



Rizzetta & Company

Reserve at Pradera Community Development District

**Board of
Supervisors Special
Meeting
March 26, 2026**

District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, Florida 33578

www.reserveatpraderacdd.org

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.reserveatpraderacdd.org

| | | |
|-----------------------------|--|--|
| Board of Supervisors | Maya Wyatt Jayson Caines Jason Newbold Kenny Belcher Lindsay Felix | Chairman Vice Chairman Asst. Secretary Asst. Secretary Asst. Secretary |
| District Manager | Stephanie DeLuna | Rizzetta & Company, Inc. |
| District Attorney | Savannah Hancock | Kilinski Van Wyk |
| District Engineer | Kyle Thornton | Half Associates, Inc. |

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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.

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA · (813) 533-2950

MAILING ADDRESS – 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614

WWW.RESERVEATPRADERACDD.ORG

Board of Supervisors
Reserve at Pradera Community
Development District

March 25, 2026

REVISED FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, March 26, 2026, at 10:30 a.m.** at the office of **Riverview Public Library, 9951 Balm Riverview Rd., Riverview FL 33569.**

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
 - A. Aquatics Services
 1. Presentation of the Sitex Waterway Inspection Report.....Tab 1
 - B. Landscape Inspection Services
 1. Presentation of the Landscape Inspection Report.....Tab 2
 2. Presentation of Pine Lake Inspection Report.....Tab 3
 3. Consideration of Pine Lake Proposal #7955, #8270, #8271, #8272.....Tab 4
 4. Consideration of Pine Lake Proposal #7943-First Roundabout.....Tab 5
 5. Ratification of Pine Lake 8219, Mainline Repair.....Tab 6
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
4. **BUSINESS ITEMS**
 - A. Consideration of Wahoo Pools #2653 Adirondack Chairs Proposal....Tab 7
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on February 26, 2025.....Tab 8
 - B. Consideration of Operations and Maintenance Expenditures for January and February 2026.....Tab 9
 - C. Consideration of Financial Report for February 2026.....Tab 10
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Sincerely,
Stephanie DeLuna
District Manager

