKUNTIED CC PMT	6/30/2026	063026-8747-ACH	\$47.60			CC PAYMENT JUNE EXPENSES
BANKUNTIED CC PMT	6/30/2026	063026-8747-ACH	\$278.00			CC PAYMENT JUNE EXPENSES
BANKUNTIED CC PMT	6/30/2026	063026-8747-ACH	\$206.00	\$544.24	\$544.24	CC PAYMENT JUNE EXPENSES
BLUE LIFE POOL SERVICE LLC	7/2/2026	24590	\$1,660.00			POOL SERVICE Pool contract July 2026
BLUE LIFE POOL SERVICE LLC	7/24/2026	24735	\$280.00		\$1,940.00	POOL SERVICE additional chemicals July 2026
BUSINESS OBSERVER INC	7/10/2026	26-02419H	\$63.44			July Advertising
BUSINESS OBSERVER INC	7/31/2026	26-02765H	\$308.44		\$371.88	Legal Advertisement July 2026
ENVERA SYSTEMS	7/1/2026	771071	\$1,194.14			SECURITY SERVICE active video monitoring Aug 2026
EZ-MULCH	6/15/2026	5073	\$4,958.19			Mulch for Parkway Center CDD June 2026
ITZ ELECTRIC CORP	7/3/2026	F2073	\$250.00			electrical pond aeration pump July 2026
LANDSCAPE MAINTENANCE	7/15/2026	407262	\$110.19			July irrigation repairs Zone 10
S2W SECURITY LLC	7/1/2026	INV-4855	\$1,196.00			June Security officer during summer hours
S2W SECURITY LLC	7/15/2026	INV-4865	\$1,250.00		\$2,446.00	Security patrol July 2026
Regular Services Subtotal			\$18,903.04			
Additional Services						
LANDSCAPE MAINTENANCE	6/30/2026	403612	\$86.29			JUNE FUEL SURCHARGE
Additional Services Subtotal			\$86.29			
TOTAL						
			\$72,986.06			

July 14, 2026
Invoice Number: 2463929071426
Account Number: 8337 12 028 2463929
Security Code: 5433
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Auto Pay Notice

Contact Us

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

Summary

Service from 07/14/26 through 08/13/26
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	25.69
Current Charges	\$391.69
YOUR AUTO PAY WILL BE PROCESSED 07/31/26	
Total Due by Auto Pay	\$391.69

NEWS AND INFORMATION

Important Information About Your Services

We're here to help you stay informed about your services. To view the current channel lineup available in your area, please visit business.spectrum.com/channel-lineup.

If you would like a printed or accessible copy mailed to your business, please call us at 1-855-743-2152.

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Telecommunications Relay Service (TRS)

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services. (TRS) TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

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.

Spectrum
BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 14 07152026 NNNNNNNN 01 000735 0003

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



July 14, 2026

PARKWAY CENTER CBD

Invoice Number: 2463929071426
Account Number: 8337 12 028 2463929
Service At: 7461 S FALKENBURG RD
RIVERVIEW FL 33578-8652

Total Due by Auto Pay \$391.69



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028246392900391698

Invoice Number: 2463929071426
 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 07152026 NNNNNNNN 01 000735 0003

Charge Details

Previous Balance		391.54
EFT Payment	07/01	-391.54
Remaining Balance		\$0.00

Payments received after 07/14/26 will appear on your next bill.

Service from 07/14/26 through 08/13/26

Spectrum Business™ TV

Spectrum Business		80.00
Premier		
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		200.00
Internet Ultra		
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	2.72
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	18.85
Taxes, Fees and Charges Total	\$25.69

Current Charges **\$391.69**

Total Due by Auto Pay **\$391.69**

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.



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 # 14493
Invoice Date 07/01/2026

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: 07/24/2026

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

Ecopestsolutions1@gmail.com
WWW.EPTSFL.COM



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

INVOICE#

183745

CUSTOMER ID

C2303

PO#

DATE

7/6/2026

NET TERMS

Due On Receipt

DUE DATE

7/6/2026

Services provided for the Month of: July 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.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 403612

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

Date	Due Date
06/30/26	7/30/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$1,812.09

#392213 - Needed Irrigation Repairs - Controller H Zones 1,2,3 Multiple Repairs*Lateral Components - 06/19/2026*

Irrigation Tech Labor	18.00HR	\$65.00	\$1,170.00
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	9.00EA	\$28.74	\$258.66
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	9.00EA	\$1.40	\$12.60
Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	9.00EA	\$0.82	\$7.38
Sch 40 PVC Cap 1/2 in. Socket	46.00EA	\$1.04	\$47.84
Hunter MP Rotator MP3000 Nozzle Male Thread 22 ft. - 30 ft. Radius 90 Degree - 210 Degree	14.00EA	\$16.38	\$229.32

Fuel Surcharge 5% - 06/19/2026

Fuel Surcharge	1,725.EA 80	\$0.05	\$86.29
----------------	----------------	--------	---------

Grand Total	\$1,812.09
--------------------	-------------------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,812.09	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
 PO Box 628395
 Orlando FL 32862-8395



Invoice 405511

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

Date	Due Date
07/01/26	7/31/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Amount
#406871 - Parkway Center CDD - 2025/2026 Maintenance Renewal July 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)
\$20,729.84	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

Invoice Number	2584996
Invoice Date	June 24, 2026
Purchase Order	238202083
Customer Number	83368
Project Number	238202083

Bill To

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

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Parkway Center Community Development District

Project Manager

Stewart, Tonja L

For Period Ending

June 12, 2026

Current Invoice Total (USD)

2,787.00

Top Task 2026 2026 FY General Consulting Services**Low Task 2026 2026 FY General Consulting Services****Professional Services**

Billing Level		Current Hours	Rate	Current Amount
Level 04	Candileri, Amanda L	1.50	138.00	207.00
Level 08	Donaldson Jr, Daniel M (Dan)	2.50	184.00	460.00
Level 09	Nurse, Vanessa M	3.00	190.00	570.00
Level 14	Foster, Mark H	0.50	250.00	125.00
	Usage - 1-Person Survey Crew	9.50	150.00	1,425.00
Subtotal Professional Services		<u>17.00</u>		<u>2,787.00</u>

Low Task Subtotal	2026 FY General Consulting Services	2,787.00
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Top Task Subtotal	2026 FY General Consulting Services	2,787.00
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Total Fees & Disbursements2,787.00**INVOICE TOTAL (USD)****2,787.00****Net Due in 30 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed,
please contact your Stantec Project Manager**

