

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MARCH 27, 2019**

**PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

WEDNESDAY, MARCH 27, 2019

6:30 p.m.

Rivercrest CDD Clubhouse

Located at 11560 Ramble Creek Drive, Riverview, FL 33569.

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Daniel Fleary, Jr Lawrence T. Hollis Suzanne DeCopain JoAnn Ward Koko Miller
District Manager	Meritus	Brian Howell
District Attorney	Burr Forman	Scott Steady
District Engineer	Stantec, Inc.	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **6:30 p.m.** with the third section is called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. Fourth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The sixth section called **Management Reports** allows the District Administrator to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the 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 the appeal is to be based.

Board of Supervisors
Parkway Center Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, March 27, 2019 at 6:30 p.m.** at Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 4. BUSINESS ITEMS**
 - A. Capital Improvements Update
 - B. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes February 27, 2019 Tab 01
 - B. Consideration of Operations and Maintenance Expenditures February 2019..... Tab 02
 - C. Review of Financial Statements Month Ending February 28, 2019 Tab 03
- 6. MANAGEMENT REPORTS**
 - A. District Manager’s Report
 - B. Field Manager Tab 04
 - i. District Inspection Reports
 - ii. Staff Action List
 - iii. Aquatic Systems Report
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Howell
District Manager

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

February 27, 2019 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, February 27, 2019 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, February 27, 2019 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Daniel Fleary, Jr	Chair	
Lawrence T. Hollis	Vice Chair	
Suzanne DeCopain	Supervisor	<i>via conference call</i>
JoAnn Ward	Supervisor	
Koko Miller	Supervisor	

Staff Members Present:

Brian Howell	Meritus	
Scott Steady	District Counsel	<i>via conference call</i>
Tonja Stewart	District Engineer	<i>via conference call</i>

There was one audience member present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

i. Consideration of Approval in Substantial Form – Updated Lien and Disclosure for 2008 Amenity Bonds

ii. Consideration of Approval in Substantial Form – Updated Lien and Disclosure for 2018 Refunding and Amenity Bonds

Mr. Steady went over the updated Notice of Lien and Disclosure of Public Financing for the original bonds and recreation center bonds. He also went over the Taylor Morrison side, which included the refinance bonds and the recreation center bonds as well. Taylor Morrison is platting the Eagle's Nest property. Mr. Steady wants to make sure the Notice of Lien and Disclosure is included with the appropriate area of the Eagle's Nest before finalizing. He recommended for the Board to approve both of the Notice of Lien and Disclosure documents in substantial form.

MOTION TO: Approve the updated Notice of Lien and Disclosure
of Public Financing documents for the Parkway
Center CDD in substantial form for both plats.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor Hollis
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

Mr. Steady left the meeting via conference call.

B. District Engineer

Ms. Stewart went over doing a cleanup behind the Falkenberg larger monument and Castle Creek where the lower grading is. Ms. Stewart will get a proposal from Aquatic Systems for the next meeting. She also noted that there is still some storm water management work that needs to be done.

Ms. Stewart left the meeting via conference call.

4. BUSINESS ITEMS

A. Discussion on Taylor Morrison Construction

B. Discussion on Trespass Activity

Mr. Howell provided an update on the Taylor Morrison construction and trespass activity. Taylor Morrison was bidding the property out, so vendors were out there walking the property. They have engaged RIPA to do the work. Supervisor Ward went over some of the safety and security concerns about the area, including coyotes and other animal activities. Mr. Howell said they can ask the patrols to keep an eye on it. Mr. Howell will reach out to Taylor Morrison to have them put out signs that say something like trespassers will be prosecuted.

C. Capital Improvements Update

i. Discussion on Landscape Schedule

ii. Discussion on Construction Schedule

Mr. Howell updated the Board on the progress of the capital improvement project.

F. Discussion on Town Hall Construction Meeting

Mr. Howell went over the timeline for the construction. Clearing the land will be done in mid to late July. Vertical construction should begin in August. In May, the construction drawings should be ready to be unveiled to the public. The Board will get to see them at the April meeting first. The clubhouse will be about 4,500 square feet. The pool area will be about 5,000 feet. The Board

and Mr. Howell discussed some of the details of the pool area, including the spa, shade structure, and play area. Mr. Howell also went over that the funds that were fronted have been paid back.

5. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting January 23, 2019

The Board reviewed the minutes. Supervisor Ward asked about the Florida Highway Patrol filling out the reports. They will likely turn them all in at the end of the month.

MOTION TO:	Approve the January 23, 2019 meeting minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures January 2019

The Board reviewed the O&Ms. Supervisor Ward asked about the five hour shifts for FHP and the \$240 for repair of potholes.

MOTION TO:	Approve the January 2019 O&Ms.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

C. Review of Financial Statements through January 31, 2019

The Board reviewed and accepted the financials.

6. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

- i. District Inspection Report**
- ii. Staff Action List**
- iii. Aquatic Systems Reports**

Mr. Howell went over the reports with the Board. They will shoot for March or April to have a representative from Solitude at the meeting. Solitude bought out Aquatic Systems. Supervisor

Hollis went over that the Baywood monument needs attention, as there are vines and possible fungal activity growing on it. Supervisor Hollis also went over that the landscape lighting at the Riverview entrance appears to be staying on most of the day. Mr. Howell noted that a rain sensor probably needs to be replaced. Supervisor Ward mentioned the trees that are noted with pink/red. Those trees will be removed. Supervisor Ward also requested for Josh to take a photo of Pond 8 next time he is out since it has been a trouble spot.

7. SUPERVISOR REQUESTS

Supervisor Fleary asked about the website update and landscape inspections. He thought Supervisor DeCopain might like to go out on the inspections as well. Supervisor DeCopain agreed and said as long as she knows the date in advance, she should be able to do it. She will send Mr. Howell an email letting him know what days of the weeks and times will be better with her schedule.

Supervisor Ward asked to make sure the landscapers grab the snipe signs when they see them. She also mentioned the debris in the ponds.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

The audience member commented about trash in the ponds. Mr. Howell will reach out to the aquatics provider. The resident also commented on some places where the sidewalks are lifted. Mr. Howell said Ms. Stewart could reach out to the County to see if they can grind some of the more egregious areas.

9. ADJOURNMENT

MOTION TO:	Adjourn at 7:30 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**Please note the entire meeting is available on disc*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Aquatic Systems, Inc.	435283	\$ 1,381.00		\$ 1,132.00	Lake & Wetland Services - February
LMP	140756	17,917.15			Ground Maintenance - February
Meritus Districts	8902	7,760.06		\$ 7,947.25	Management Services - February
Monthly Contract Sub-Total		\$ 27,058.21			

Variable Contract					
Burr Forman	1067646	\$ 3,385.06			Professional Services - thru 01/31/19
Cardno	268031	225.00			Professional Services - thru 12/28/18
Stantec	1469370	1,049.90			Professional Services - thru 01/25/19
Variable Contract Sub-Total		\$ 4,659.96			

Utilities					
Tampa Electric	211001800146 020619	\$ 616.73			Electric Service - thru 01/31/19
Tampa Electric	211001800369 020619	486.66			Electric Service - thru 01/31/19
Tampa Electric	211001800609 020619	443.08			Electric Service - thru 01/31/19
Tampa Electric	311000070319 010719	6,909.18			Electric Service - thru 12/19/18
Tampa Electric	311000070319 080318	7,190.56			Electric Service - thru 07/20/18
Tampa Electric	311000070319 110518	7,188.76			Electric Service - thru 10/22/18
Tampa Electric	311000070319 120518	7,251.26	\$ 30,086.23	\$ 3,583.33	Electric Service - thru 11/19/18
Utilities Sub-Total		\$ 30,086.23			

Regular Services					
Steve Gaskins Contracting, Inc.	19287	\$ 4,978.00			Community Patrol - January
Regular Services Sub-Total		\$ 4,978.00			

Additional Services					
LMP	141088	\$ 243.56			Irrigation Repair - 01/30/19

Parkway Center Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
LMP	141177	243.86	\$ 487.42		Irrigation Repair - 02/04/19
Additional Services Sub-Total		\$ 487.42			
TOTAL:		\$ 67,269.82			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 2/1/2019

INVOICE NUMBER: 0000435283

CUSTOMER NUMBER: 0045990

PO NUMBER:

PAYMENT TERMS: Net 30

Parkway Center CDD
C/O Meritus Corp
2005 Pan Am Circle Dr. #120
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - February		1,381.00	1,381.00

5390
B44615

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$1,381.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

DATE: 2/1/2019

INVOICE NUMBER: 0000435283

CUSTOMER NUMBER: 0045990

TOTAL AMOUNT DUE: \$1,381.00



Address Changes (Note on Back of this Slip)
Please include contact name and phone number

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

REVIEWEDdthomas 2/20/2019

Invoice

Date	Invoice #
2/1/2019	140756

813-757-6500
813-757-6501

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Services for the month February 2019

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	16,560.00	16,560.00
Addendum #1 Falkenburg/Still River Drive	1	580.00	580.00
Addendum #2 Falkenburg/Willbeach Park	1	1,050.00	1,050.00
1.5% Discount as per Early Payment Terms Agreement (to be paid within 10 days from the date of invoice)	1	-272.85	-272.85
<p>RD 539w 4604</p>			
Total			\$17,917.15
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	3/3/2019	\$0.00
Balance Due			\$17,917.15

REVIEWED dthomas 1/30/2019

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 8902
Invoice Date: Feb 1, 2019
Page: 1

Bill To:
Parkway Center CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Parkway Center CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/19

Quantity	Item	Description	Unit Price	Amount
124.00		District Management Services - February		2,403.33
		Field Management		2,308.93
		Recording Secretary		461.92
		Technology Services		200.00
		Accounting Services		2,406.41
		Technology Services - credit for bill paid directly by district		-49.00
		Postage - December		9.87
		Copies: B/W - December	0.15	18.60

Subtotal	7,760.06
Sales Tax	
Total Invoice Amount	7,760.06
Payment/Credit Applied	
TOTAL	7,760.06

REVIEWED dthomas 1/28/2019

Received

FEB 19 2019



results matter

Post Office Box 830719
Birmingham, Alabama 35283-0719
Office: (205) 251-3000
Fax: (205) 458-5100
BURR.COM

PARKWAY CENTER CDD
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 120
TAMPA, FL 33607-2529

12 Feb 2019
Invoice # 1067646
Bill Atty: S Steady
As of 01/31/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

BILL SUMMARY THROUGH JANUARY 31, 2019

Professional Services	\$3,336.00
Disbursements	49.06
TOTAL DUE THIS BILL	\$3,385.06

51400
3100

REMITTANCE COPY

PLEASE INCLUDE THIS PAGE WITH YOUR PAYMENT

REVIEWEDdtomas 3/6/2019

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

12 Feb 2019
Invoice # 1067646
Page 2

PARKWAY CENTER CDD
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 120
TAMPA, FL 33607-2529

12 Feb 2019
Invoice # 1067646
Bill Atty: S Steady
As of 01/31/19

EMPLOYER I.D. #63-0322727

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

Date	Description	Atty	Hours	Rate	Value
12/13/18	Emails with attorney Brian Bowles regarding CDD taking control of parcels for eagles nest plat.	SIS	0.30	300.00	\$90.00
01/02/19	Email Board regarding closing on Bonds; outline next steps to take; provide follow-up to Bond counsel on closing; email with Brian Howell.	SIS	1.00	300.00	\$300.00
01/04/19	Review file for existing Notice of Lien and Disclosure; outline existing documents.	SIS	1.00	300.00	\$300.00
01/07/19	Email to Alex at Meritus regarding TM's assessments; pull assessments and notice to draft new notices and disclosures for new bonds and assessments.	SIS	1.50	300.00	\$450.00
01/14/19	Review title commitment, title objection letter and marked up title commitment.	EB	0.50	180.00	\$90.00
01/17/19	Work on finalizing updated lien and disclosure; revise	SIS	3.00	300.00	\$900.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

12 Feb 2019
Invoice # 1067646
Page 3

<u>Date</u>	<u>Description</u>	<u>Atty</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
	references per bond documents; create two lien notices for two different sections of the District.				
01/17/19	Email correspondence to Brenda Waldecker at First American transmitting marked up commitment and copy of survey.	EB	0.20	180.00	\$36.00
01/23/19	Finalize updated lien of record and disclosure and forward to Brian for his review and to place on agenda; emails with Brian; email to TM on status of plat.	SIS	1.50	300.00	\$450.00
01/24/19	Email with TM regarding status of plat for Eagle's Nest; pull draft design build contract for use on rec center and briefly revise to conform for Parkway.	SIS	1.00	300.00	\$300.00
01/25/19	Finalize exhibits to attach to notices; review each platted subdivision to include in legal description.	SIS	1.00	300.00	\$300.00
01/31/19	Draft letter for Manager to sign acknowledging to SWFWMD that the District will accept water body in new plat; email with Brian.	SIS	0.40	300.00	\$120.00
Total Services					\$3,336.00