Tab 1



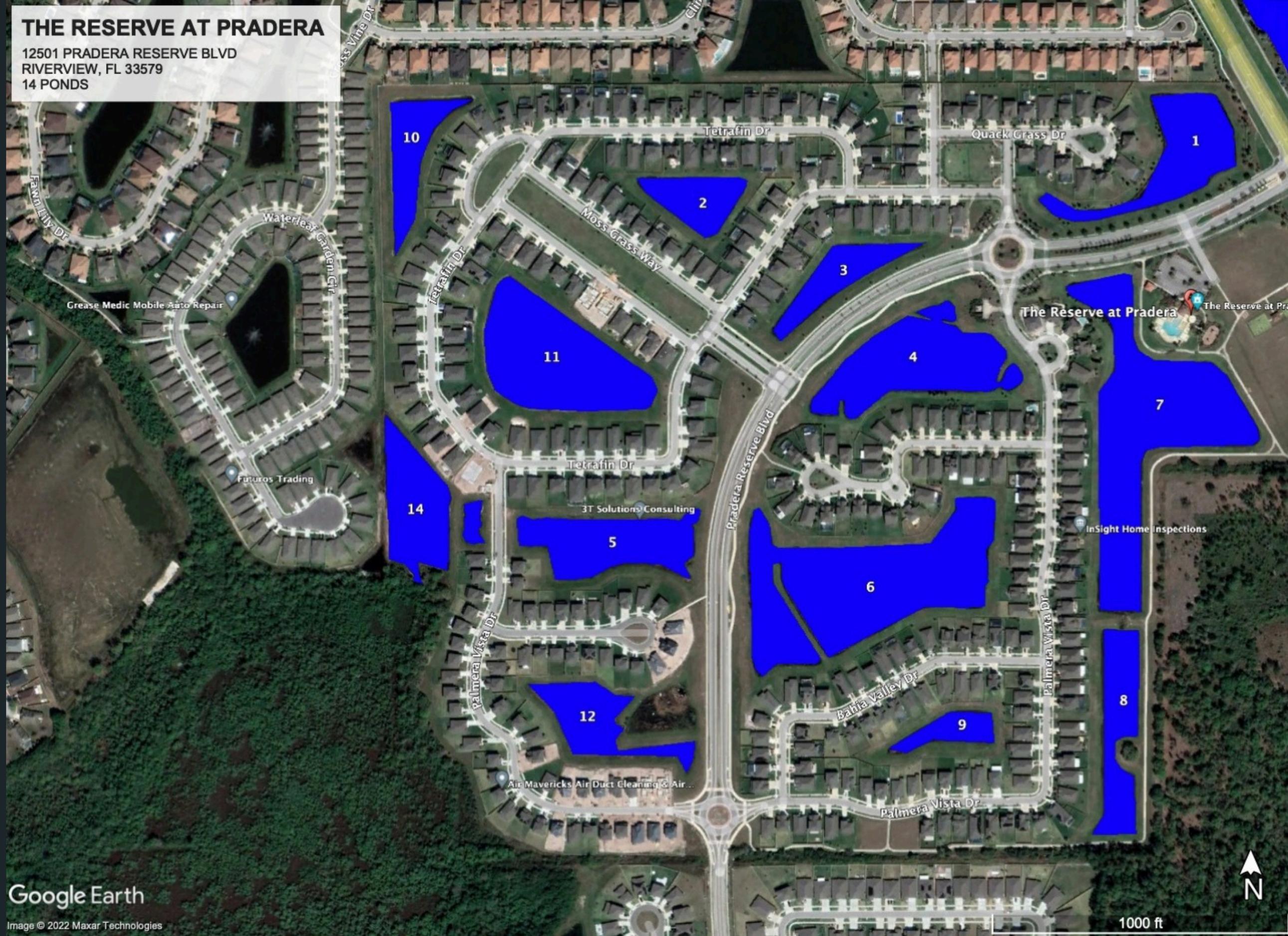
MONTHLY REPORT

MARCH, 2026



THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579
14 PONDS



SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



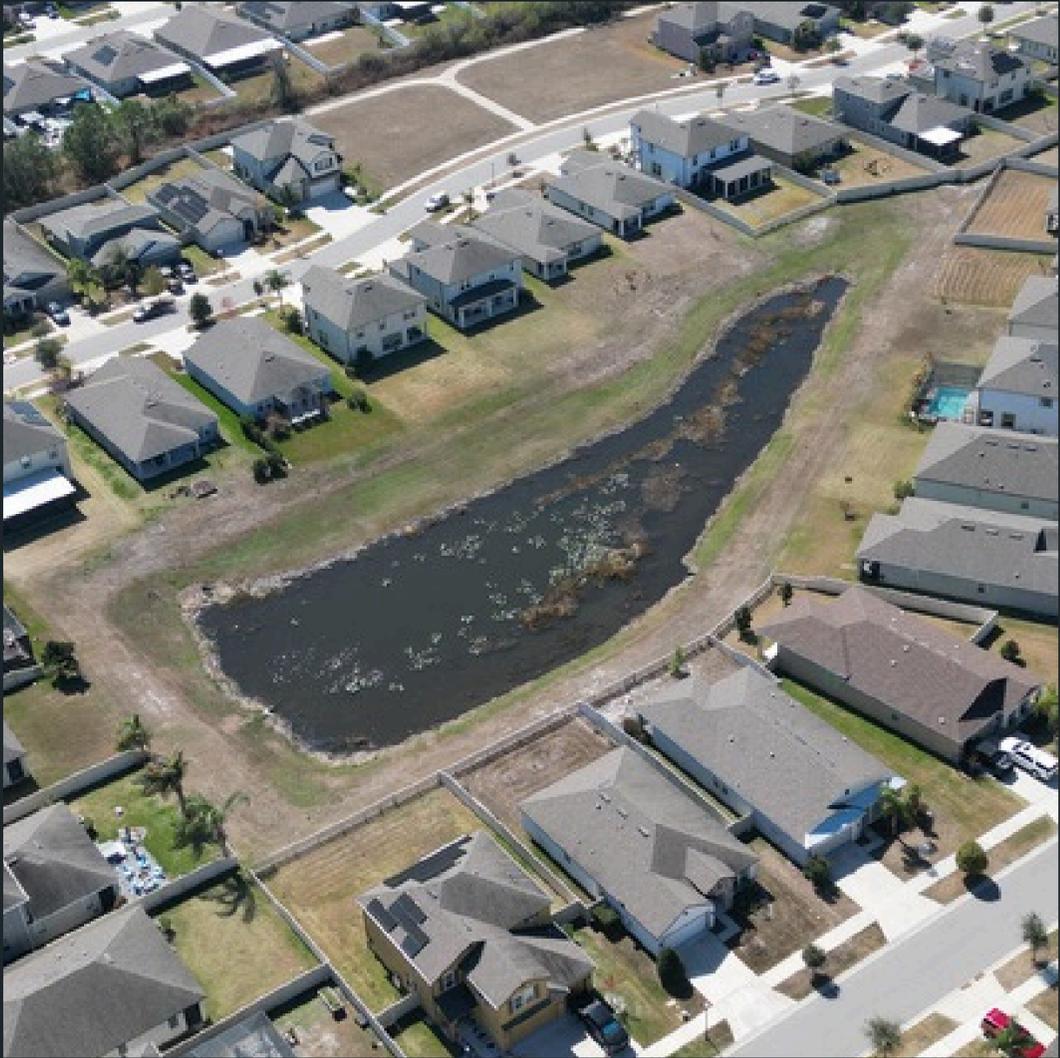
Pond #6 Treated for Algae and Shoreline vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.