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-03-16	238202083	2026	NURSE, VANESSA M	1.50	190.00	285.00	RESEARCHED AND PULLED CONSTRUCTION PLANS FOR CULVERT CROSSING NEAR WILLOW BEACH DRIVE	
2026-03-19	238202083	2026	FOSTER, MARK H	0.50	250.00	125.00	FIELD CREW COORD FOR FENCE LAYOUT	
2026-03-19	238202083	2026	CANDILERI, AMANDA L	0.50	138.00	69.00	COORDINATE RMS1 AND RMS2	
2026-03-19	238202083	2026	O'KEEFE, IVAN D	4.50	150.00	675.00	PC I O'KEEFE 1MAN - FENCE & PL S/O	
2026-03-20	238202083	2026	NURSE, VANESSA M	0.25	190.00	47.50	RESEARCHED AND PULLED CONSTRUCTION PLANS FOR CULVERT CROSSING NEAR WILLOW BEACH DRIVE	
2026-03-20	238202083	2026	CANDILERI, AMANDA L	0.25	138.00	34.50	COORDINATE FIELD NOTES AND UPDATE FIELD BOOK LOG	
2026-03-20	238202083	2026	CANDILERI, AMANDA L	0.25	138.00	34.50	TIMESHEET ENTRY FOR FIELD CREW (IO)	
2026-03-25	238202083	2026	NURSE, VANESSA M	0.25	190.00	47.50	RECORDED MAPPING STATUS	
2026-03-27	238202083	2026	NURSE, VANESSA M	0.50	190.00	95.00	PREPARED 2025 AERIAL FOR HB7013 PACKAGE	
2026-04-20	238202083	2026	O'KEEFE, IVAN D	2.00	150.00	300.00	PC I O'KEEFE 1MAN - S/O FENCE	
2026-04-21	238202083	2026	CANDILERI, AMANDA L	0.25	138.00	34.50	COORDINATE FIELD NOTES AND UPDATE FIELD BOOK LOG	
2026-04-23	238202083	2026	CANDILERI, AMANDA L	0.25	138.00	34.50	TIMESHEET ENTRY FOR FIELD CREW (IO)	
2026-04-30	238202083	2026	O'KEEFE, IVAN D	3.00	150.00	450.00	PC I O'KEEFE 1MAN - FENCE RE-STAKE	
2026-05-04	238202083	2026	DONALDSON JR, DANIEL M (DAN)	2.50	184.00	460.00	LEGAL DESCRIPTION CHECK	
2026-05-26	238202083	2026	NURSE, VANESSA M	0.50	190.00	95.00	RESEARCHED & DOWNLOADED LIFT STATION DETAILS	
Total subTask 2026				17.00		2,787.00		
Total Top Task 2026				17.00		2,787.00		
Total Project 238202083				17.00		2,787.00		



INVOICE

Issued to:

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

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
260090190013	6/26/2026	ACH	6/26/2026

DESCRIPTION	AMOUNT
<i>Salarios brutos</i>	1,680.00
<i>Impuesto de la Seguridad Social</i>	104.16
<i>Impuesto sobre la salud</i>	24.36
<i>Cobertura de la compensación de los trabajadores</i>	97.94
<i>Tasas de administración</i>	114.91
GROSS PAYROLL AMOUNT	\$2,021.37
TOTAL INVOICE	\$2,021.37

PAYROLL ID 260090190013	PERIOD START 6/7/2026	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 6/20/2026	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	PAYROLL DATE	PAYMENT BY	DRAFT DATE
260090190014	7/10/2026	ACH	7/10/2026

DESCRIPTION	AMOUNT
<i>Salarios brutos</i>	1,701.00
<i>Impuesto de la Seguridad Social</i>	105.46
<i>Impuesto sobre la salud</i>	24.67
<i>Cobertura de la compensación de los trabajadores</i>	99.17
<i>Tasas de administración</i>	116.31
GROSS PAYROLL AMOUNT	\$2,046.61
TOTAL INVOICE	\$2,046.61

PAYROLL ID 260090190014	PERIOD START 6/21/2026	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 7/4/2026	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	PAYROLL DATE	PAYMENT BY	DRAFT DATE
260090190015	7/24/2026	ACH	7/24/2026

DESCRIPTION	AMOUNT
<i>Salarios brutos</i>	1,680.00
<i>Impuesto de la Seguridad Social</i>	104.16
<i>Impuesto sobre la salud</i>	24.36
<i>Cobertura de la compensación de los trabajadores</i>	97.94
<i>Tasas de administración</i>	114.91
GROSS PAYROLL AMOUNT	\$2,021.37
TOTAL INVOICE	\$2,021.37

PAYROLL ID 260090190015	PERIOD START 7/5/2026	STATEMENTS PROCESSED/PRINTED 1/0
CLIENT ID 9019	PERIOD END 7/18/2026	DELIVERY METHOD Paperless

PAPERLESS Any live checks, mail to the client add Delivery



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	07/20/2026	08/10/2026

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	06/16/2026	63851	07/17/2026	65181	133000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$401.66
Water Base Charge	\$232.22
Water Usage Charge	\$242.54
Fire Protection Base Charge	\$8.70
Sewer Base Charge	\$563.02
Sewer Usage Charge	\$940.31

Summary of Account Charges

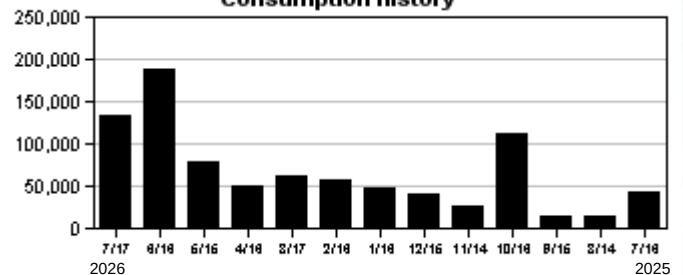
Previous Balance	\$3,129.05
Net Payments - Thank You	\$-3,129.05
Total Account Charges	\$2,401.53

AMOUNT DUE	\$2,401.53
-------------------	-------------------

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 ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5589652368



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

994 0

DUE DATE 08/10/2026

**Auto Pay Scheduled
DO NOT PAY**



0055896523689 00002401537



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

Statement Date: July 07, 2026

Amount Due: \$9,549.36

Due Date: July 21, 2026

Account #: 311000070319

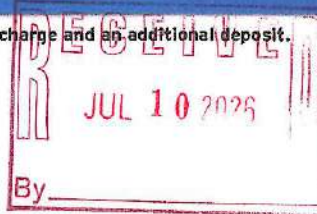
DO NOT PAY. Your account will be drafted on July 21, 2026

Account Summary

Previous Amount Due	\$9,511.02
Payment(s) Received Since Last Statement	-\$9,511.02
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$9,549.36

Amount Due by July 21, 2026 \$9,549.36

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



Your Locations With The Highest Usage

8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000	1,467 KWH
8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000	584 KWH



Scan here to interact
with your bill online.