<u>Date</u>	<u>Disbursements</u>	<u>Value</u>
12/21/18	Certified Copies – VENDOR: Florida Department	30.00

BURR & FORMAN LLP

1202882 PARKWAY CENTER CDD
0002817 Parkway General File

12 Feb 2019
Invoice # 1067646
Page 4

Date	Disbursements	Value
12/21/18	of State; INVOICE#: 12.21.18; DATE: 12/21/2018 - Florida certified copy of Articles of Organization of South Tampa Land, LLC (1202882---2817) - Lori Tipson Overnight Mail – VENDOR: FedEx INVOICE#: 641635281 DATE: 12/31/2018 Tracking #774046664824 From: Burr & Forman LLP, 201 North Franklin Street Ste, TAMPA, FL 33602 To: Certification Division, Florida Department of State, 2661 W EXECUTIVE CENTER CIR, TALLAHASSEE, FL 32301	13.38
01/24/19	Filing Fees – VENDOR: Florida Department of State; INVOICE#: 123118; DATE: 1/24/2019 - online filing	5.00
	Postage	0.68
	Total Disbursements	\$49.06
	Total Services and Disbursements	\$3,385.06
	TOTAL NOW DUE	\$3,385.06

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	\$300.00	10.70	\$3,210.00
Estrella Bello	\$180.00	0.70	\$126.00
TOTALS		11.40	\$3,336.00



Check Remittance:
Cardno, Inc.
P.O. Box 123422
Dallas, TX 75312-3422

INVOICE

EFT Remittance:
Account Name: Cardno, Inc.
Bank Name: HSBC Bank USA, NA
ABA Number: 123006389
Account Number: 447006894
Email Notification: CBS.EFT@cardno.com
Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 **Phone:** 720 257 5800 **Fax:** 720 257 5801 **www.cardno.com**
Please include an invoice copy with payment or reference the invoice number on your remittance.

Parkway Center CDD
Brian Howell
2005 Pan Am Circle
Suite 120
Tampa FL 33607

Invoice # : 268031
Invoice Date : 01/21/2019
Terms : 30 Days
Project : RT21600010
Project Manager : Boser, Patrick G.

Project Name : Falkenburg Rd Extension

EMAIL ONLY- brian.howell@merituscorp.com

For Professional Services Rendered through: 12/28/2018

Phase: 1000 - Maintenance

	Amount
Per-Event Fee	225.00
-December Event	
Subtotal	225.00
Total This Phase	\$225.00
Total Fee Type CPM:	225.00

Amount Due this Invoice **\$225.00**

Outstanding Invoices

Number	Date	Balance
268031	01/21/2019	225.00
Total Now Due		225.00

Aging Balances

<u>Under 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>Over 90</u>
225.00	0.00	0.00	0.00

12/26 5390
 4616

REVIEWEDdthomas 2/20/2019



INVOICE

Page 1 of 1

Invoice Number 1469370
Invoice Date February 5, 2019
Purchase Order 215600346
Customer Number 83368
Project Number 215600346

Bill To

Parkway Center CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

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

Project Parkway Center Community Dev District

Project Manager
Current Invoice Total (USD)

Stewart, Tonja L
1,049.90

For Period Ending

January 25, 2019

Bond pre closing document and process requisitions; discuss pond maintenance work with Meritus and contractor

Top Task 219 2019 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.75	110.00	192.50
Stewart, Tonja L	5.00	170.00	850.00
Subtotal Professional Services	6.75		1,042.50

Disbursements

Direct - Postage & Courier	7.40
Subtotal Disbursements	7.40

Top Task Subtotal 2019 FY General Consulting 1,049.90

Total Fees & Disbursements

1,049.90

INVOICE TOTAL (USD)**1,049.90****Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 939-1020 E-mail: Summer.Fillinger@Stantec.com

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

REVIEWEDdthomas 3/6/2019

Statement Date: 02/06/2019

Account: 211001800146

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

Current month's charges:	\$616.73
Total amount due:	\$616.73
Payment Due By:	02/27/2019

Your Account Summary

Previous Amount Due	\$580.71
Payment(s) Received Since Last Statement	-\$580.71
Current Month's Charges	\$616.73
Total Amount Due	\$616.73



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800146

Current month's charges:	\$616.73
Total amount due:	\$616.73
Payment Due By:	02/27/2019

Amount Enclosed \$
615580650408

00001400 02 AV 0.36 33607 FTECO102061923111810 00000 04 01000000 018 04 20848 006



PARKWAY CTR CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-2359

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6155806504082110018001460000000616732

Account: 211001800146
Statement Date: 02/06/2019
Current month's charges due 02/27/2019

Details of Charges – Service from 01/03/2019 to 01/31/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	668 kWh @ \$0.02930/kWh	\$19.57
Fixture & Maintenance Charge	19 Fixtures	\$123.74
Lighting Pole / Wire	19 Poles	\$454.48
Lighting Fuel Charge	668 kWh @ \$0.02691/kWh	\$17.98
Florida Gross Receipt Tax		\$0.96

Lighting Charges

\$616.73

Total Current Month's Charges

\$616.73

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Important Messages

Fuel sources we use to serve you

For the 12-month period ending December 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 77%, Coal 17%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

**Oil makes up less than 1%*



Statement Date: 02/06/2019

Account: 211001800369

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

Current month's charges:	\$486.66
Total amount due:	\$486.66
Payment Due By:	02/27/2019

Your Account Summary

Previous Amount Due	\$482.62
Payment(s) Received Since Last Statement	-\$482.62
Current Month's Charges	\$486.66
Total Amount Due	\$486.66



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



Helping neighbors in need

Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800369

Current month's charges:	\$486.66
Total amount due:	\$486.66
Payment Due By:	02/27/2019
Amount Enclosed	\$

615580650409

PARKWAY CTR 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



Account: 211001800369
Statement Date: 02/06/2019
Current month's charges due 02/27/2019

Details of Charges – Service from 01/03/2019 to 01/31/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	576 kWh @ \$0.02930/kWh	\$16.88
Fixture & Maintenance Charge	15 Fixtures	\$94.65
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	576 kWh @ \$0.02691/kWh	\$15.50
Florida Gross Receipt Tax		\$0.83
Lighting Charges		\$486.66

Total Current Month's Charges

\$486.66

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Important Messages

Fuel sources we use to serve you

For the 12-month period ending December 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 77%, Coal 17%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

**Oil makes up less than 1%*



Statement Date: 02/06/2019

Account: 211001800609

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

Current month's charges:	\$443.08
Total amount due:	\$443.08
Payment Due By:	02/27/2019

Your Account Summary

Previous Amount Due	\$443.08
Payment(s) Received Since Last Statement	-\$443.08
Current Month's Charges	\$443.08
Total Amount Due	\$443.08



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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001800609

Current month's charges:	\$443.08
Total amount due:	\$443.08
Payment Due By:	02/27/2019

Amount Enclosed	\$
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615580650410

PARKWAY CTR 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

Account: 211001800609
Statement Date: 02/06/2019
Current month's charges due 02/27/2019

Details of Charges – Service from 01/03/2019 to 01/31/2019

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	260 kWh @ \$0.02930/kWh	\$7.62
Fixture & Maintenance Charge	13 Fixtures	\$117.13
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	260 kWh @ \$0.02691/kWh	\$7.00
Florida Gross Receipt Tax		\$0.37
Lighting Charges		\$443.08

Total Current Month's Charges

\$443.08

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Important Messages

Fuel sources we use to serve you

For the 12-month period ending December 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 77%, Coal 17%, Purchased Power 5% and Solar 1%. Tampa Electric provides this information to our customers on a quarterly basis.

**Oil makes up less than 1%*



Statement Date: 01/07/19
 Account: 311000070319

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


Current month's charges:	\$7,308.75
Total amount due:	\$6,909.18
Payment Due By:	01/21/19

Your Account Summary

Previous Amount Due	\$7,251.26
Payment(s) Received Since Last Statement	-\$7,251.26
Miscellaneous Credits	-\$399.57
Credit balance after payments and credits	-\$399.57
Current Month's Charges	\$7,308.75
Total Amount Due	\$6,909.18

DO NOT PAY. Your account will be drafted on 01/21/19

690918 1/24/19



REVIEWED dthomas 2/4/2019

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



More options for you.

Visit **tecoaccount.com** to view and pay your bill, manage your information and more, 24/7 from any device.

53100
4301

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$7,308.75
Total amount due:	\$6,909.18
Payment Due By:	01/21/19
Amount Enclosed	\$

700500000719 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/21/19

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

 MAIL PAYMENT TO
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318



Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outages

877-832-6747

Power Outages

877-588-1010

Electric Energy-Saving Programs

813-275-3909

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas/Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Your payment options are:

- Schedule free one-time or recurring payments at **tampaelectric.com** using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit **peoplesgas.com** or **tampaelectric.com** or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at **tampaelectric.com** or call **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and/or Tampa Electric and do so in a timely fashion. Peoples Gas and Tampa Electric are 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.

Por favor, visite **peoplesgas.com** o **tampaelectric.com** para ver esta información en español.

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$36.53
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$81.27
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$128.74
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$54.65
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3386.26
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$916.45
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$634.82
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$716.30
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$136.29
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$114.58
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$90.67
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$66.36
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$85.73
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$184.33
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$389.11
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$286.66

Account: 211001738486
Statement Date: 01/02/19

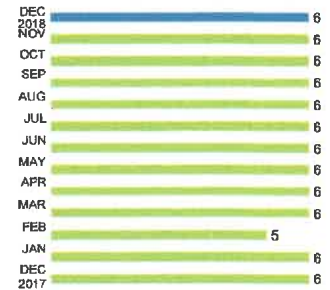
Details of Charges – Service from 11/01/18 to 11/30/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B45083	11/30/18	37,216		37,050		166 kWh	1	30 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						166 kWh @ \$0.06311/kWh \$10.48		
Fuel Charge						166 kWh @ \$0.03132/kWh \$5.20		
Florida Gross Receipt Tax						\$0.91		
Electric Service Cost						\$36.53		
Current Month's Electric Charges						\$36.53		



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Account: 211001738759
Statement Date: 01/02/19

Details of Charges – Service from 11/01/18 to 11/30/18

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	11/30/18	62,033		61,405		628 kWh	1	30 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						628 kWh @ \$0.06311/kWh		
Fuel Charge						628 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$2.03		
Electric Service Cost						\$81.27		
Current Month's Electric Charges						\$81.27		

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Account: 211001739070
Statement Date: 01/02/19

Details of Charges – Service from 11/01/18 to 11/30/18

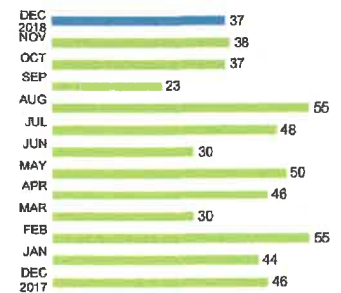
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E05836	11/30/18	15,761		14,643		1,118 kWh	1	30 Days
Basic Service Charge						\$19.94		
Energy Charge						1,118 kWh @ \$0.06311/kWh		
Fuel Charge						1,118 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$3.22		
Electric Service Cost						\$128.74		
Current Month's Electric Charges						\$128.74		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit

-\$5.70

Total Current Month's Credits

-\$5.70



Account: 211001739302
Statement Date: 01/02/19

Details of Charges – Service from 11/01/18 to 11/30/18

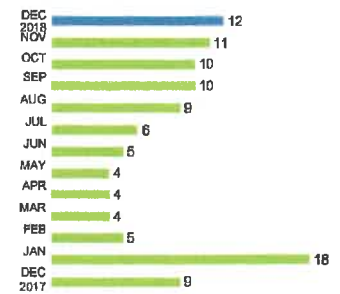
Service for: 8405 CASTLE CREEK DR SIGN, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	11/30/18	12,554		12,201		353 kWh	1	30 Days
Basic Service Charge						\$19.94		
Energy Charge						353 kWh @ \$0.06311/kWh	\$22.28	
Fuel Charge						353 kWh @ \$0.03132/kWh	\$11.06	
Florida Gross Receipt Tax						\$1.37		
Electric Service Cost							\$54.65	
Current Month's Electric Charges							\$54.65	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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Account: 211001739567
Statement Date: 01/02/19