Tab 2

THE RESERVE AT PRADERA

Landscape Inspection Report



March 06, 2026
Rizzetta & Company
Haley Pryor – Landscape Specialist
Field Inspection Services



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❖ Some new growth throughout the community is starting to show. For most foliage, extensive pruning this month will determine the outcome and survival of cold damaged plants.

The following are action items for Pine Lake Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. Underlined text is for Board attention.

1. Loropetalum at the Balm Riverview entrance median shows signs of regeneration. The Duranta still appears compromised. A hard prune mid-March will be more conclusive but at this time, the hedge may need to be pulled and replaced. This is still to be determined. (Pics 1a&b)
2. The Juniper and Jasmine at the median look good with new growth. The Copper Leaf Plant and Crotons may not show new growth until pruning but it may be a good idea to have a proposal for replacement on deck in case the roots didn't make it. (Pics 2a&b)



Balm Riverview Rd./Pradera Reserve Blvd.

3. The North ROW beds along Balm Riverview Rd., before the entrance, need detail attention including brush and debris removal. There are parts of metal signage under the mulch and dead plant material that should be discarded. (Pics 3a-c)



4. Inspect, treat, and diagnose the turf on Balm Riverview Rd. northbound before the entrance. Please ensure the discolored section is healthy. (Pic 4)



5. The plant beds and tree rings along Balm Riverview Rd. southbound didn't get fully mulched. Is this pending? There is also dead plant material, concrete chunks, palm fronds, and weeds that need to be cleared from this side of the entrance. (Pic 5)



6. The Juniper in the South ROW beds are struggling after cold damage. There is a little new growth but please monitor, inspect, and diagnose in case these are not viable or make a weak return. Ensure irrigation is running optimally for this time of year and higher temperatures. (Pics 6>)

Balm Riverview Rd./Pradera Reserve Blvd.

7. The South ROW bed along Balm Riverview Rd. needs detail work including fire ant treatment for several live mounds along the sidewalk and throughout the beds. Suckers need removal from trees. Spanish moss and various debris need disposal. (Pics 7a&b)



8. Inspect, diagnose, and treat the declining Magnolia tree. Multiple types of trees along this bed need to be checked out and vines or moss removed from the Viburnum hedge. (Pic 8)



9. The South ROW bed that leads to the entrance corner is going to need additional Jasmine or some type of ground cover. Several spots of Jasmine are dead and this will leave significant empty space. Please see the proposal page and submit a bid. This is a prominent section that joins the entrance and enhancement may be a good idea after the cold damage. (Pic 9)



10. The second median along the Preserva Reserve Blvd. needs to be monitored after pruning. The Copper Leaf Plant and Arboricola suffered damage and there is no new growth yet. Please submit a proposal for replacement for any plants that are not salvageable after pruning. (Pics 10a&b)



10a



10b



<11



<12a



<12b

11. The Ornamental grasses in this median are inconsistent. While there is recent healthy new growth, some plantings are too far gone. Please inspect, diagnose, and treat. Submit a proposal to replace as needed and remove dead plant material. (Pic 11>)