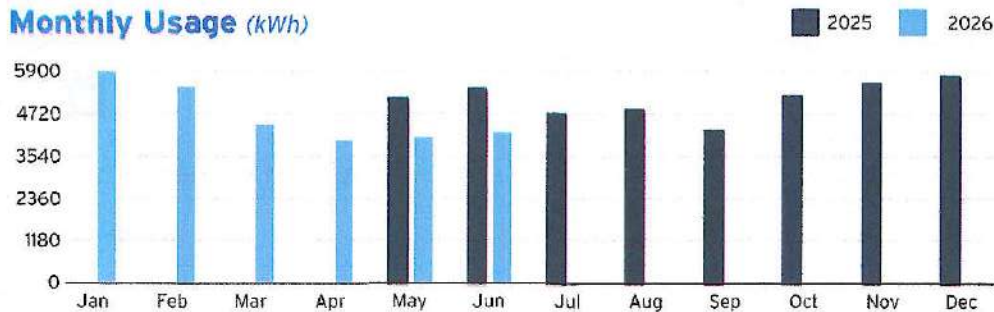


**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage (kWh)



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



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

Account #: 311000070319

Due Date: July 21, 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: \$9,549.36

Payment Amount: \$ _____

70125000665

Your account will be
drafted on July 21, 2026

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

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

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

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

Amount: \$21.66

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	06/02/2026	57,656		57,072		584 kWh	1	32 Days	\$116.45
									▼ 7.3%

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

Sub-Account Number: 211001739070

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325661	06/02/2026	68,569		67,102		1,467 kWh	1	32 Days	\$259.76
									▲ 17.9%

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

Sub-Account Number: 211001739302

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000705281	06/02/2026	22,978		22,756		222 kWh	1	32 Days	\$57.70
									▲ 1.4%

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

Sub-Account Number: 211001739567

Amount: \$4,477.68

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.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	06/02/2026	65,214		64,783		431 kWh	1	32 Days	\$91.61
									▼ 1.6%

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	06/02/2026	58,073		57,528		545 kWh	1	32 Days	\$110.12
									▼ 3.4%

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

Sub-Account Number: 211014450640

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492524	06/02/2026	42,319		41,879		440 kWh	1	32 Days	\$93.08
									▲ 0.5%

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	06/02/2026	16,838		16,654		184 kWh	1	32 Days	\$51.53
									▲ 2.2%

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	06/02/2026	38,911		38,589		322 kWh	1	32 Days	\$73.93
									▲ 0.3%

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

Sub-Account Number: 211014451317

Amount: \$250.01

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month



Increased



Same



Decreased

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

Sub-Account Number: 211014451523

Amount: \$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

\$9,549.36



Sub-Account #: 211001738486
Statement Date: 07/01/2026

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

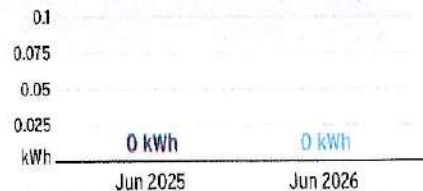
Meter Location: # A Pmp

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: General Service - Non Demand

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.66

Current Month's Electric Charges **\$21.66**

Billing information continues on next page →

00000024-0000256-Page 7 of 22



Sub-Account #: 211001738759
Statement Date: 07/01/2026

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

Meter Read

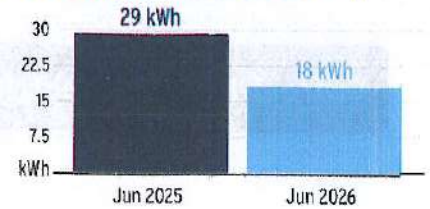
Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	06/02/2026	57,656	57,072		584 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	584 kWh @ \$0.09202/kWh	\$53.74
Fuel Charge	584 kWh @ \$0.03516/kWh	\$20.53
Storm Protection Charge	584 kWh @ \$0.00568/kWh	\$3.32
Clean Energy Transition Mechanism	584 kWh @ \$0.00418/kWh	\$2.44
Storm Surcharge	584 kWh @ \$0.02121/kWh	\$12.39
Florida Gross Receipt Tax		\$2.91
Electric Service Cost		\$116.45

Current Month's Electric Charges

\$116.45

Billing information continues on next page →



Sub-Account #: 211001739070
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026

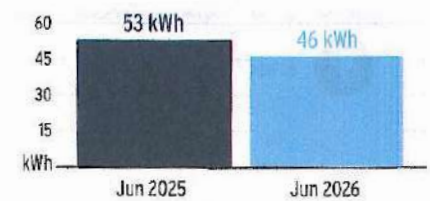
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	06/02/2026	68,569	67,102		1,467 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	1,467 kWh @ \$0.09202/kWh	\$134.99
	Fuel Charge	1,467 kWh @ \$0.03516/kWh	\$51.58
	Storm Protection Charge	1,467 kWh @ \$0.00568/kWh	\$8.33
	Clean Energy Transition Mechanism	1,467 kWh @ \$0.00418/kWh	\$6.13
	Storm Surcharge	1,467 kWh @ \$0.02121/kWh	\$31.12
	Florida Gross Receipt Tax		\$6.49
	Electric Service Cost		\$259.76

Avg kWh Used Per Day



Current Month's Electric Charges

\$259.76

Billing information continues on next page →



Sub-Account #: 211001739302
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026

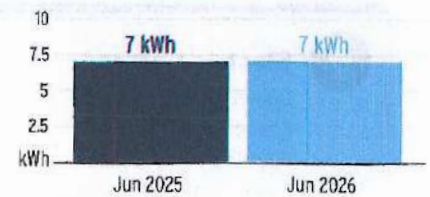
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000705281	06/02/2026	22,978	22,756		222 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	222 kWh @ \$0.09202/kWh	\$20.43
	Fuel Charge	222 kWh @ \$0.03516/kWh	\$7.81
	Storm Protection Charge	222 kWh @ \$0.00568/kWh	\$1.26
	Clean Energy Transition Mechanism	222 kWh @ \$0.00418/kWh	\$0.93
	Storm Surcharge	222 kWh @ \$0.02121/kWh	\$4.71
	Florida Gross Receipt Tax		\$1.44
	Electric Service Cost		\$57.70

Avg kWh Used Per Day



Current Month's Electric Charges

\$57.70

Billing information continues on next page →



Sub-Account #: 211001739567
Statement Date: 07/01/2026

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

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Billing information continues on next page →



Sub-Account #: 211001739864
Statement Date: 07/01/2026

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

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Billing information continues on next page →



Sub-Account #: 211001800955
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	496 kWh @ \$0.03411/kWh	\$16.92
Fixture & Maintenance Charge	31 Fixtures	\$290.78
Lighting Pole / Wire	31 Poles	\$526.07
Lighting Fuel Charge	496 kWh @ \$0.03452/kWh	\$17.12
Storm Protection Charge	496 kWh @ \$0.00574/kWh	\$2.85
Clean Energy Transition Mechanism	496 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	496 kWh @ \$0.01230/kWh	\$6.10
Florida Gross Receipt Tax		\$1.11

Lighting Charges **\$861.16**

Current Month's Electric Charges

\$861.16

Billing information continues on next page →



Sub-Account #: 211015022604
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