Details of Charges – Service from 11/01/18 to 11/30/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	10098 kWh @ \$0.03221/kWh	\$325.26
Fixture & Maintenance Charge	71 Fixtures	\$1033.80
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	10098 kWh @ \$0.03095/kWh	\$312.53
Florida Gross Receipt Tax		\$16.35
Lighting Charges		\$3,386.26

Current Month's Electric Charges **\$3,386.26**

Miscellaneous Credits

Interest for Cash Security Deposit - \$202.35

Total Current Month's Credits **-\$202.35**

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Account: 211001739864
Statement Date: 01/02/19

Details of Charges – Service from 11/01/18 to 11/30/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1232 kWh @ \$0.03221/kWh	\$39.68
Fixture & Maintenance Charge	28 Fixtures	\$166.88
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1232 kWh @ \$0.03095/kWh	\$38.13
Florida Gross Receipt Tax		\$2.00
Lighting Charges		\$916.45

Current Month's Electric Charges **\$916.45**

Miscellaneous Credits

Interest for Cash Security Deposit - \$50.25

Total Current Month's Credits **-\$50.25**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 01/02/19

Details of Charges – Service from 11/20/18 to 12/19/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1336 kWh @ \$0.03221/kWh	\$43.03
Fixture & Maintenance Charge	31 Fixtures	\$186.51
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1336 kWh @ \$0.03095/kWh	\$41.35
Florida Gross Receipt Tax		\$2.16

Lighting Charges **\$634.82**

Current Month's Electric Charges **\$634.82**

Miscellaneous Credits

Interest for Cash Security Deposit -\$35.10

Total Current Month's Credits **-\$35.10**



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604
Statement Date: 01/02/19

Details of Charges – Service from 11/20/18 to 12/19/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1316 kWh @ \$0.03221/kWh	\$42.39
Fixture & Maintenance Charge	35 Fixtures	\$222.60
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1316 kWh @ \$0.03095/kWh	\$40.73
Florida Gross Receipt Tax		\$2.13
Lighting Charges		\$716.30

Current Month's Electric Charges **\$716.30**

Miscellaneous Credits

Interest for Cash Security Deposit **-\$36.00**

Total Current Month's Credits **-\$36.00**

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Account: 211014450103
Statement Date: 01/02/19

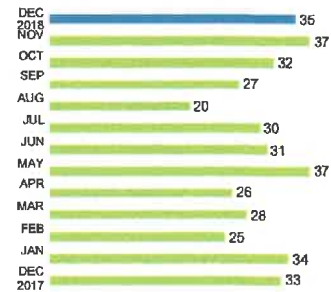
Details of Charges – Service from 11/01/18 to 12/04/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	12/04/18	58,049		56,853		1,196 kWh	1	34 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,196 kWh @ \$0.06311/kWh \$75.48		
Fuel Charge						1,196 kWh @ \$0.03132/kWh \$37.46		
Florida Gross Receipt Tax						\$3.41		
Electric Service Cost						\$136.29		
Current Month's Electric Charges						\$136.29		



Miscellaneous Credits

Interest for Cash Security Deposit - \$6.15

Total Current Month's Credits - \$6.15

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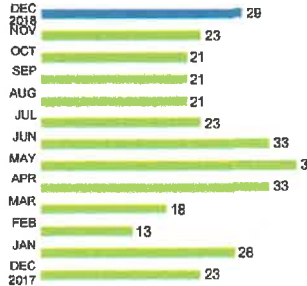
Account: 211014450376
Statement Date: 01/02/19

Details of Charges – Service from 11/01/18 to 12/04/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	12/04/18	53,047		52,075		972 kWh	1	34 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						972 kWh @ \$0.06311/kWh \$61.34		
Fuel Charge						972 kWh @ \$0.03132/kWh \$30.44		
Florida Gross Receipt Tax						\$2.86		
Electric Service Cost						\$114.58		
Current Month's Electric Charges						\$114.58		

Miscellaneous Credits

Interest for Cash Security Deposit - \$4.56

Total Current Month's Credits - \$4.56

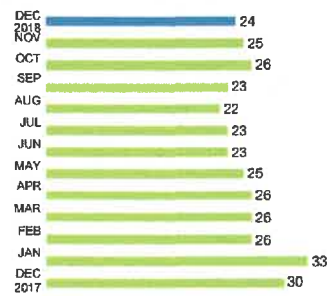
Account: 211014450640
Statement Date: 01/02/19

Details of Charges – Service from 11/01/18 to 11/30/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	11/30/18	58,986		58,261		725 kWh	1	30 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						725 kWh @ \$0.06311/kWh		
Fuel Charge						725 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$2.27		
Electric Service Cost						\$90.67		
Current Month's Electric Charges						\$90.67		

Miscellaneous Credits

Interest for Cash Security Deposit - \$3.00

Total Current Month's Credits - \$3.00



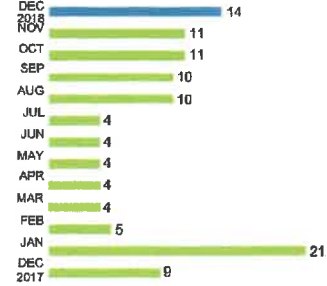
Account: 211014450897
Statement Date: 01/02/19

Details of Charges – Service from 11/01/18 to 12/03/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	12/03/18	28,651		28,177		474 kWh	1	33 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						474 kWh @ \$0.06311/kWh		
Fuel Charge						474 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$1.66		
Electric Service Cost						\$66.36		
Current Month's Electric Charges						\$66.36		

Miscellaneous Credits

Interest for Cash Security Deposit -\$2.28

Total Current Month's Credits **-\$2.28**

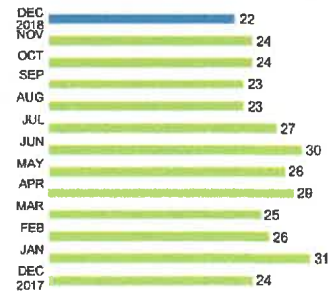
Account: 211014451127
Statement Date: 01/02/19

Details of Charges – Service from 11/01/18 to 11/30/18

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A14099	11/30/18	345		99,671		674 kWh	1	30 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						674 kWh @ \$0.06311/kWh \$42.54		
Fuel Charge						674 kWh @ \$0.03132/kWh \$21.11		
Florida Gross Receipt Tax						\$2.14		
Electric Service Cost						\$85.73		
Current Month's Electric Charges						\$85.73		



Miscellaneous Credits

Interest for Cash Security Deposit - \$5.73

Total Current Month's Credits - \$5.73

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Account: 211014451317
Statement Date: 01/02/19

Details of Charges – Service from 11/20/18 to 12/19/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	396 kWh @ \$0.03221/kWh	\$12.76
Fixture & Maintenance Charge	9 Fixtures	\$53.64
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	396 kWh @ \$0.03095/kWh	\$12.26
Florida Gross Receipt Tax		\$0.64
Lighting Charges		\$184.33

Current Month's Electric Charges **\$184.33**

Miscellaneous Credits

Interest for Cash Security Deposit -\$10.20

Total Current Month's Credits **-\$10.20**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 01/02/19

Details of Charges – Service from 11/20/18 to 12/19/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	833 kWh @ \$0.03221/kWh	\$26.83
Fixture & Maintenance Charge	19 Fixtures	\$113.42
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	833 kWh @ \$0.03095/kWh	\$25.78
Florida Gross Receipt Tax		\$1.35
Lighting Charges		\$389.11

Current Month's Electric Charges **\$389.11**

Miscellaneous Credits

Interest for Cash Security Deposit -\$23.25

Total Current Month's Credits **-\$23.25**

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Account: 211014451713
Statement Date: 01/02/19

Details of Charges – Service from 11/20/18 to 12/19/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	588 kWh @ \$0.03221/kWh	\$18.94
Fixture & Maintenance Charge	14 Fixtures	\$85.19
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	588 kWh @ \$0.03095/kWh	\$18.20
Florida Gross Receipt Tax		\$0.95
Lighting Charges		\$286.66

Current Month's Electric Charges

\$286.66

Total Current Month's Charges

\$7,308.75

Miscellaneous Credits

Interest for Cash Security Deposit - \$15.00

Total Current Month's Credits

-\$15.00

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Understanding Your Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge/Customer Charge – A fixed monthly amount to cover the cost of providing service to your location. These charges are billed monthly regardless if any service is used.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

BTU – British thermal unit – a unit of heat measurement.

Budget Billing – Optional plan takes the highs and lows out of monthly natural gas and electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Buried Piping Notification – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

Conversion Factor – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

Distribution Charge – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If we were unable to read your meter, "ESTIMATED" will appear. Your use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing natural gas and electric service. Like taxes, the fee is collected by Peoples Gas and Tampa Electric and is paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For electric past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For electric past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount. For natural gas, the late payment charge is 1.5% of the past due amount.

Main Extension Charge – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

Measured Volume – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the natural gas and electricity you use. It is collected by Peoples Gas and Tampa Electric and paid to the municipality.

PGA Charge – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Peoples Gas and Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas and Tampa Electric.

Swing Charge – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

Therm – A unit of heat equal to one hundred thousand (100,000) BTUs.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

Zap Cap Systems[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit peoplesgas.com or tampaelectric.com.



ACCOUNT INVOICE

peoplesgas.com
tampaelectric.com



Statement Date: 08/03/18
Account: 311000070319

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



Current month's charges:	\$7,190.56
Total amount due:	\$7,190.56
Payment Due By:	08/17/18

Your Account Summary

Previous Amount Due	\$7,387.24
Payment(s) Received Since Last Statement	-\$7,387.24
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$7,190.56
Total Amount Due	\$7,190.56

DO NOT PAY. Your account will be drafted on 08/17/18

8/22/18
7190.56

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at tecoaccount.com

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



More options for you.

Visit tecoaccount.com to view and pay your bill, manage your information and more, 24/7 from any device.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$7,190.56
Total amount due:	\$7,190.56
Payment Due By:	08/17/18

Amount Enclosed \$

700500000532 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 08/17/18

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

MAIL PAYMENT TO
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)

863-299-0800 (Polk County)

888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outages

877-832-6747

Power Outages

877-588-1010

Electric Energy-Saving Programs

813-275-3909

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO

P.O. Box 31318

Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas/Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

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Your payment options are:

- Schedule free one-time or recurring payments at **tampaelectric.com** using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit **peoplesgas.com** or **tampaelectric.com** or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at **tampaelectric.com** or call **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and/or Tampa Electric and do so in a timely fashion. Peoples Gas and Tampa Electric are 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.

Por favor, visite **peoplesgas.com** o **tampaelectric.com** para ver esta información en español.