12. Is the Juniper and Jasmine in this bed supposed to be intertwined? This may be a case of the Jasmine growing too far underneath the Juniper. Please advise and have crews trim away dead branches. (Pics 12a&b>)

Pradera Reserve Blvd./Amenity Center

13. The Blue Daze at the Amenity Center parking lot are showing new growth. Please monitor this bed and submit proposal if additional Blue Daze is needed. The ornamental grass appears to have lost most of its presence. A proposal to fill in this empty space may be a good idea. (Pic 13)



16. Noting the turf conditions surrounding the Amenity Center sidewalks. (Pic 16)



17. Remove dead bush along the playground fence hedge. Adjacent foliage can grow lateral and fill in the gap. (Pic 17)



14. The turf between the Amenity Center and Pond 1E is patchy and appears to be dragging in terms of new growth. Please inspect, diagnose, and update on the gameplan for struggling turf throughout the community. (Pic 14)



15. The tree in this parking lot bed does not show new growth yet. If it doesn't spring back after a hard prune, it may be best to just remove it and continue with a spread of Flax Lillies. (Pic 15>)

Amenity Center/Pool/Pradera Reserve Blvd

18. The landscape around the pool has wilted and cold damaged foliage. Copper Leaf, Crotons, Bromeliads, and Arboricola will all benefit from pruning and new growth. Please monitor after pruning and inventory plants that need replacement. (Pics 18a-c)



19. The first roundabout on Pradera Reserve Blvd is showing promising regeneration. Please continue to monitor the grasses and ensure they fill in consistently. (Pic 19)



20. The endcaps of the medians before the roundabout are lined with plants that look severely declined. Arboricola here may rejuvenate after pruning but please inspect and determine viability. There is no new growth so the roots may be too damaged. Please note, there are two separate placements that mirror each other on both sides of Pradera Reserve Blvd. There are no signs of life on either bed. (Pic 20)



Pradera Reserve Blvd/Quack Grass Dr./Palmera Vista Dr.

21. Inspect, diagnose, and treat the struggling turf at the corner of the pedestrian walkway before the roundabout. This may be compounded by foot or bicycle traffic so please invest additional effort into improving the turf at prime locations like this. (Pic 21)



24. Ensure irrigation and fertilization is optimal for conditions on the turf along the roundabout walkway from Palmera Vista Dr. Can turf be installed and survive at the triangle median by the bike lane sign? Please advise. (Pics 24a&b)



22. Inspect, diagnose, and treat the declining turf by the waterway drain beside the sidewalk on Quack Grass Dr. outside of the dog park. The struggling turf is under oaks but it gets sufficient sunlight. (Pic 22)



23. Documenting cold damage foliage awaiting pruning. Landscaping around Paw Park at Palmera Vista, Quack Grass, and Tetrafin. So far, there is no new growth. (Pic 23>)



Bermuda Grass Way/Moss Grass Way/Palmera Bista Dr.

25. Documenting dry turf along Moss Grass Way and Bermuda Grass Way. (Pic 25)



28. Documenting the hole that was filled at the median on Palmera Vista Dr. So far, it looks solid and safe. Well done. (Pic 28)



26. Please inspect, diagnose, and treat the declining Magnolia Tree on the East ROW of Bermuda Grass Way. This one stands out with only half the foliage of other trees and decline from the top down. (Pic 26)



29. The second roundabout on PRB has Crotons and grasses awaiting pruning and cold damage recovery. (Pic 29)

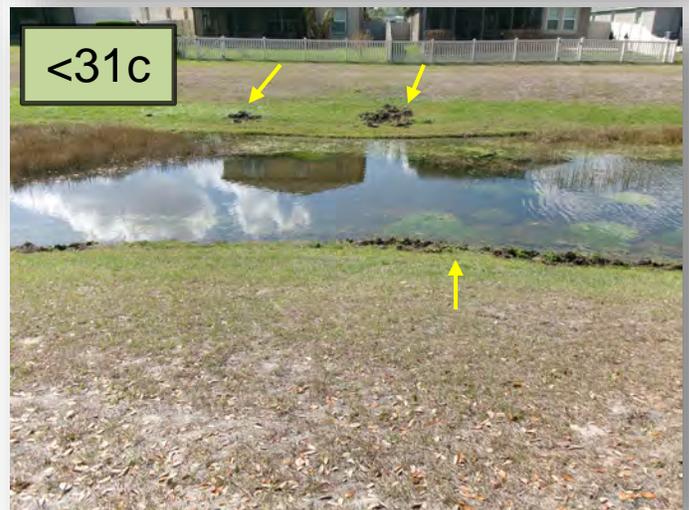


27. Please have mowing crews hard edge around all waterway lids and drainage grates. No weeds or grass should grow across and it looks more polished with these details included. (Pic 27>)