Sub-Account #: 211014450103
Statement Date: 07/01/2026

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

Meter Read

Meter Location: # B

Service Period: 05/02/2026 - 06/02/2026

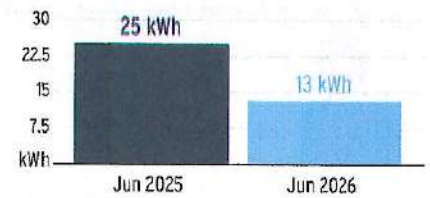
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000538189	06/02/2026	65,214	64,783	431 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	431 kWh @ \$0.09202/kWh	\$39.66
	Fuel Charge	431 kWh @ \$0.03516/kWh	\$15.15
	Storm Protection Charge	431 kWh @ \$0.00568/kWh	\$2.45
	Clean Energy Transition Mechanism	431 kWh @ \$0.00418/kWh	\$1.80
	Storm Surcharge	431 kWh @ \$0.02121/kWh	\$9.14
	Florida Gross Receipt Tax		\$2.29
	Electric Service Cost		\$91.61

Avg kWh Used Per Day



Current Month's Electric Charges

\$91.61

Billing information continues on next page →



Sub-Account #: 211014450376
Statement Date: 07/01/2026

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

Meter Read

Meter Location: # C

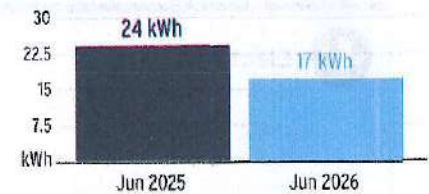
Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492499	06/02/2026	58,073	57,528		545 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	545 kWh @ \$0.09202/kWh	\$50.15
Fuel Charge	545 kWh @ \$0.03516/kWh	\$19.16
Storm Protection Charge	545 kWh @ \$0.00568/kWh	\$3.10
Clean Energy Transition Mechanism	545 kWh @ \$0.00418/kWh	\$2.28
Storm Surcharge	545 kWh @ \$0.02121/kWh	\$11.56
Florida Gross Receipt Tax		\$2.75
Electric Service Cost		\$110.12

Current Month's Electric Charges

\$110.12

Billing information continues on next page →



Sub-Account #: 211014450640
Statement Date: 07/01/2026

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

Meter Read

Meter Location: # D

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492524	06/02/2026	42,319	41,879		440 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	440 kWh @ \$0.09202/kWh	\$40.49
	Fuel Charge	440 kWh @ \$0.03516/kWh	\$15.47
	Storm Protection Charge	440 kWh @ \$0.00568/kWh	\$2.50
	Clean Energy Transition Mechanism	440 kWh @ \$0.00418/kWh	\$1.84
	Storm Surcharge	440 kWh @ \$0.02121/kWh	\$9.33
	Florida Gross Receipt Tax		\$2.33
	Electric Service Cost		\$93.08

Avg kWh Used Per Day



Current Month's Electric Charges

\$93.08

Billing information continues on next page →



Sub-Account #: 211014450897
Statement Date: 07/01/2026

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

Meter Read

Meter Location: # A

Service Period: 05/02/2026 - 06/02/2026

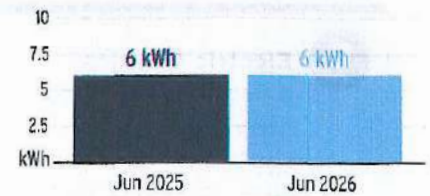
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000536130	06/02/2026	16,838	16,654		184 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	184 kWh @ \$0.09202/kWh	\$16.93
Fuel Charge	184 kWh @ \$0.03516/kWh	\$6.47
Storm Protection Charge	184 kWh @ \$0.00568/kWh	\$1.05
Clean Energy Transition Mechanism	184 kWh @ \$0.00418/kWh	\$0.77
Storm Surcharge	184 kWh @ \$0.02121/kWh	\$3.90
Florida Gross Receipt Tax		\$1.29
Electric Service Cost		\$51.53



Current Month's Electric Charges

\$51.53

Billing information continues on next page →



Sub-Account #: 211014451127
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/02/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323057	06/02/2026	38,911	38,589		322 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	322 kWh @ \$0.09202/kWh	\$29.63
	Fuel Charge	322 kWh @ \$0.03516/kWh	\$11.32
	Storm Protection Charge	322 kWh @ \$0.00568/kWh	\$1.83
	Clean Energy Transition Mechanism	322 kWh @ \$0.00418/kWh	\$1.35
	Storm Surcharge	322 kWh @ \$0.02121/kWh	\$6.83
	Florida Gross Receipt Tax		\$1.85
	Electric Service Cost		\$73.93

Avg kWh Used Per Day



Current Month's Electric Charges

\$73.93

Billing information continues on next page →



Sub-Account #: 211014451317
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



Sub-Account #: 211014451523
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Billing information continues on next page →



Sub-Account #: Z11014451713
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 **\$9,549.36**



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

Statement Date: July 08, 2026
Agenda Page 143

Amount Due: \$655.19

Due Date: July 29, 2026

Account #: 211001800369

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

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

Current Month's Charges	\$655.19
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Amount Due by July 29, 2026	\$655.19
-----------------------------	----------

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



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Account #: 211001800369

Due Date: July 29, 2026



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Amount Due: \$655.19

Payment Amount: \$ _____

606940292752

Your account will be
drafted on July 29, 2026

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

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

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



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

Agenda Page 144

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

Service Period: Jun 03, 2026 - Jul 01, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Total Current Month's Charges

\$655.19

Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: July 08, 2026
Agenda Page 145

Amount Due: \$829.90

Due Date: July 29, 2026

Account #: 211001800146

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

Account Summary

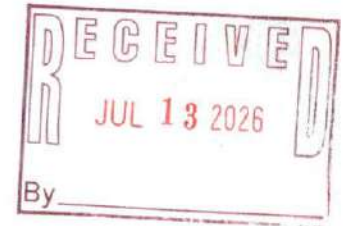
Current Service Period: June 03, 2026 - July 01, 2026

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

Current Month's Charges	\$829.90
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Amount Due by July 29, 2026	\$829.90
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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recommendations to help lower your bill.

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Account #: 211001800146

Due Date: July 29, 2026

Amount Due: \$829.90

Payment Amount: \$ _____

606940292751

Your account will be
drafted on July 29, 2026



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

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

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



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

Agenda Page 146

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

Service Period: Jun 03, 2026 - Jul 01, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Total Current Month's Charges

\$829.90

Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

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Ways To Pay Your Bill



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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 08, 2026
Agenda Page 147

Amount Due: \$311.05

Due Date: July 29, 2026

Account #: 221007991963

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



Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

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

Current Month's Charges	\$311.05
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Amount Due by July 29, 2026	\$311.05
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 221007991963

Due Date: July 29, 2026



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Amount Due: \$311.05

Payment Amount: \$ _____

625458758242

Your account will be
drafted on July 29, 2026

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

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

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



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

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

Service Period: Jun 03, 2026 - Jul 01, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$311.05**

Total Current Month's Charges

\$311.05

Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

00000058-0000530-Page 16 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: July 08, 2026
Agenda Page 149

Amount Due: \$616.55

Due Date: July 29, 2026

Account #: 211001800609

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



Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due \$616.55

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

Current Month's Charges \$616.55

Amount Due by July 29, 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.