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$36.03
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$66.03
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$154.70
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$37.94
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3372.02
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$916.27
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$634.64
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$716.34
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$102.63
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$83.42
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$83.90
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$31.16
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$95.56
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$184.27
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$389.00
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$286.65



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486
Statement Date: 07/31/18

Details of Charges – Service from 06/01/18 to 06/29/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B45083	06/29/18	36,357		36,194		163 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						163 kWh @ \$0.06184/kWh \$10.08		
Fuel Charge						163 kWh @ \$0.03132/kWh \$5.11		
Florida Gross Receipt Tax						\$0.90		
Electric Service Cost						\$36.03		
Current Month's Electric Charges						\$36.03		

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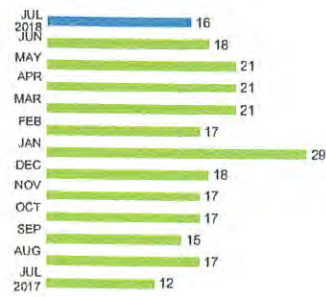


Account: 211001738759
Statement Date: 07/31/18

Details of Charges – Service from 06/01/18 to 06/29/18

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	06/29/18	59,147		58,670		477 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						477 kWh @ \$0.06184/kWh \$29.50		
Fuel Charge						477 kWh @ \$0.03132/kWh \$14.94		
Florida Gross Receipt Tax						\$1.65		
Electric Service Cost						\$66.03		
Current Month's Electric Charges						\$66.03		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739070
Statement Date: 07/31/18

Details of Charges – Service from 06/01/18 to 06/29/18

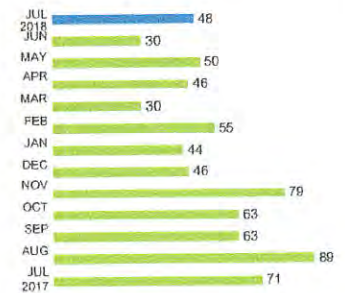
Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E05836	06/29/18	9,923		8,518		1,405 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						1,405 kWh @ \$0.06184/kWh	\$86.89	
Fuel Charge						1,405 kWh @ \$0.03132/kWh	\$44.00	
Florida Gross Receipt Tax							\$3.87	
Electric Service Cost							\$154.70	
Current Month's Electric Charges							\$154.70	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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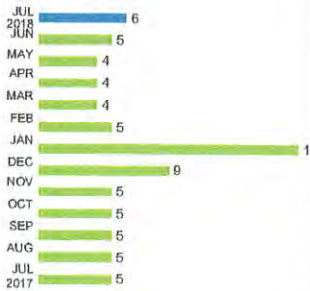


Account: 211001739302
Statement Date: 07/31/18

Details of Charges – Service from 06/01/18 to 06/29/18

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	06/29/18	10,982		10,799		183 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						183 kWh @ \$0.06184/kWh		
Fuel Charge						183 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$0.95		
Electric Service Cost						\$37.94		
Current Month's Electric Charges						\$37.94		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567
Statement Date: 07/31/18

Details of Charges – Service from 06/01/18 to 06/29/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	11018 kWh @ \$0.03207/kWh	\$353.35
Fixture & Maintenance Charge	70 Fixtures	\$961.54
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	11018 kWh @ \$0.03095/kWh	\$341.01
Florida Gross Receipt Tax		\$17.80
Lighting Charges		\$3,372.02
Current Month's Electric Charges		\$3,372.02

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864
Statement Date: 07/31/18

Details of Charges – Service from 06/01/18 to 06/29/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1232 kWh @ \$0.03207/kWh	\$39.51
Fixture & Maintenance Charge	28 Fixtures	\$166.88
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1232 kWh @ \$0.03095/kWh	\$38.13
Florida Gross Receipt Tax		\$1.99
Lighting Charges		\$916.27
Current Month's Electric Charges		\$916.27

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 07/31/18

Details of Charges – Service from 06/21/18 to 07/20/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1336 kWh @ \$0.03207/kWh	\$42.85
Fixture & Maintenance Charge	31 Fixtures	\$186.51
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1336 kWh @ \$0.03095/kWh	\$41.35
Florida Gross Receipt Tax		\$2.16
Lighting Charges		\$634.64

Current Month's Electric Charges

\$634.64

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604
Statement Date: 07/31/18

Details of Charges – Service from 06/21/18 to 07/20/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1456 kWh @ \$0.03207/kWh	\$46.69
Fixture & Maintenance Charge	35 Fixtures	\$213.79
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1456 kWh @ \$0.03095/kWh	\$45.06
Florida Gross Receipt Tax		\$2.35
Lighting Charges		\$716.34
Current Month's Electric Charges		\$716.34

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103
Statement Date: 07/31/18

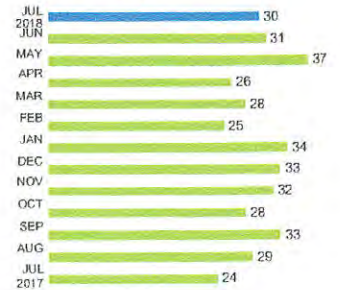
Details of Charges – Service from 06/01/18 to 06/29/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	06/29/18	53,303	52,443		860 kWh	1	29 Days
Basic Service Charge					\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge					860 kWh @ \$0.06184/kWh \$53.18		
Fuel Charge					860 kWh @ \$0.03132/kWh \$26.94		
Florida Gross Receipt Tax					\$2.57		
Electric Service Cost					\$102.63		
Current Month's Electric Charges					\$102.63		



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Account: 211014450376
Statement Date: 07/31/18

Details of Charges – Service from 06/01/18 to 06/29/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	06/29/18	49,419		48,760		659 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						659 kWh @ \$0.06184/kWh \$40.75		
Fuel Charge						659 kWh @ \$0.03132/kWh \$20.64		
Florida Gross Receipt Tax						\$2.09		
Electric Service Cost						\$83.42		
Current Month's Electric Charges						\$83.42		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640
Statement Date: 07/31/18

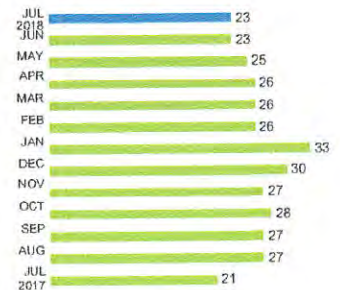
Details of Charges – Service from 06/01/18 to 06/29/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	06/29/18	55,302		54,638		664 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						664 kWh @ \$0.06184/kWh \$41.06		
Fuel Charge						664 kWh @ \$0.03132/kWh \$20.80		
Florida Gross Receipt Tax						\$2.10		
Electric Service Cost						\$83.90		
Current Month's Electric Charges						\$83.90		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450897
Statement Date: 07/31/18



Details of Charges – Service from 06/01/18 to 06/29/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	06/29/18	26,869		26,757		112 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						112 kWh @ \$0.06184/kWh \$6.93		
Fuel Charge						112 kWh @ \$0.03132/kWh \$3.51		
Florida Gross Receipt Tax						\$0.78		
Electric Service Cost						\$31.16		
Current Month's Electric Charges						\$31.16		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451127
Statement Date: 07/31/18

Details of Charges – Service from 06/01/18 to 06/29/18

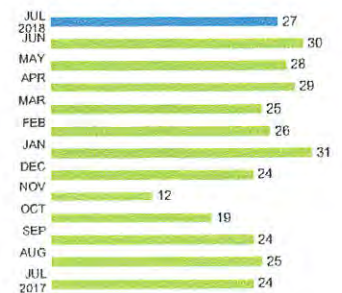
Service for: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
A14099	06/29/18	96,752	95,966		786 kWh	1	29 Days
Basic Service Charge					\$19.94		
Energy Charge					786 kWh @ \$0.06184/kWh	\$48.61	
Fuel Charge					786 kWh @ \$0.03132/kWh	\$24.62	
Florida Gross Receipt Tax					\$2.39		
Electric Service Cost						\$95.56	
Current Month's Electric Charges						\$95.56	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317
Statement Date: 07/31/18

Details of Charges – Service from 06/21/18 to 07/20/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	396 kWh @ \$0.03207/kWh	\$12.70
Fixture & Maintenance Charge	9 Fixtures	\$53.64
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	396 kWh @ \$0.03095/kWh	\$12.26
Florida Gross Receipt Tax		\$0.64
Lighting Charges		\$184.27
Current Month's Electric Charges		\$184.27

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 07/31/18

Details of Charges – Service from 06/21/18 to 07/20/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	836 kWh @ \$0.03207/kWh	\$26.81
Fixture & Maintenance Charge	19 Fixtures	\$113.24
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	836 kWh @ \$0.03095/kWh	\$25.87
Florida Gross Receipt Tax		\$1.35
Lighting Charges		\$389.00
Current Month's Electric Charges		\$389.00

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 07/31/18

Details of Charges – Service from 06/21/18 to 07/20/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	616 kWh @ \$0.03207/kWh	\$19.76
Fixture & Maintenance Charge	14 Fixtures	\$83.44
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	616 kWh @ \$0.03095/kWh	\$19.07
Florida Gross Receipt Tax		\$1.00
Lighting Charges		\$286.65

Current Month's Electric Charges

\$286.65

Total Current Month's Charges

\$7,190.56

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Understanding Your Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge/Customer Charge – A fixed monthly amount to cover the cost of providing service to your location. These charges are billed monthly regardless if any service is used.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

BTU – British thermal unit – a unit of heat measurement.

Budget Billing – Optional plan takes the highs and lows out of monthly natural gas and electric bills. This “leveling” billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Buried Piping Notification – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

Conversion Factor – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

Distribution Charge – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If we were unable to read your meter, “ESTIMATED” will appear. Your use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing natural gas and electric service. Like taxes, the fee is collected by Peoples Gas and Tampa Electric and is paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For electric past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For electric past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount. For natural gas, the late payment charge is 1.5% of the past due amount.

Main Extension Charge – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

Measured Volume – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the natural gas and electricity you use. It is collected by Peoples Gas and Tampa Electric and paid to the municipality.

PGA Charge – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Peoples Gas and Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas and Tampa Electric.

Swing Charge – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

Therm – A unit of heat equal to one hundred thousand (100,000) BTUs.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

Zap Cap Systems[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit peoplesgas.com or tampaelectric.com.

Statement Date: 11/05/18
Account: 311000070319

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



Current month's charges:	\$7,188.76
Total amount due:	\$7,188.76
Payment Due By:	11/19/18

Your Account Summary

Previous Amount Due	\$7,172.61
Payment(s) Received Since Last Statement	-\$7,172.61
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$7,188.76
Total Amount Due	\$7,188.76

DO NOT PAY. Your account will be drafted on 11/19/18

11/26/18 7188.76



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



More options for you.

Visit tecoaccount.com to view and pay your bill, manage your information and more, 24/7 from any device.

53100
4307

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 311000070319

Current month's charges:	\$7,188.76
Total amount due:	\$7,188.76
Payment Due By:	11/19/18

Amount Enclosed \$

700250000595 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 11/19/18

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

MAIL PAYMENT TO
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

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

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Total Amount Due – This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It is important that you pay your bill before this date in order to avoid interruption of service.

Zap Cap SystemsSM – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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 of 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.

Por favor, visite tampaelectric.com para ver esta información en español.

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$37.59
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$77.59
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$120.49
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$47.66
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3355.58
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$916.45
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$634.82
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$716.42
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$107.82
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$77.30
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$89.69
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$52.98
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$94.26
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$184.33
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$389.12
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$286.66



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486
Statement Date: 10/31/18

Details of Charges – Service from 09/01/18 to 10/02/18

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

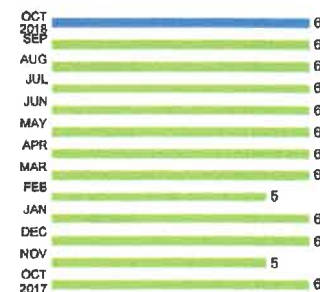
Rate Schedule: General Service - Non Demand

Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B45083	10/02/18	36,889		36,712		177 kWh	1	32 Days
Basic Service Charge						\$19.94		
Energy Charge						177 kWh @ \$0.06311/kWh		
Fuel Charge						177 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$0.94		
Electric Service Cost							\$37.59	
Current Month's Electric Charges							\$37.59	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



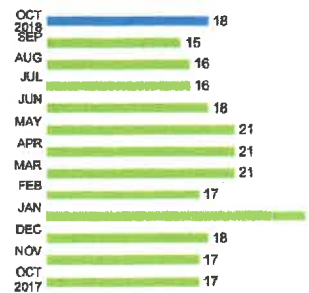
Account: 211001738759
Statement Date: 10/31/18

Details of Charges – Service from 09/01/18 to 10/02/18

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	10/02/18	60,716		60,126		590 kWh	1	32 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						590 kWh @ \$0.06311/kWh \$37.23		
Fuel Charge						590 kWh @ \$0.03132/kWh \$18.48		
Florida Gross Receipt Tax						\$1.94		
Electric Service Cost						\$77.59		
Current Month's Electric Charges						\$77.59		



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ACCOUNT INVOICE

tampaelectric.com



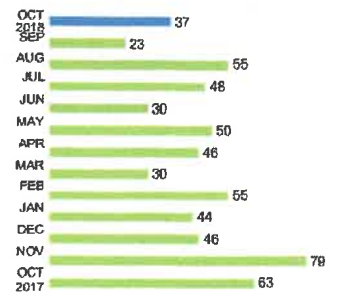
Account: 211001739070
Statement Date: 10/31/18

Details of Charges – Service from 09/05/18 to 10/02/18

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E05836	10/02/18	13,544		12,511		1,033 kWh	1	28 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,033 kWh @ \$0.06311/kWh \$65.19		
Fuel Charge						1,033 kWh @ \$0.03132/kWh \$32.35		
Florida Gross Receipt Tax						\$3.01		
Electric Service Cost						\$120.49		
Current Month's Electric Charges						\$120.49		