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

TECOaccount.com

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



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

Account #: 211001800609

Due Date: July 29, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$616.55

Payment Amount: \$ _____

606940292753

Your account will be
drafted on July 29, 2026

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

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

Make check payable to: TECO

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



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

Agenda Page 150

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

Service Period: Jun 03, 2026 - Jul 01, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$616.55**

Total Current Month's Charges

\$616.55

Important Messages

Good news for business customers!
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Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Statement Date: July 08, 2026
Agenda Page 157

Amount Due: \$1,630.80

Due Date: July 29, 2026
Account #: 221008055560

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

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	\$1,750.59
Payment(s) Received Since Last Statement	-\$1,750.59

Current Month's Charges	\$1,630.80
--------------------------------	-------------------

Amount Due by July 29, 2026	\$1,630.80
------------------------------------	-------------------

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

Your Energy Insight

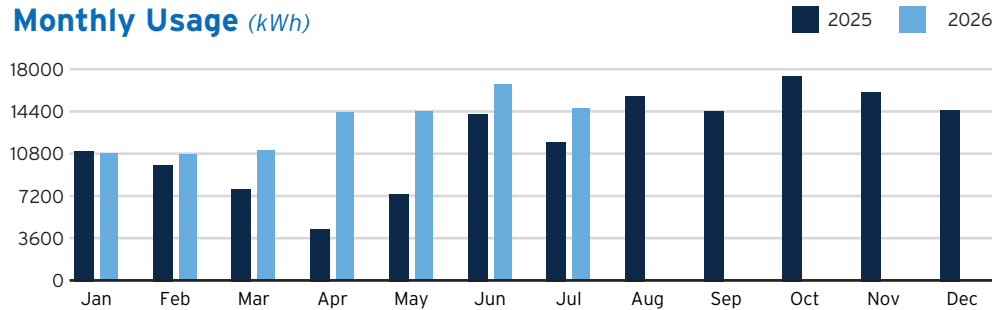
 Your average daily kWh used was **25.25% higher** than the same period last year.

 Your peak billing demand was **3.23% higher** than the same period last year.



Scan here to view
your account online.

Monthly Usage (kWh)



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

TECOaccount.com

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

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



Account #: 221008055560

Due Date: July 29, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,630.80

Payment Amount: \$ _____

625458758243

Your account will be
drafted on July 29, 2026

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

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

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



Service For:
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

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

Meter Read

Meter Location: CLUBHOUSE

Service Period: Jun 03, 2026 - Jul 01, 2026

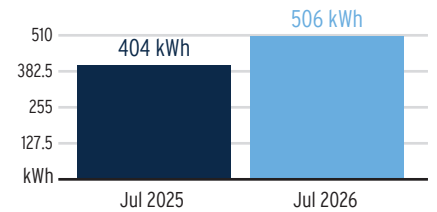
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	07/01/2026	13,846		99,174		14,672 kWh	1	29 Days
1000813546	07/01/2026	31.8		0		31.8 kW	1	29 Days

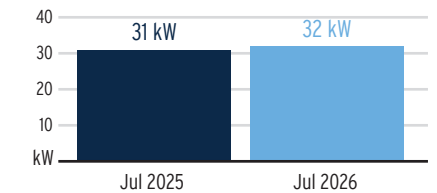
Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
	Billing Demand Charge	32 kW @ \$19.06000/kW	\$609.92
	Energy Charge	14,672 kWh @ \$0.00815/kWh	\$119.58
	Fuel Charge	14,672 kWh @ \$0.03516/kWh	\$515.87
	Capacity Charge	32 kW @ \$0.72000/kW	\$23.04
	Storm Protection Charge	32 kW @ \$2.02000/kW	\$64.64
	Energy Conservation Charge	32 kW @ \$0.79000/kW	\$25.28
	Environmental Cost Recovery	14,672 kWh @ \$0.00072/kWh	\$10.56
	Clean Energy Transition Mechanism	32 kW @ \$1.15000/kW	\$36.80
	Storm Surcharge	14,672 kWh @ \$0.01035/kWh	\$151.86
	Florida Gross Receipt Tax		\$40.77
	Electric Service Cost		\$1,630.80

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$1,630.80

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

Ways To Pay Your Bill



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Tampa, FL 33631-3318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

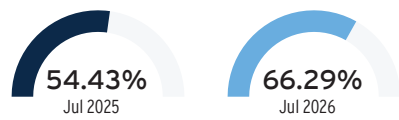
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Service For:
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

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

Load Factor



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

Important Messages

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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 : 725228301
Advice of Debit Date : 07/03/2026
Advice of Debit Due Date : 07/10/2026
Total Debited This Invoice : \$20.40



0006767 01 MB 0.672 01 TR 00028 R2BDDC11 000000



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



Inquiries

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

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-1FD

Processing Charges for
Period Ending Date: 06/24/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes:					
Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-1FD

\$20.40

Total Debited

\$20.40

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX5082 on 07/10/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

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

7/14/2026
10564614
\$4,202.00

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

Due Date
Net 30
8/13/2026

Supplied, delivered, and installed one (1) Atmos small cabinet, 1/2 hp compressor, 2 cooling fans, pressure gauge, 2-valve manifold, two (2) 9" dual self-sink diffusers, electric aerator sound kit, and 500 feet weighted airline as per Agreement dated 3-26-26	4,202.00
Completed on 7-2-26	

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

\$4,202.00

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

8/1/2026
10564654
\$2,866.00

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

Due Date
Net 30
8/31/2026

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



PARKWAY CENTER

Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	\$50,000.00
Credit Available	\$49,455.00
Statement Closing Date	June 30, 2026
Days in Billing Cycle	30
Previous Balance	\$60.24
- Payments & Credits	\$60.24
+ Purchases & Other Charges	\$544.24
+ Fees	\$0.00
= New Balance	\$544.24

PAYMENT INFORMATION

New Balance	\$544.24
Minimum Payment Due	\$544.24
Payment Due Date	July 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	\$60.24-
06/25	06/25	F568100J000CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	60.24-
		DALE H. WENTZEL JR	TOTAL XXXXXXXXXXXX8662	\$544.24
06/10	06/10	2401134HH2X5A3G4M	MICROSOFT#G164400724 MICROSOFT.COM WA	8.66
			MCC: 5045 MERCHANT ZIP: 98052	
06/16	06/17	2449216HR2X4H5ZX8	SP AUTHORIZID AUTHORIZ-ID C CO	278.00
			MCC: 5999 MERCHANT ZIP: 80538	
06/18	06/19	2469216HTBWE8N8Z4	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.60
			MCC: 4814 MERCHANT ZIP: 33178	
06/25	06/26	2444500J08PZNX57L	AQUAWORX 888-223-4567 FL	206.00
			MCC: 5046 MERCHANT ZIP: 33716	
06/26	06/28	2480394J3SFHBTNRQ	GOOGLE*MICROSOFT ONED SUPPORT.GOOGLE CA	0.99
			MCC: 5816 MERCHANT ZIP: 94043	
06/28	06/29	2403629J3MKYXBKV1	GOOGLE *GOOGLE ONE 888-986-7944 CA	2.99
			MCC: 5818 MERCHANT ZIP: 94043	

1183 0001 GHJ

002 7 31 260630 0

PAGE 1 of 3

10 5681 0100 2.50

82



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



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



82
 N202

PAYMENT INFORMATION

Account number ending in	8747
Payment Due Date	July 25, 2026
New Balance	\$544.24
Minimum Payment Due	\$544.24
Past Due Amount	\$0.00
Amount Enclosed:	\$

428890010253874700054424000544243

LATE FEE CALCULATION

Type of Balance	Late Fee Percentage	Balance Subject to Late Fee	Late Fee Amount
Purchases	0.00% (f)	\$60.24	\$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>.

Start Date

04/09/2026

End Date

07/08/2026

FILTER

04/18/2026

Order ID: BRM20260418327646635

Status: SUCCESSFUL PAYMENT

[Prev Order](#)[Next Order](#)

\$47.60

ORDER DETAILS

05/18/2026

Order ID: BRM20260518337549968

Status: SUCCESSFUL PAYMENT

06/17/2026

Enroll

Order ID: BRM20260617347405086

Status: SUCCESSFUL PAYMENT

\$47.60

Cart

06/17/2026

Order ID: BRM20260617347405086

Status: SUCCESSFUL PAYMENT



Silver Unlimited

Unlimited talk, text & data

10 GB hotspot data per month

International calls to Canada & Mexico

\$47.60

Payment

VISA 8662

Order Summary

SubTotal

Discounts

Total Mandatory Tax Amount

Total Other Tax Amount

Total

PAYMENT

PAYMENT METHOD

Credit Card

VISA ****8662

\$45.00

-\$1.00

\$0.59

\$3.01

\$47.60

Order Summary

SubTotal

Discount

Mandatory Taxes and Fees

Other fees and Surcharges

ORDER TOTAL

Feedback

1 Tax: The tax and service charge amount shown is based on the actual taxes and service charges applied to your order.

2 A tax, fee, or surcharge to fund the 911 and 988 Suicide Hotline, imposed

by law on prepaid wireless users or assessed by us to recover the cost of complying with E911 and 988 laws and regulations. In California only: taxes, fees or surcharges include: (1) the Prepaid 911/988 Surcharge, (2) Local Charges on prepaid mobile telephony services for utility user taxes and for access to communication services or to local "911" emergency telephone systems, (3) Public Utilities Commission (PUC) reimbursement (user) fees (PUC Fee) and (4) the Public Purpose Program (PPP) surcharge. To review the rates for the above PPP surcharges, please visit <http://www.cpuc.ca.gov>

3 USF Charge: This charge is to recover our contribution requirement to the Federal Universal Service Fund.

4 Regulatory Charge: Fee to help cover our costs related to complying with government regulations and programs.

SIGN UP

and get promotional emails

Email

By entering your email address and submitting this form, you agree to receive marketing communications regarding Straight Talk products and services and to the use of your information as detailed in our Privacy Policy | California Privacy Notice. You acknowledge being at least 13 years of age.

Self-Service Tools Available 24/7

[Prev Order](#)[Next Order](#)

Check your balance, refill or manage plan

CONNECT WITH US

-
-
-
-
-

ORDER DETAILS

06/17/2026
Enroll
Order ID: BRM20260617347405086
Status: SUCCESSFUL PAYMENT

SHOP

- [Phones and Devices](#)
- [Plan & Services](#)
- [Deals](#)
- [Buy SIM Cards](#)
- [Bring Your Own Phones](#)
- [Bring Your Own Tablet](#)
- [Mobile Hotspots](#)
- [Phone Payment Plan](#)
- [Trade-In Program](#)

CURRENT CUSTOMERS

- [Refill](#)
- [Activate](#)
- [Get Support](#)
- [Track My Order](#)

ABOUT STRAIGHT TALK

- [Why Straight Talk?](#)
- [Coverage Map](#)
- [Special Offers](#)
- [Find Us at Walmart](#)
- [How it Works](#)
- [Lifeline Program](#)
- [Terms and Conditions](#)
- [Terms of Use](#)
- [Return Policy](#)
- [Site Map](#)
- [Contact Us](#)
- [Unlocking Policy](#)
- [Hearing Aid Compatibility](#)
- [Straight Talk Blog](#)
- [Privacy Policy](#)
- [Retailers](#)
- [Code of Conduct](#)
- [Affiliate Program](#)
- [Accessibility](#)
- [Mobile Identity Protection](#)
- [Privacy Central](#)

Cart



Silver Unlimited
Unlimited talk, text & data
10 GB hotspot data per month
International calls to Canada & Mexico

PAYMENT

PAYMENT METHOD

Credit Card
 ****8662

Order Summary

SubTotal

Discount

Mandatory Taxes and Fees

Other fees and Surcharges

ORDER TOTAL

- [!\[\]\(d17ae717f7244025513670528a06f9c3_img.jpg\) Your Privacy Choices](#)
- [California Privacy Notice](#)

"Plans starting at \$25/mo" is based on: (1) \$25/line/mo with four lines on Silver Unlimited plan; and (2) \$25/mo for a single line on StraightSAVINGS! plan with a compatible, unlocked device and new line.

"Same price since 2009" applies only to the base monthly price of the \$45 Straight Talk Plan (currently Silver Unlimited plan) for the period 10/16/2009 to the present. It does not include taxes, fees, surcharges, or any service add-ons or features which may have changed during this timeframe. Straight Talk does not offer any guarantee regarding future service plan pricing.

"America's most reliable 5G network" is based on RootMetrics® United States RootScore® Report: 2H 2025. Tested with best commercially available smartphones on three national mobile networks across all available network types. Your experiences may vary. RootMetrics rankings are not an endorsement of Verizon.

Walmart+ Membership requires a valid payment plan to retain Walmart+ Membership and access to Walmart+. Straight Talk offers Walmart+ at www.straightTalk.com/walmart. When using this App, standard rates and balances apply.

††Device Protection™ (MP): Serviceable devices with a valid serial number and address are required to activate Device Protection. Devices without a valid serial number are not eligible for coverage. Excluded devices include: (1) devices that require contact information at the time of purchase, and (2) devices with an MSRP of \$50 or less. If you purchase a device under \$50 MSRP, you will not be eligible for coverage. Terms, conditions, and exclusions will be sent by SMS at the time of purchase.

working condition, \$200 service
 ** Unlimited international calls
 change at any time. For each St

will apply to all lines in the acco
from the US or Puerto Rico (no

*Based on Ookla® Speedtest results. Download speeds may be temporarily slower than other providers.

∞Credit card and Account requ
ΔBy texting keywords to 61161'
refer to our privacy policy.