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ACCOUNT INVOICE

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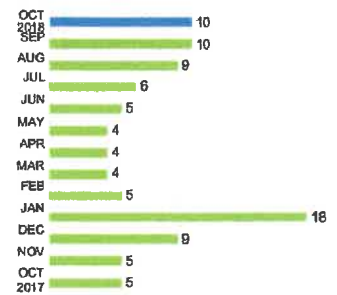
Account: 211001739302
Statement Date: 10/31/18

Details of Charges – Service from 09/05/18 to 10/02/18

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	10/02/18	11,891		11,610		281 kWh	1	28 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						281 kWh @ \$0.06311/kWh \$17.73		
Fuel Charge						281 kWh @ \$0.03132/kWh \$8.80		
Florida Gross Receipt Tax						\$1.19		
Electric Service Cost						\$47.66		
Current Month's Electric Charges						\$47.66		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567

Statement Date: 10/31/18

Details of Charges – Service from 09/01/18 to 10/02/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	10499 kWh @ \$0.03221/kWh	\$338.17
Fixture & Maintenance Charge	70 Fixtures	\$977.15
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	10499 kWh @ \$0.03095/kWh	\$324.94
Florida Gross Receipt Tax		\$17.00
Lighting Charges		\$3,355.58

Current Month's Electric Charges

\$3,355.58

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739864
Statement Date: 10/31/18

Details of Charges – Service from 09/01/18 to 10/02/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1232 kWh @ \$0.03221/kWh	\$39.68
Fixture & Maintenance Charge	28 Fixtures	\$166.88
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1232 kWh @ \$0.03095/kWh	\$38.13
Florida Gross Receipt Tax		\$2.00
Lighting Charges		\$916.45

Current Month's Electric Charges

\$916.45

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 10/31/18

Details of Charges – Service from 09/22/18 to 10/22/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1336 kWh @ \$0.03221/kWh	\$43.03
Fixture & Maintenance Charge	31 Fixtures	\$186.51
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1336 kWh @ \$0.03095/kWh	\$41.35
Florida Gross Receipt Tax		\$2.16
Lighting Charges		\$634.82
Current Month's Electric Charges		\$634.82

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604
Statement Date: 10/31/18

Details of Charges – Service from 09/22/18 to 10/22/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1372 kWh @ \$0.03221/kWh	\$44.19
Fixture & Maintenance Charge	35 Fixtures	\$219.10
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1372 kWh @ \$0.03095/kWh	\$42.46
Florida Gross Receipt Tax		\$2.22
Lighting Charges		\$716.42
Current Month's Electric Charges		\$716.42

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103

Statement Date: 10/31/18

Details of Charges – Service from 09/05/18 to 10/02/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	10/02/18	55,771		54,869		902 kWh	1	28 Days
Basic Service Charge						\$19.94		
Energy Charge						902 kWh @ \$0.06311/kWh		
Fuel Charge						902 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$2.70		
Electric Service Cost						\$107.82		
Current Month's Electric Charges						\$107.82		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376
Statement Date: 10/31/18

Details of Charges – Service from 09/05/18 to 10/02/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78280	10/02/18	51,411		50,824		587 kWh	1	28 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						587 kWh @ \$0.06311/kWh \$37.05		
Fuel Charge						587 kWh @ \$0.03132/kWh \$18.38		
Florida Gross Receipt Tax						\$1.93		
Electric Service Cost						\$77.30		
Current Month's Electric Charges						\$77.30		

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640
Statement Date: 10/31/18

Details of Charges – Service from 09/05/18 to 10/02/18

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

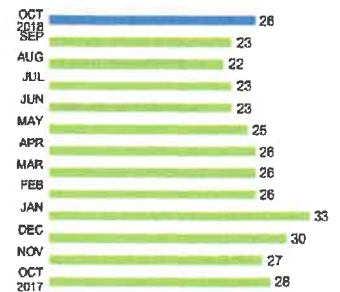
Rate Schedule: General Service - Non Demand

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	10/02/18	57,524		56,809		715 kWh	1	28 Days
Basic Service Charge						\$19.94		
Energy Charge						715 kWh @ \$0.06311/kWh		
Fuel Charge						715 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$2.24		
Electric Service Cost						\$89.69		
Current Month's Electric Charges						\$89.69		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450897
Statement Date: 10/31/18

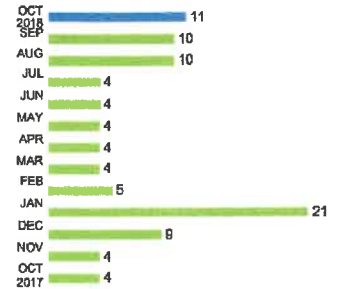
Details of Charges – Service from 09/01/18 to 10/02/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	10/02/18	27,854		27,518		336 kWh	1	32 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						336 kWh @ \$0.06311/kWh \$21.20		
Fuel Charge						336 kWh @ \$0.03132/kWh \$10.52		
Florida Gross Receipt Tax						\$1.32		
Electric Service Cost						\$52.98		
Current Month's Electric Charges						\$52.98		



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ACCOUNT INVOICE

tampaelectric.com



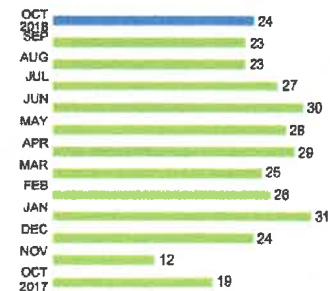
Account: 211014451127
Statement Date: 10/31/18

Details of Charges – Service from 09/01/18 to 10/02/18

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A14099	10/02/18	98,968		98,206		762 kWh	1	32 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						762 kWh @ \$0.06311/kWh \$48.09		
Fuel Charge						762 kWh @ \$0.03132/kWh \$23.87		
Florida Gross Receipt Tax						\$2.36		
Electric Service Cost						\$94.26		
Current Month's Electric Charges						\$94.26		



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317
Statement Date: 10/31/18

Details of Charges – Service from 09/22/18 to 10/22/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	396 kWh @ \$0.03221/kWh	\$12.76
Fixture & Maintenance Charge	9 Fixtures	\$53.64
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	396 kWh @ \$0.03095/kWh	\$12.26
Florida Gross Receipt Tax		\$0.64
Lighting Charges		\$184.33
Current Month's Electric Charges		\$184.33

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 10/31/18

Details of Charges – Service from 09/22/18 to 10/22/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	836 kWh @ \$0.03221/kWh	\$26.93
Fixture & Maintenance Charge	19 Fixtures	\$113.24
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	836 kWh @ \$0.03095/kWh	\$25.87
Florida Gross Receipt Tax		\$1.35
Lighting Charges		\$389.12
Current Month's Electric Charges		\$389.12

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 10/31/18

Details of Charges – Service from 09/22/18 to 10/22/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	588 kWh @ \$0.03221/kWh	\$18.94
Fixture & Maintenance Charge	14 Fixtures	\$85.19
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	588 kWh @ \$0.03095/kWh	\$18.20
Florida Gross Receipt Tax		\$0.95
Lighting Charges		\$286.66

Current Month's Electric Charges

\$286.66

Total Current Month's Charges

\$7,188.76

00000041-0000444-Page 21 of 22



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/05/18
Account: 311000070319

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



Current month's charges:	\$7,251.26
Total amount due:	\$7,251.26
Payment Due By:	12/19/18

Your Account Summary

Previous Amount Due	\$7,188.76
Payment(s) Received Since Last Statement	-\$7,188.76
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$7,251.26
Total Amount Due	\$7,251.26

DO NOT PAY. Your account will be drafted on 12/19/18

12/26/18 \$7251.26



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



More options for you.

Visit **tecocount.com** to view and pay your bill, manage your information and more, 24/7 from any device.

531004307

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000070319

Current month's charges:	\$7,251.26
Total amount due:	\$7,251.26
Payment Due By:	12/19/18

Amount Enclosed \$

700250000638 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 12/19/18

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

MAIL PAYMENT TO
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



tampaelectric.com

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

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

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This “leveling” billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, “ESTIMATED” will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Total Amount Due – This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It is important that you pay your bill before this date in order to avoid interruption of service.

Zap Cap Systems[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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 of 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.

Por favor, visite tampaelectric.com para ver esta información en español.



Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$36.04
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$87.18
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$126.89
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$50.47
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$3380.88
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$916.45
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$634.82
PARKWAY CENTER CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$716.30
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$125.25
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$84.77
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$91.83
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$51.73
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$88.54
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$184.33
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$389.12
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$286.66



ACCOUNT INVOICE

tampaelectric.com



Account: 211001738486
Statement Date: 11/30/18

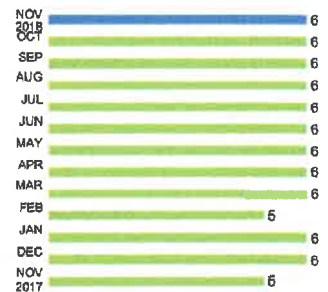
Details of Charges – Service from 10/03/18 to 10/31/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
B45083	10/31/18	37,050	36,889		161 kWh	1	29 Days
Basic Service Charge					\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge					161 kWh @ \$0.06311/kWh \$10.16		
Fuel Charge					161 kWh @ \$0.03132/kWh \$5.04		
Florida Gross Receipt Tax					\$0.90		
Electric Service Cost					\$36.04		
Current Month's Electric Charges					\$36.04		





ACCOUNT INVOICE

tampaelectric.com



Account: 211001738759
Statement Date: 11/30/18

Details of Charges – Service from 10/03/18 to 10/31/18

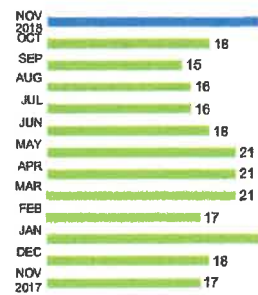
Service for: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G50375	10/31/18	61,405		60,716		689 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						689 kWh @ \$0.06311/kWh		
Fuel Charge						689 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$2.18		
Electric Service Cost							\$87.18	
Current Month's Electric Charges							\$87.18	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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ACCOUNT INVOICE

tampaelectric.com



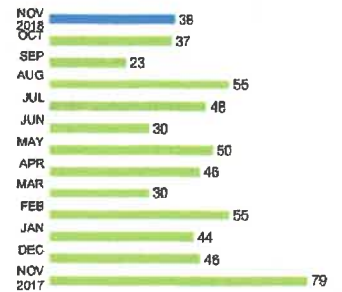
Account: 211001739070
Statement Date: 11/30/18

Details of Charges – Service from 10/03/18 to 10/31/18

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E05836	10/31/18	14,643		13,544		1,099 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,099 kWh @ \$0.06311/kWh \$69.36		
Fuel Charge						1,099 kWh @ \$0.03132/kWh \$34.42		
Florida Gross Receipt Tax						\$3.17		
Electric Service Cost						\$126.89		
Current Month's Electric Charges						\$126.89		





ACCOUNT INVOICE

tampaelectric.com



Account: 211001739302
Statement Date: 11/30/18



Details of Charges – Service from 10/03/18 to 10/31/18

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

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H09161	10/31/18	12,201		11,891		310 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						310 kWh @ \$0.06311/kWh		
Fuel Charge						310 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$1.26		
Electric Service Cost							\$50.47	
Current Month's Electric Charges							\$50.47	

Tampa Electric Usage Hist

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567
Statement Date: 11/30/18

Details of Charges – Service from 10/03/18 to 10/31/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	10183 kWh @ \$0.03221/kWh	\$327.99
Fixture & Maintenance Charge	71 Fixtures	\$1022.92
Lighting Pole / Wire	71 Poles	\$1698.32
Lighting Fuel Charge	10183 kWh @ \$0.03095/kWh	\$315.16
Florida Gross Receipt Tax		\$16.49
Lighting Charges		\$3,380.88
Current Month's Electric Charges		\$3,380.88



ACCOUNT INVOI

tampaelectric.com



Account: 211001739864
Statement Date: 11/30/18

Details of Charges – Service from 10/03/18 to 10/31/18

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1232 kWh @ \$0.03221/kWh	\$39.68
Fixture & Maintenance Charge	28 Fixtures	\$166.88
Lighting Pole / Wire	28 Poles	\$669.76
Lighting Fuel Charge	1232 kWh @ \$0.03095/kWh	\$38.13
Florida Gross Receipt Tax		\$2.00
Lighting Charges		\$916.45
Current Month's Electric Charges		\$916.45

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 11/30/18

Details of Charges – Service from 10/23/18 to 11/19/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