†5G access requires a 5G-capable device. Reward Points can only be applied to the amount needed. Reward Points have no expiration date and do not apply to taxes.

The \$10 Global Calling Card m
available to select destinations
international roaming allowed.

plus the cost of the International
use or 30 days after your service

ST Tablet Unlimited Plan Discounts

^ Silver/Bronze 7-Day Plan Disc
Silver plan customers on the Ve
available for Auto Pay enrollme

Straight Talk is a registered trade

[Prev Order](#)[Next Order](#)

ORDER DETAILS

06/17/2026

Enroll

Order ID: BRM20260617347405086

Status: SUCCESSFUL PAYMENT

Cart



Silver Unlimited

Unlimited talk, text & data

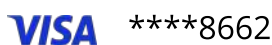
10 GB hotspot data per month

International calls to Canada & Mexico | v

PAYMENT

PAYMENT METHOD

Credit Card



Order Summary

SubTotal

Discount

Mandatory Taxes and Fees

Other fees and Surcharges

ORDER TOTAL

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	G164400724
Invoice Date In UTC	06/10/2026

Total Amount	USD 8.66
Due on 06/10/2026	

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

Invoice for activity on 06/09/2026

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/G164400724>

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)
06/09/2026-07/08/2026	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>

Purchase Receipt for Transaction: 814435225

1 message

angela.haston@fountainpeople.com <noreply@slimcd.com>

Thu, Jun 25, 2026 at 1:05 PM

Reply-To: angela.haston@fountainpeople.com

To: parkwaycenterclubhouse@gmail.com

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

=====

**** Payment Receipt ****

Date: 6/25/2026 1:05:57 PM (ET)

Receipt#: 814435225

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

Invoice/SO Number: 0013876
Special Instructions: Name on card
Dale H Wentzel Jr

Type: Visa
Acct: XXXXXXXXXXXXX8662

Amount: \$206.00 USD

Thank you!

Validation Code: 0CE91695693E83B10ECFACDB585E98AEAC29738B

AuthorizID



Orders Profile

← Order #6059

Confirmed Jun 16 from order #D1214

Delivered Jun 20

USPS [9470150105495000567204](#)

-  Delivered
Jun 20
- On its way
Jun 19
- Confirmed
Jun 16

[Track order with Shop](#)



100 pcs 26 Bit AWID Compatible Proximity Key Fobs Weigand Thin Grey \$253.00

Subtotal	\$253.00
Shipping	\$25.00
Total	USD \$278.00

Contact parkwaycenterclubhouse@gmail.com

Ship to DALE WENTZEL
38035 Woodside Lane
Zephyrhills Florida 33542
United States

Method 1-2 day Priority

Payment

shop

Visa · 8662 

\$278.00 USD · Jun 16

[United States](#)  [Refund policy](#) [Privacy policy](#) [Terms of service](#)



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Jun 28, 2026

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

Sun, Jun 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..16
Order date: Jun 28, 2026 11:36:10 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

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

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

Questions? Visit [Google LLC](#).

[Quoted text hidden]



Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Jun 28, 2026

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

Sun, Jun 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..16
Order date: Jun 28, 2026 11:36:10 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

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

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

Questions? Visit [Google LLC](#).

[Quoted text hidden]

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
24590	07/02/2026	\$1,660.00	08/01/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Hillsborough - Commercial	Regular Pool Service	1	1,600.00	1,600.00
CYA MAINTENANCE	CYA Fee per pool.	1	60.00	60.00

Ways to pay

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

[View and pay](#)

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
24735	07/24/2026	\$280.00	08/23/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
EXTRA CHEMICALS DUE TO LEAKS	Extra Chemicals Due To Leaks - July	1	280.00	280.00

Ways to pay

SUBTOTAL	280.00
TAX	0.00
TOTAL	280.00
BALANCE DUE	\$280.00

View and pay

Business Observer

Agenda Page 172

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

INVOICE

Legal Advertising

Invoice # 26-02419H

Date 07/10/2026

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

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

Description

Amount

Serial # 26-02419H

\$63.44

Notice of Rescheduled Meeting

RE: Parkway Center CDD Board of Supervisors Meeting on 7/17/26 at 3:00 PM

Published: 7/10/2026

Important Message

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

Paid

()

Total

\$63.44

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 Rescheduled Meeting Parkway Center Community Development District

The regular meeting of the Board of Supervisors of the Parkway Center Community Development District ("District") **scheduled for Wednesday, July 22, 2026, at 6:30 p.m. has been cancelled and rescheduled to Friday, July 17, 2026, at 3:00 p.m. at the Parkway Center CDD Clubhouse, 7461 S Falkenburg Road, River-view, Florida, 33578.**

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting without further publication of notice. There may be occasions when Supervisors or staff will participate by communication media technology.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations in order to access and participate in the regular meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Alba Sanchez, District Manager
July 10, 2026

26-02419H

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.

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Agenda Page 174

Invoice	
Invoice Number	Date
771071	07/01/2026
Customer Number	Due Date
400493	08/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		07/01/2026	08/01/2026

Quantity	Description	Months	Rate	Amount
2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL				
1.00	Active Video Monitoring 08/01/2026 - 08/31/2026	1.00	\$800.00	\$800.00
1.00	Passive Standard Camera 08/01/2026 - 08/31/2026	1.00	\$30.00	\$30.00
1.00	Service & Maintenance 08/01/2026 - 08/31/2026	1.00	\$364.14	\$364.14
			Subtotal:	\$1194.14
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$1194.14

Date	Invoice #	Description	Amount	Balance Due
7/1/2026	771071	Monitoring Services	\$1194.14	\$1194.14

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
771071	07/01/2026
Customer Number	Due Date
400493	08/01/2026

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

EZ Mulch now American GroundPro

PO Box 550512

Jacksonville, FL 32255

+19042545366

AR@americangroundpro.com

Invoice**BILL TO**

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
5073	06/15/2026	\$4,958.19	07/15/2026	Net 30	

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

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

BALANCE DUE

\$4,958.19

ACH Instructions

Beneficiary: FCM Industries Opco, LLC

Please call for details

36-09 20th Ave
Astoria NY 11105

LIC # EC 1301807

Date	Invoice #
7/3/2026	F2073

Bill To
Inframark 2654 Cypress Ridge Blvd. Wesely Chapel, FL 33544

Service For
Parkway Center CDD

P.O. No.	Project
	Parkway Center CDD

Description	Amount
Connect new Aeration pump controller.	250.00
Total	\$250.00

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 407262

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

Date	Due Date
07/15/26	8/14/2026
Account Owner	PO#
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$110.19

#407780 - Irrigation Repair - Controller I Zone 10 Solenoid Replacement*Control Components - 07/02/2026*

Irrigation Technician Labor	1.00HR	\$65.00	\$65.00
Hunter AC Solenoid Assembly 24 VAC	1.00EA	\$30.76	\$30.76
Pro-Trade Irrigation/Lighting Wire	3.00EA	\$3.06	\$9.18
Connector Blue/Blue 20 Pack (PER PIECE)			

Fuel Surcharge 5% - 07/02/2026

Fuel Surcharge	104.94EA	\$0.05	\$5.25
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Grand Total **\$110.19**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$110.19	\$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.