Lighting Energy Charge	1336 kWh @ \$0.03221/kWh	\$43.03
Fixture & Maintenance Charge	31 Fixtures	\$186.51
Lighting Pole / Wire	31 Poles	\$361.77
Lighting Fuel Charge	1336 kWh @ \$0.03095/kWh	\$41.35
Florida Gross Receipt Tax		\$2.16
Lighting Charges		\$634.82
Current Month's Electric Charges		\$634.82



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604
Statement Date: 11/30/18

Details of Charges – Service from 10/23/18 to 11/19/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

Lighting Energy Charge	1318 kWh @ \$0.03221/kWh	\$42.45
Fixture & Maintenance Charge	35 Fixtures	\$222.48
Lighting Pole / Wire	35 Poles	\$408.45
Lighting Fuel Charge	1318 kWh @ \$0.03095/kWh	\$40.79
Florida Gross Receipt Tax		\$2.13

Lighting Charges

\$716.30

Current Month's Electric Charges

\$716.30

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103
Statement Date: 11/30/18

Details of Charges – Service from 10/03/18 to 10/31/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79576	10/31/18	56,853		55,771		1,082 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						1,082 kWh @ \$0.06311/kWh \$68.29		
Fuel Charge						1,082 kWh @ \$0.03132/kWh \$33.89		
Florida Gross Receipt Tax						\$3.13		
Electric Service Cost						\$125.25		
Current Month's Electric Charges						\$125.25		





ACCOUNT INVOI

tampaelectric.com



Account: 211014450376
Statement Date: 11/30/18

Details of Charges – Service from 10/03/18 to 10/31/18

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

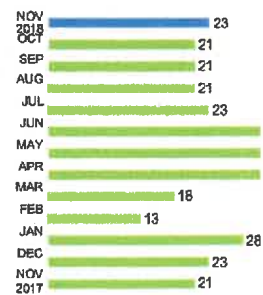
Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Per
78280	10/31/18	52,075		51,411		664 kWh	1	29 Days
Basic Service Charge						\$19.94		
Energy Charge						664 kWh @ \$0.06311/kWh		
Fuel Charge						664 kWh @ \$0.03132/kWh		
Florida Gross Receipt Tax						\$2.12		
Electric Service Cost						\$84.77		
Current Month's Electric Charges						\$84.77		

Tampa Electric Usage Hi

Kilowatt-Hours Per Day (Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640
Statement Date: 11/30/18

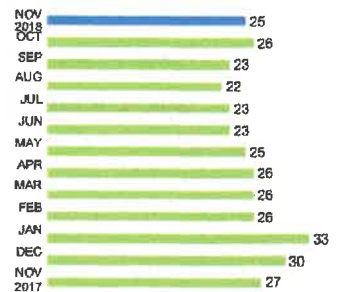
Details of Charges – Service from 10/03/18 to 10/31/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
78229	10/31/18	58,261		57,524		737 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						737 kWh @ \$0.06311/kWh \$46.51		
Fuel Charge						737 kWh @ \$0.03132/kWh \$23.08		
Florida Gross Receipt Tax						\$2.30		
Electric Service Cost						\$91.83		
Current Month's Electric Charges						\$91.83		





ACCOUNT INVOICE

tampaelectric.com



Account: 211014450897
Statement Date: 11/30/18



Details of Charges – Service from 10/03/18 to 10/31/18

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

Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
79577	10/31/18	28,177		27,854		323 kWh	1	29 Days

Basic Service Charge

\$19.94

Energy Charge

323 kWh @ \$0.06311/kWh

\$20.38

Fuel Charge

323 kWh @ \$0.03132/kWh

\$10.12

Florida Gross Receipt Tax

\$1.29

Electric Service Cost

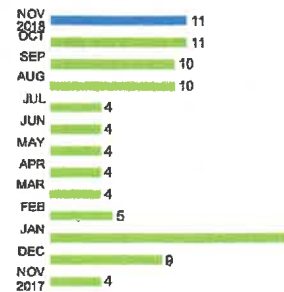
\$51.73

Current Month's Electric Charges

\$51.73

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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ACCOUNT INVOICE

tampaelectric.com



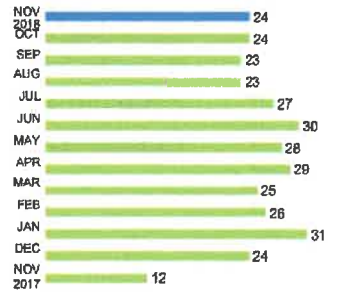
Account: 211014451127
Statement Date: 11/30/18

Details of Charges – Service from 10/03/18 to 10/31/18

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A14099	10/31/18	99,671		98,968		703 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge						703 kWh @ \$0.06311/kWh \$44.37		
Fuel Charge						703 kWh @ \$0.03132/kWh \$22.02		
Florida Gross Receipt Tax						\$2.21		
Electric Service Cost						\$88.54		
Current Month's Electric Charges						\$88.54		





ACCOUNT INVOI

tampaelectric.com



Account: 211014451317
Statement Date: 11/30/18

Details of Charges – Service from 10/23/18 to 11/19/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

Lighting Energy Charge	396 kWh @ \$0.03221/kWh	\$12.76
Fixture & Maintenance Charge	9 Fixtures	\$53.64
Lighting Pole / Wire	9 Poles	\$105.03
Lighting Fuel Charge	396 kWh @ \$0.03095/kWh	\$12.26
Florida Gross Receipt Tax		\$0.64
Lighting Charges		\$184.33

Current Month's Electric Charges

\$184.33

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523
Statement Date: 11/30/18

Details of Charges – Service from 10/23/18 to 11/19/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

Lighting Energy Charge	836 kWh @ \$0.03221/kWh	\$26.93
Fixture & Maintenance Charge	19 Fixtures	\$113.24
Lighting Pole / Wire	19 Poles	\$221.73
Lighting Fuel Charge	836 kWh @ \$0.03095/kWh	\$25.87
Florida Gross Receipt Tax		\$1.35
Lighting Charges		\$389.12
Current Month's Electric Charges		\$389.12



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 11/30/18

Details of Charges – Service from 10/23/18 to 11/19/18

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

Lighting Energy Charge	588 kWh @ \$0.03221/kWh	\$18.94
Fixture & Maintenance Charge	14 Fixtures	\$85.19
Lighting Pole / Wire	14 Poles	\$163.38
Lighting Fuel Charge	588 kWh @ \$0.03095/kWh	\$18.20
Florida Gross Receipt Tax		\$0.95

Lighting Charges

\$286.66

Current Month's Electric Charges

\$286.66

Total Current Month's Charges

\$7,251.26

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Invoice

Steve Gaskins Contracting, Inc.

Steve Gaskins
11305 North Mckinley Drive
Tampa , Florida 33612
United States

Parkway Center CDD

Nicole Chamberlain

Invoice # 19287
Invoice Date 2019-02-03
Amount \$4,978.00
Due date 2019-02-18

Item	Description	Unit cost	Quantity	Line Total
Javier Minaya	JAN 1 6P-10P	50.00	5	250.00
Javier Minaya	JAN 4 6P-10P	50.00	5	250.00
Javier Minaya	JAN 5 6P-10P	50.00	5	250.00
Javier Minaya	JAN 10 7P-11P	50.00	5	250.00
Javier Minaya	JAN 18 7P-11P	50.00	5	250.00
Javier Minaya	JAN 20 6P-10P	50.00	5	250.00
Javier Minaya	JAN 22 5A-9A	50.00	5	250.00
Javier Minaya	JAN 23 7P-11P	50.00	5	250.00
Javier Minaya	JAN 24 6P-10P	50.00	5	250.00
Javier Minaya	JAN 25 4P-8P	50.00	5	250.00
Javier Minaya	JAN 28 6P-10P	50.00	5	250.00
Alex DeLima	JAN 12 6A-10A	50.00	5	250.00
Alex DeLima	JAN 13 4A-8A	50.00	5	250.00
Alex DeLima	JAN 16 4A-8A	50.00	5	250.00
Alex DeLima	JAN 17 12P-4P	50.00	5	250.00
Alex DeLima	JAN 21 6A-10A	50.00	5	250.00
Alex DeLima	JAN 26 6P-1P	50.00	5	250.00
Alex DeLima	JAN 27 12P-4P	50.00	5	250.00
Alex DeLima	JAN 30 6P-10P	50.00	5	250.00
Sgt. Steve Gaskin	Schedule Fee	2.00	76	228.00

\$	Schedule Fee	5.00	10	220.00	
				Subtotal	\$4,978.00
				Discount %	\$0.00
				Total	\$4,978.00
				Amount Paid	\$0.00
				Amount Due	\$4,978.00

Notes:

BILL TO PARKWAY CENTER CDD - COMMUNITY PATROL
JANUARY 2019 - 74 TICKETS, 61 WARNINGS, 16 FAULTY
EQUIPMENT NOTICES.

This invoice was sent using **RECURRING**
BILLING + INVOICING



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
1/31/2019	141088

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 1-30-2019 Irrigation parts Labor: 2 men @ \$ 80.00 per hour Repair irrigation damaged by electrician.	1 2.5	43.56 80.00	43.56 200.00
Amberly entrance.		Total	\$243.56
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	3/2/2019	Balance Due

5390
4612

REVIEWEDdthomas 2/20/2019

Irrigation Service/Proposal Request

Property: Parkway Center CDD

DATE 1/30/19

Location Amberly Entrance

Emergency?

Work Ordered By:

Field Contact if any:

Phone

FSR/PROPOSAL #

Description of Work to be performed: Repair Electrician damage
Repaired 3 line breaks + respliced broken wires

Materials needed	10-14/1(0.25) 2.50	1 - 437-168	1.73
1 - 118-015	13.19	1 - 437-131	1.29
3 - 437-212 (1.83)	5.49	3 - 437-101 (0.70)	2.10
1 - 401-015	3.42	1 - 401-007	0.97
1 - 429-005	0.44	3 - 429-007 (0.61)	1.83
3 - PRFB-005 (0.72)	2.16	2 - 429-005 (0.44)	0.88
6 - King Blue (1.26)	7.56		

32.26

Foreman: Tom

Manager

Date Completed

Total Man Hours 2.5hrs x 2 men

Inspected by

Date

Special Tools Needed:

materials ~~35.98~~ 43.56

Labor (5)(10) 200.00

Total 243.56



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
2/6/2019	141177

Bill To:
Parkway Center CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information
Faulkenburg Rd & Progress Blvd Riverview, FL

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 2-4-2019 Irrigation parts Labor: 1 man @ \$ 80.00 per hour Replace 1 inch irrigation valve that is failing to close properly. <div style="text-align: center;"> <i>5394</i> <i>4612</i> </div>	1 1	163.86 80.00	163.86 80.00
Harvest Glen entrance		Total	\$243.86
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	3/8/2019	Balance Due

REVIEWEDdthomas 2/20/2019

Irrigation Service/Proposal Request

Property: Parkway Center CDD

DATE 2/4/18

Location Harvest Glen Entrance

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____

FSR/PROPOSAL # _____

Description of Work to be performed:

weeping valve
- replaced valve

Materials needed :

1 - 100 PESB 153.98

1 - 118-10 6.51

1 - 436-010 1.11

2 - King BW (1.13) 2.26

Foreman: Tom

Manager _____

Date Completed 2/4/19

Total Man Hours 1hr X 2 men

Inspected by _____

Date _____

Special Tools Needed:

materials 163.86

Labor 80.00

Total 243.86

Parkway Center Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Combining Balance Sheet

As of 2/28/2019
(In Whole Numbers)

[illegible]

Parkway Center Community Development District

Combining Balance Sheet

As of 2/28/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2004	Debt Service Fund - Series 2008	Debt Service Fund - Series 2018-1	Debt Service Fund - Series 2018-2	Capital Projects Fund - Series 2004	Capital Projects Fund - Series 2008	Capital Projects Fund - Series 2018-1	Capital Projects Fund - Series 2018-2	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Prepaid Property Insurance	0	0	0	0	0	0	0	0	0	0	0	0
Deposits	9,035	0	0	0	0	0	0	0	0	0	0	9,035
Buildings	0	0	0	0	0	0	0	0	0	30,000	0	30,000
Improvements Other Than Buildings	0	0	0	0	0	0	0	0	0	2,653,526	0	2,653,526
Ancillary Costs	0	0	0	0	0	0	0	0	0	937,602	0	937,602
Construction Work In Progress	0	0	0	0	0	0	0	0	0	697,818	0	697,818
Amount Available-Debt Service	0	0	0	0	0	0	0	0	0	0	1,604,805	1,604,805
Amount To Be Provided-Debt Service	0	0	0	0	0	0	0	0	0	0	9,095,195	9,095,195
Other	0	0	0	0	0	0	0	0	0	0	0	0
Total Assets	368,102	453,075	268,184	190,939	329,161	0	3	2,011	3,485,924	4,318,946	10,700,000	20,116,346
Liabilities												
Accounts Payable	2,574	0	0	0	0	0	0	0	0	0	0	2,574
Accounts Payable Other	0	0	0	0	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0	0	0	0	0
Short Term Loan Payable	0	0	0	0	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0	0	0	0	0
Revenue Bonds 2004 A	0	0	0	0	0	0	0	0	0	0	0	0
Revenue Bonds 2004 B	0	0	0	0	0	0	0	0	0	0	0	0
Refunding Bonds - 2008	0	0	0	0	0	0	0	0	0	0	1,615,000	1,615,000
Refunding Bonds 2018-1	0	0	0	0	0	0	0	0	0	0	4,400,000	4,400,000
Refunding Bonds 2018-2	0	0	0	0	0	0	0	0	0	0	4,685,000	4,685,000
Other	0	0	0	0	0	0	0	0	0	0	0	0
Total Liabilities	2,574	0	0	0	0	0	0	0	0	0	10,700,000	10,702,574
Fund Equity & Other Credits												
Fund Balance-All Other Reserves	0	1,714,423	133,957	0	0	892	3	0	0	0	0	1,849,275
Fund Balance-Unreserved	75,000	0	0	0	0	0	0	0	0	0	0	75,000
Investment In General Fixed Assets	0	0	0	0	0	0	0	0	0	4,318,946	0	4,318,946
Other	290,529	(1,261,348)	134,227	190,939	329,161	(892)	0	2,011	3,485,924	0	0	3,170,552
Total Fund Equity & Other Credits	365,529	453,075	268,184	190,939	329,161	0	3	2,011	3,485,924	4,318,946	0	9,413,772
Total Liabilities & Fund Equity	368,102	453,075	268,184	190,939	329,161	0	3	2,011	3,485,924	4,318,946	10,700,000	20,116,346

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 2/28/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	540,847	540,097	(750)	(0)%
Interest Earnings				
Interest Earnings	50	0	(50)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	894	894	0 %
Undesignated Reserves	9,212	0	(9,212)	(100)%
Total Revenues	550,109	540,991	(9,118)	(2)%
Expenditures				
Legislative				
Supervisor Fees	10,000	4,000	6,000	60 %
Financial & Administrative				
District Manager	28,840	12,017	16,823	58 %
Recording Secretary	4,000	2,310	1,690	42 %
District Engineer	6,000	1,772	4,228	70 %
Disclosure Report	1,000	0	1,000	100 %
Trustees Fees	8,500	6,208	2,292	27 %
Accounting Services	28,677	12,032	16,645	58 %
Auditing Services	7,900	0	7,900	100 %
Arbitrage Rebate Calculation	1,300	0	1,300	100 %
Postage, Phone, Faxes, Copies	600	618	(18)	(3)%
Public Officials Insurance	3,025	3,463	(438)	(14)%
Legal Advertising	1,100	0	1,100	100 %
Bank Fees	186	225	(39)	(21)%
Dues, Licenses & Fees	200	6,948	(6,748)	(3,374)%
Miscellaneous Fees	500	0	500	100 %
Office Supplies	200	0	200	100 %
Technology Services	2,000	1,266	734	37 %
Website Administration	1,000	2,000	(1,000)	(100)%
Interest Payments	0	840	(840)	0 %
Legal Counsel				
District Counsel	15,000	3,385	11,615	77 %
Electric Utility Services				
Street Lighting	91,000	29,461	61,539	68 %
Other Physical Environment				
Property & Casualty Insurance	11,000	7,290	3,710	34 %
Entry & Walls Maintenance	2,000	230	1,771	89 %
Landscape Maintenance - Contract	215,834	71,669	144,165	67 %
Landscape Maintenance - Other	0	2,959	(2,959)	0 %
Field Manager	27,707	11,545	16,162	58 %
Irrigation Maintenance	2,000	3,692	(1,692)	(85)%
Plant Replacement Program	10,500	1,075	9,425	90 %
Mitigation & Monitoring	0	17,917	(17,917)	0 %
Waterway Management Program-Contract	14,040	6,905	7,135	51 %
Waterway Management Program - Other	5,000	8,051	(3,051)	(61)%
Waterway Management Program - Erosion Control	3,000	0	3,000	100 %
Waterway Mgt. Program-Aquatic Plantings	2,000	0	2,000	100 %
Capital Improvements	10,000	45	9,955	100 %
Road & Street Facilities				
Street/Decorative Light Maintenance	1,000	95	905	91 %
Pavement & Signage Repairs	2,500	550	1,950	78 %
Holiday Lighting	5,000	10,000	(5,000)	(100)%
Parks & Recreation				

Parkway Center Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 2/28/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Miscellaneous Maintenance	3,000	2,520	481	16 %
Security Patrol	24,000	19,376	4,624	19 %
Special Events	500	0	500	100 %
Total Expenditures	<u>550,109</u>	<u>250,462</u>	<u>299,647</u>	<u>54 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>290,529</u>	<u>290,529</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	75,000	75,000	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>365,529</u></u>	<u><u>365,529</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2004

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	484,032	447,557	(36,475)	(8)%
Interest Earnings				
Interest Earnings	0	6,883	6,883	0 %
Total Revenues	484,032	454,440	(29,592)	(6)%
Expenditures				
Financial & Administrative				
Miscellaneous Fees	0	124,013	(124,013)	0 %
Debt Service Payments				
Interest Payments	334,032	223,801	110,231	33 %
Principal Payments	150,000	4,480,000	(4,330,000)	(2,887)%
Bond Call Payment	0	850,000	(850,000)	0 %
Total Expenditures	484,032	5,677,814	(5,193,782)	(1,073)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	4,535,383	4,535,383	0 %
Interfund Transfer				
Interfund Transfer	0	(573,357)	(573,357)	0 %
Total Other Financing Sources	0	3,962,026	3,962,026	0 %
Excess of Revenue Over(Under) Expenditures	0	(1,261,348)	(1,261,348)	0 %
Fund Balance, Beginning of Period	0	1,714,423	1,714,423	0 %
Fund Balance, End of Period	0	453,075	453,075	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2008

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	172,928	172,607	(321)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,226</u>	<u>1,226</u>	<u>0 %</u>
Total Revenues	<u>172,928</u>	<u>173,834</u>	<u>906</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	77,928	39,606	38,322	49 %
Principal Payments	<u>95,000</u>	<u>0</u>	<u>95,000</u>	<u>100 %</u>
Total Expenditures	<u>172,928</u>	<u>39,606</u>	<u>133,322</u>	<u>77 %</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>134,227</u>	<u>134,227</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	133,957	133,957	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>268,184</u></u>	<u><u>268,184</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District

Statement of Revenues and Expenditures

202 - Debt Service Fund - Series 2018-1

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	80	80	0 %
Total Revenues	0	80	80	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	573,357	573,357	0 %
Debt Proceeds				
Bond Proceeds	0	4,151,991	4,151,991	0 %
Interfund Transfer				
Interfund Transfer	0	(4,534,489)	(4,534,489)	0 %
Total Other Financing Sources	0	190,859	190,859	0 %
Excess of Revenues Over(Under) Expenditures	0	190,939	190,939	0 %
Fund Balance, End of Period	0	190,939	190,939	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

203 - Debt Service Fund - Series 2018-2

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	138	138	0 %
Total Revenues	0	138	138	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	329,023	329,023	0 %
Total Other Financing Sources	0	329,023	329,023	0 %
Excess of Revenues Over(Under) Expenditures	0	329,161	329,161	0 %
Fund Balance, End of Period	0	329,161	329,161	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2004

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0 %
Total Revenues	0	3	3	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(894)	(894)	0 %
Total Other Financing Sources	0	(894)	(894)	0 %
Excess of Revenues Over(Under) Expenditures	0	(892)	(892)	0 %
Fund Balance, Beginning of Period	0	892	892	0 %
Fund Balance, End of Period	0	0	0	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2008

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Excess of Revenues Over(Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	3	3	0 %
Fund Balance, End of Period	0	3	3	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

302 - Capital Projects Fund - Series 2018-1

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Expenditures				
Financial & Administrative				
District Manager	0	18,024	(18,024)	0 %
Trustees Fees	0	4,170	(4,170)	0 %
Dues, Licenses & Fees	0	9,613	(9,613)	0 %
Legal Counsel				
District Counsel	0	36,190	(36,190)	0 %
Bond Counsel	0	45,660	(45,660)	0 %
Underwriter	0	31,241	(31,241)	0 %
Trustee Counsel	0	2,523	(2,523)	0 %
Total Expenditures	0	147,421	(147,421)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	149,431	149,431	0 %
Total Other Financing Sources	0	149,431	149,431	0 %
Excess of Revenueess Over(Under) Expenditures	0	2,011	2,011	0 %
Fund Balance, End of Period	0	2,011	2,011	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

303 - Capital Projects Fund - Series 2018-2

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,603	1,603	0 %
Total Revenues	0	1,603	1,603	0 %
Expenditures				
Financial & Administrative				
District Manager	0	19,476	(19,476)	0 %
Trustees Fees	0	4,505	(4,505)	0 %
Dues, Licenses & Fees	0	10,387	(10,387)	0 %
Legal Counsel				
District Counsel	0	39,106	(39,106)	0 %
Bond Counsel	0	49,340	(49,340)	0 %
Underwriter	0	33,759	(33,759)	0 %
Trustee Counsel	0	2,727	(2,727)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	617,852	(617,852)	0 %
Total Expenditures	0	777,151	(777,151)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	4,261,472	4,261,472	0 %
Total Other Financing Sources	0	4,261,472	4,261,472	0 %
Excess of Revenues Over(Under) Expenditures	0	3,485,924	3,485,924	0 %
Fund Balance, End of Period	0	3,485,924	3,485,924	0 %

Parkway Center Community Development District

Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
Investment In General Fixed Assets				
	<u>0</u>	<u>4,318,946</u>	<u>4,318,946</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>4,318,946</u>	<u>4,318,946</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>4,318,946</u></u>	<u><u>3,701,094</u></u>	<u><u>0 %</u></u>

Parkway Center Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Bank Balance	359,267.26
Less Outstanding Checks/Vouchers	200.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	359,067.26
Balance Per Books	<u>359,067.26</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct
Reconciliation ID: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4667	2/1/2019	System Generated Check/Voucher	200.00	Koko L. Miller
Outstanding Checks/Vouchers			200.00	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
4666	2/1/2019	System Generated Check/Voucher	200.00	Daniel Fleary
4668	2/1/2019	System Generated Check/Voucher	19,712.90	Landscape Maintenance Professionals, Inc
4669	2/1/2019	System Generated Check/Voucher	200.00	Lawrence Thomas Hollis
4670	2/1/2019	System Generated Check/Voucher	7,760.06	Meritus Districts
4671	2/1/2019	System Generated Check/Voucher	240.00	Spearem Enterprises LLC
4672	2/1/2019	System Generated Check/Voucher	200.00	Suzanne DeCopain
4673	2/1/2019	System Generated Check/Voucher	200.00	Jo Ann Ward
4674	2/5/2019	Series 2004 FY19 Tax Dist ID 406	2,768.78	Parkway Center CDD
4675	2/5/2019	Series 2008 FY19 Tax Dist ID 406	1,067.82	Parkway Center CDD
4676	2/7/2019	System Generated Check/Voucher	225.00	Cardno, Inc.
4677	2/7/2019	System Generated Check/Voucher	4,978.00	Steve Gaskins Contracting, Inc.
4678	2/14/2019	System Generated Check/Voucher	1,381.00	Aquatic Systems, Inc.
4679	2/14/2019	System Generated Check/Voucher	487.42	Landscape Maintenance Professionals, Inc
4680	2/14/2019	System Generated Check/Voucher	616.73	TECO
4681	2/14/2019	System Generated Check/Voucher	486.66	TECO
4682	2/14/2019	System Generated Check/Voucher	443.08	TECO
4683	2/21/2019	System Generated Check/Voucher	3,385.06	Burr & Forman LLP
4684	2/21/2019	System Generated Check/Voucher	1,049.90	Stantec Consulting Services Inc. (SCSI)
311000070319 020519	2/22/2019	paid by ACH service 12/01/18 - 01/02/19	7,166.32	TECO
Cleared Checks/Vouchers			52,568.73	