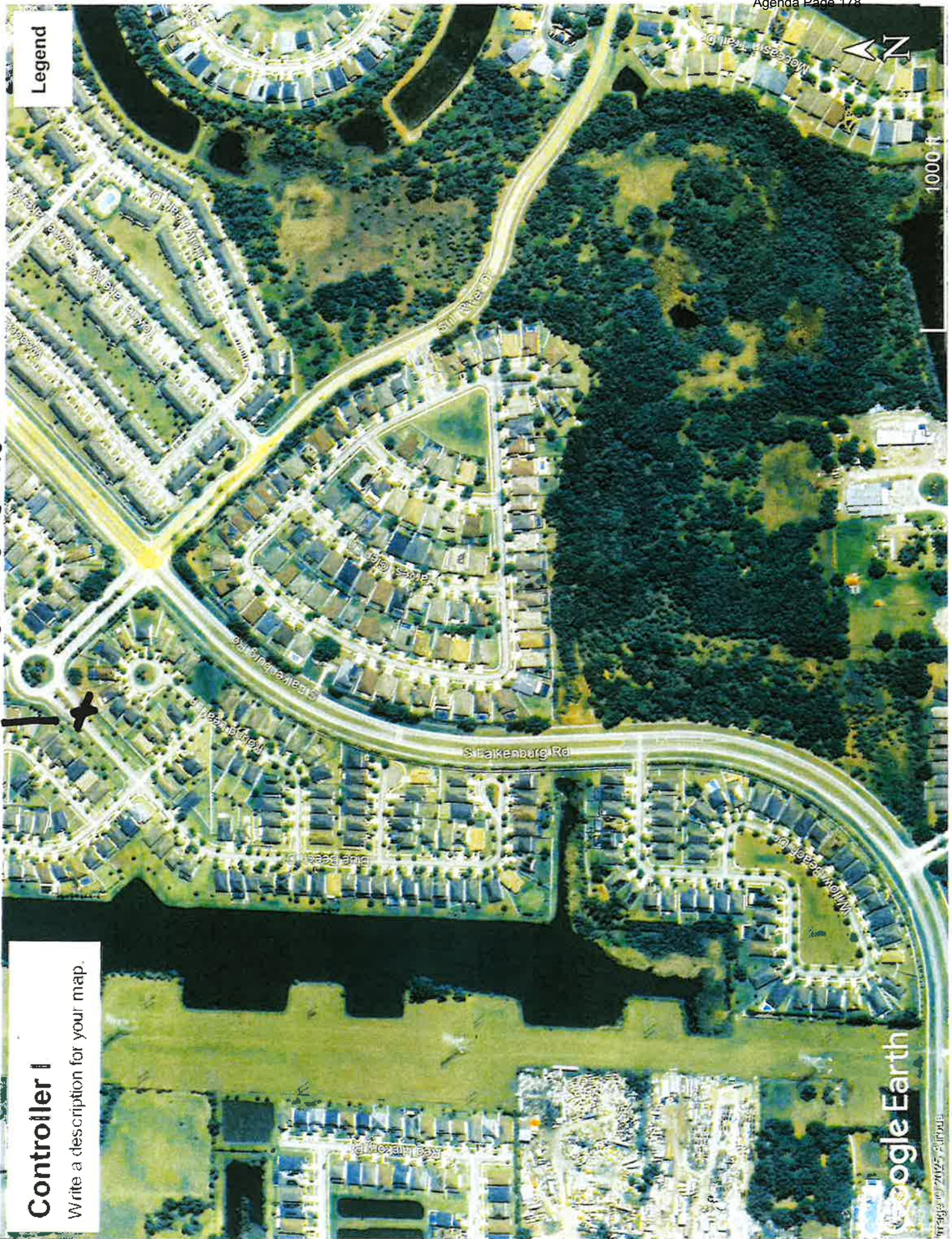
Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Controller II

Write a description for your map.

R/O'ed Solenoid Valve
and PLCO's



S2W Security

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

Invoice

Invoice# INV-4855

Balance Due
\$1,196.00

Bill To

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

Invoice Date : 01 Jul 2026

Terms : Custom

Due Date : 06 Jul 2026

Subject :

Parkway Center CDD Pool Security
 Work Week Dates:
 6-19-26_6-21-26
 6-26-26_6-28-26



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

Sub Total 1,196.00

No Tax (0%) 0.00

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

Notes

Thanks for your business.

Payment Options



Terms & Conditions

Terms & Conditions

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

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

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

Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of \$39.00 in addition to the daily interest fee mentioned above. The parties agree that due to the nature of the services to be provided by Secur2ware, the payments to be made by the Customer for the term of this agreement form an integral part of Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix Secure2ware's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by Secure2ware in preparation of Legal Documents and Billable Action including Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgement of this clause will be enforceable. The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS

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

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

Keith Ware

Authorized Signature



Confidentiality Statement:

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

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

Legal Notice:

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

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

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

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

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

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

Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com



S2W Security

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

Invoice

Invoice# INV-4865

Balance Due
\$1,250.00

Bill To

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

Invoice Date : 15 Jul 2026

Terms : Custom

Due Date : 20 Jul 2026

Subject :

Parkway Center CDD Pool Security
 Work Week Dates:
 7-3-26_7-5-26
 7-10-26_7-12-26



#	Item & Description	Qty	Rate	Amount
1	Professional Services 7-3-26 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 7-4-26 12:00pm-9:00pm	9.00	32.00	288.00
3	Professional Services 7-5-26 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 7-10-26 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 7-11-26 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 7-12-26 12:00pm-9:00pm	9.00	26.00	234.00

Sub Total 1,250.00

No Tax (0%) 0.00

Total \$1,250.00**Balance Due \$1,250.00**

Notes

The \$6 hourly holiday rate has been applied for this invoice

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



Parkway Center
Cash Flow Projection
8/17/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - BankUnited	61,018.00	3.53%
MMA - BankUnited	492,266.00	3.53%
Less: Current Outstanding AP	<u>(27,340.00)</u>	
Estimated Cash Available Today	<u>525,944.00</u>	
 Outstanding FY26 Tax Roll	 -	
 Estimated Total Cash Available with Tax Roll	 <u>525,944.00</u>	
 <u>Projections:</u>		
Monthly Average Spend (October - Aug)	87,222.00	
 Total Monthly Average Spend	 <u>87,222.00</u>	
 Average Spend to YE (1 month September)	 (87,222.00)	
 Expected Cash Flow at YE (9/30/26)	 <u>613,166.00</u>	
 Average Spend 1st QTR FY27 (3 mos avg spend)	 261,666.00	
 Expected Need through 1st QTR FY27	 <u>351,500.00</u>	
<i>*tax roll revenue for the new FY is received in December</i>		