Parkway Center Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash- Operating Acct

Reconciliation ID: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	5000004201	1/22/2019	Analytical Services Refund for Double Payment - 01.22.19	16,500.00
	CR418	2/5/2019	Tax Distribution - 02.05.19	7,177.87
	108875672	2/12/2019	Refund of Construction Expenses - Burr & Stantec	47,891.59
	108875673	2/12/2019	Refund of Construction Expenses - Burr	35,000.00
	108875674	2/12/2019	Refund of Construction Expenses - Nichols	60,108.73
Cleared Deposits				<hr/> 166,678.19 <hr/>

Commercial Checking Acct Public Funds

Account number:
Image count: 18

■ February 1, 2019 - February 28, 2019 ■ Page 1 of 2



PARKWAY CENTER COMMUNITY
DEVELOPMENT DISTRICT
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: [wellsfargo.com](https://www.wellsfargo.com)

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$245,157.80	\$166,678.19	-\$52,568.73	\$359,267.26

Credits

Deposits

Effective date	Posted date	Amount	Transaction detail
	02/01	16,500.00	Deposit
	02/15	143,000.32	Deposit
		\$159,500.32	Total deposits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	02/06	7,177.87	Hlls Tax Licens Dist ID406 DN022034 Parkway Center
		\$7,177.87	Total electronic deposits/bank credits
		\$166,678.19	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	02/22	7,166.32	Teco/People Gas Utilitybil 311000070319 Parkway Center Cdd
		\$7,166.32	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
4666	200.00	02/04	4670	7,760.06	02/01	4673	200.00	02/06
4668 *	19,712.90	02/05	4671	240.00	02/06	4674	2,768.78	02/26
4669	200.00	02/04	4672	200.00	02/08	4675	1,067.82	02/26

Checks paid (continued)

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
4676	225.00	02/13	4679	487.42	02/19	4682	443.08	02/20
4677	4,978.00	02/12	4680	616.73	02/20	4683	3,385.06	02/26
4678	1,381.00	02/22	4681	486.66	02/20	4684	1,049.90	02/27
\$45,402.41			Total checks paid					

* Gap in check sequence.

\$52,568.73 **Total debits**
Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
01/31	245,157.80	02/08	240,322.71	02/20	376,086.14
02/01	253,897.74	02/12	235,344.71	02/22	367,538.82
02/04	253,497.74	02/13	235,119.71	02/26	360,317.16
02/05	233,784.84	02/15	378,120.03	02/27	359,267.26
02/06	240,522.71	02/19	377,632.61		
Average daily ledger balance		\$306,721.00			



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 3/20/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	15	-10	Debris in several ponds
INVASIVE MATERIAL (FLOATING)	20	15	-5	Small amount of Water lettuce
INVASIVE MATERIAL (SUBMERSED)	20	20	0	
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	N/A
CLUBHOUSE EXTERIOR	3	3	0	N/A
POOL WATER	10	10	0	N/A
POOL TILES	10	10	0	N/A
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	N/A
FIRST AID/SAFETY ITEMS	10	10	0	N/A
SIGNAGE (rules, pool, playground)	5	5	0	N/A
PLAYGROUND EQUIPMENT	5	5	0	N/A
RECREATIONAL FACILITIES	7	7	0	N/A
RESTROOMS	6	6	0	N/A
HARDSCAPE	10	10	0	N/A
ACCESS & MONITORING SYSTEM	3	3	0	N/A
IT/PHONE SYSTEM	3	3	0	N/A
TRASH RECEPTACLES	3	3	0	N/A
FOUNTAINS	8	8	0	N/A
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	OK
PAINTING	25	20	-5	
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Look Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 3/20/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Look good
RECREATIONAL AREAS	30	30	0	N/A
SUBDIVISION MONUMENTS	30	20	-10	Under renovation
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	25	-5	Some sidewalks and curbs need pressure washing.
SPECIALTY MONUMENTS	15	15	0	OK
STREETS	25	23	-2	Several pot holes have been repaired
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Ok
LANDSCAPE UP LIGHTING	22	20	-2	Lights at Still River entrance staying on.
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	N/A
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	661	-39	94%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Parkway Center

Date: 3/20/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	Good color
TURF FERTILITY	10	10	0	
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Dollar weed- carry over
TURF INSECT/DISEASE CONTROL	10	10	0	Better
PLANT FERTILITY	5	3	-2	Will be applied soon
WEED CONTROL - BED AREAS	5	3	0	Some detailing needed
PLANT INSECT/DISEASE CONTROL	5	5	0	Better
PRUNING	10	7	-3	Ligustrum/ Viburnum hedges
CLEANLINESS	5	5	0	Good
MULCHING	5	4	-1	Will be done after renovations are comple
WATER/IRRIGATION MGMT	8	7	-1	Some areas need to be dialed back
CARRYOVERS	5	4	-1	Turf weeds

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	2	-1	Snap dragons need to be trimmed
SCORE	100	90	-10	90%

Contractor Signature: _____

Manager's Signature: Gene Roberts 3/20/2019

Parkway CDD – March



The annuals are still looking good but the snap dragons are getting leggy and should be snipped.



LMP had soil test done on the island on Blue Beech and it showed a high PH. They will alter the fertilizer to attempt to lower it.



Most of the trees have been installed for the landscape renovations. They will now begin to install all the plant material.





Vehicles are parking on the turf on Willow Beach Drive.



LMP is using non-selective herbicide on the weeds, but they still need to be removed.



With the Azalea's blooming the Belmont entrance looks good.



The Confederate Jasmine planted last year along Falkenburg is filling in nicely.



Landscape renovations still underway.



The turf at the round-a-bout at the Sanctuary entrance is being over irrigated and LMP will dial it back.



Taylor Morrison has begun the construction inside the Sanctuary.



Some of the street signs need to be pressure washed.



Ligustrum hedge along Still River need to be trimmed.





The turf has been recently fertilized and has good color.



Weed detailing is needed in some of the beds.



Blue Plumbago at the Hamlet entrance is struggling and needs to be treated.



Viburnum hedge along Falkenburg needs to be trimmed.

Parkway Pond – March



There is still a small amount of Water lettuce around the perimeter of pond 13.



There's some trash in pond 11



Very little algae were observed in the ponds.







Pond 3 has a lot of trash in the corner, Aquatic Systems was notified.

Action Item Template

Date	March 1, 2019
District	Parkway Center

#	Action Item Description	Responsible	Open Date	Date Due	Closed Date	Status	Comments
1	Amenity Center	BH	5/1/18	Mar Mtg.		open	Construction drawings to be reviewed at April meeting
2	FHP Patrols	BH	3/1/19	Mar Mtg.		done	Rates have went up need to look at other options.
4	Pond Work	TS	3/1/19	Mar Mtg.		open	Tonja will go over at meeting
5	Landscape	BH	3/1/19	Mar Mtg.		open	Schedule is on track
6	Aquatics	BH	3/1/19	Mar Mtg.		done	Please see report
7	Construction Meeting	BH	3/1/19	Mar Mtg.		open	CDD will look to have audience input at May meeting.



Parkway Center CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 3/18/2019

Prepared for:

Ms. Debby Hukill, CAM, DM

Meritus Corporation

2005 Pan Am Circle Drive, Suite #120

Tampa, Florida 33607

Prepared by:

Logan Bell, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

Parkway Center CDD Waterway Inspection Report

3/18/2019

Site: 3



Comments:

Site looks good

No issues were observed within Pond #3 during inspection. Minor debris was noted near the main road in Pond #3, which will be picked up during our upcoming maintenance visit.

Site: 4



Comments:

Requires attention

Pond #4 was identified with new development of submersed Vallisneria mostly located along the perimeter and near the outflow structure. Treatment will be performed during our upcoming maintenance visit and should be displaying positive results within 14-21 days following application.

Site: 5



Comments: Normal growth observed

Pond #5 continues to improve in a reduction of algae development, increased water clarity, and health of native Pickerelweed. Treatment targeting minor algae development along the road side of Pond #5 will be performed during our upcoming scheduled visit.

Site: 6



Comments: Requires attention

Pond #6 was identified with new development of algae along the surface with submersed Slender Spikerush and Hydrilla observed below. Treatment will be performed during our upcoming maintenance visit targeting submersed vegetation and algae development.

Parkway Center CDD Waterway Inspection Report

3/18/2019

Site: 7



Comments: Normal growth observed

Minor development of filamentous algae was identified within Pond #7, which will be targeted during our upcoming visit. Native Gulf Spikerush appeared to be in good condition and thriving along the perimeter.

Site: 9



Comments: Requires attention

Pond #9 was identified with development of submersed Slender Spikerush and Babytears along the shallow perimeter. Torpedograss was also identified within the beneficial plants along the perimeter. Treatment will be performed during our upcoming maintenance visits targeting submersed vegetation and Torpedograss development.

Parkway Center CDD Waterway Inspection Report

3/18/2019

Site: 10



Comments: Normal growth observed

New development of Torpedograss following treatment of shoreline weeds completed on 2/25/2019 within Pond #10. Treatment will be performed during our upcoming scheduled visit. Native Duck Potato appeared to be in good condition and thriving.

Site: 11



Comments: Site looks good

Site #11 looked good during inspection with healthy new development of Pickerelweed and Duck Potato within the littoral shelf and along the perimeter. Minor debris was noted, likely blown in from the road, which will be picked up during our upcoming visit.

Parkway Center CDD Waterway Inspection Report

3/18/2019

Site: 14



Comments: Requires attention

Pond #14 was identified with new development of floating Waterlettuce along the perimeter and wind blown into the corners. Treatment will be required to reduce the vegetation. Water lettuce development may be associated with an underlying water quality issue.

Site: 15



Comments: Requires attention

Pond #15 was identified with new development of floating Water Lettuce along the perimeter and wind blown into the corners. Minor shoreline Torpedograss was also identified and will be treated along with the floating Water Lettuce during our upcoming visit. Frequency of Water Lettuce development may indicate an underlying water quality issue.

Management Summary

Overall, the ponds within the Parkway Center CDD continue to display positive results following routine maintenance visits targeting invasive weeds, algae, and submersed vegetation. During inspection it was noted that Ponds #9 and #10 were displaying necessity for shoreline treatments with Torpedograss identified along the perimeter of both ponds. Treatment will be performed during our upcoming maintenance visit and may require 14-21 days for positive results to be evident. Minimal algae development within the community was identified in Ponds #5, #6, and #7, which was minimal, but will require treatment to be performed during our upcoming maintenance visits. Submersed vegetation identified as Vallisneria, Slender Spikerush, Babytears, and Hydrilla were identified within Ponds #4, #6, and #9. Treatment will be scheduled for our upcoming maintenance visits.

Floating Water Lettuce was identified along the perimeter and within the windblown corners of Ponds #14 and #15. These floating weeds under the proper environmental conditions can double mass within three weeks. For this reason it is important to continue treating the Water Lettuce, which will allow control of the vegetation. The main issue with the development of the floating weeds within Ponds #14 and #15 are that they can grow between other vegetation (within the densely vegetated area to the west), which is inaccessible. Once the Water Lettuce grows enough it can break loose and enter the open water with a health density of mass to begin with. Maintaining good water quality with low nutrient levels will reduce the time taken to reproduce and allow for less vegetation in an extended period of time. This is done through water quality testing and Alum applications (reduces nutrients).

Hydrilla, identified within Pond #6, is a multi-branched perennial herb that is rooted, but often seen floating as it can reproduce through fragmentation. Introduced to Florida in the 1950's Hydrilla has become one of the most invasive weeds growing in the shallowest and deepest parts of Florida's lakes reaching stem lengths of over 30 feet. It crowds out native vegetation and forms dense canopies lowering the oxygen levels causing an anoxic environment and providing habitat for mosquito larva. Treatment for Hydrilla is a priority as spreading throughout the community through fragmentation, runners, tubers, and buds will occur if not treated.

NOTE: A formal proposal for a lake Phosphorus Jar Test to identify the amount of Alum needed to reduce the nutrient load to an acceptable range will be generated for the District association's viewing.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Re-treat for floating Water Lettuce within Ponds #14 and #15.
- Treat algae within Ponds #5, #6, and #9.
- Target submersed vegetation within Ponds #4, #6, and #9.
- Continue to promote native vegetation throughout the community.
- Treat minor grasses and brush within sites #9 and #10.

THANK YOU FOR CHOOSING ASI!