Palmera Vista Dr./Pond 3b/Pond 1A

30. The cul-de-sac on Palmera Vista Dr. East has Crotons, Birds of Paradise, and Copper Leaf Plants with noticeable cold damage. The Indan Hawthorne and Shenandoah grasses are all ok. With pruning this month this bed should regenerate. (Pic 30)



31. Significant hog damage is evident on the banks of Pond 3B and Pond 1A. For now, the recommendation is to fill or level the ruts and see if the turf will continue a growth pattern over the fresh dirt. Replacing turf is not a worthy investment until the hogs stop coming over and destroying the ground. Vendor ideas and strategies are welcome. Most of these ruts and digging holes are 10 inches deep so they will not flatten and absorb into the ground by themselves. (Pics 31a-d)



Proposals

1. Please provide proposal to enhance the plant beds on the South ROW of the community entrance. The Jasmine is showing a little new growth but there are dead spots throughout and significant empty space. Some of the grasses may also need replacement and more plantings added to the bed. (Pics 1a&b)



2. Please provide proposal to rake, flatten, and level the ruts caused by hogs around the ponds. Pond 3B is the most disturbed and Pond 1A has damage on the east end. (Pics 2a&b)



Tab 3

From: [Jessi Milch](#)
To: [Haley Pryor](#)
Cc: [Stephanie DeLuna](#); [Christine Gargaro](#); [Patrick Baldwin](#)
Subject: [EXTERNAL]Re: Reserve at Pradera CDD-Landscape Inspection Report-March 4, 2026
Date: Tuesday, March 24, 2026 1:19:45 PM
Attachments: [codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png](#)
[058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png](#)
[codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png](#)
[codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png](#)
[codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png](#)
[codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png](#)
[lisbanner_e90caea7-44a1-4d42-86ca-5ea9173b1d8e.png](#)
[Outlook-p4qb3rdj.png](#)
[8271 - Reserve at Pradera - Additional Mulch - Spring 2026.pdf](#)
[8270 - Reserve at Pradera - Proposal 1 \(Jasmine In-Fills\) - March 2026.pdf](#)
[8272 - Reserve at Pradera - Muhly Grass Replacement in Median \(Pradera Reserve Blvd\) - March 2026.pdf](#)

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi all, below are Pine Lake's responses for the March 2026 Inspection Report at Reserve at Pradera.

- 1) Will continue to monitor the Loropetalum. I am, however, seeing signs of life on the Duranta, as new leaves have begun to emerge from the base of the plant. (See photo)
- 2) We have begun cutbacks of Copper Leaf, Crotons and Arboricola. Arboricola is showing new leaves, but it may take some time for the Copper Leaf. (See photo)
- 3) Crews have been removing debris over the last few visits, will continue to do so.
- 4) There were some irrigation issues recently due to a mainline leak, repaired week of March 16. Hopefully we see some improvement soon.
- 5) Additional mulch (33 yards) is necessary for this area south of the entrance, on Balm. The mulch was originally proposed as spec'd in the RFP (300 yards) however I think due to rain runoff and how long ago mulch was last installed, additional mulch is needed. (Proposal included in this month's response).
- 6) Will continue to monitor the Juniper. Conditions of plants/turf have improved since this inspection was conducted.
- 7) Some debris was removed last week. Ant mounds to be treated during this week's visit. Spanish moss to be removed as well.
- 8) Tree in the photo is a Red Maple, and at the time of my site visit, had begun sprouting and

blooming flower buds.

9) Proposal is included in this response.

10) Aboricola is beginning to emerge with new growth along the stalks. Cutbacks have begun throughout the community.

11) Proposal is included in this response.

12) Plants to be trimmed and delineated in upcoming visits.

13) Much of the Blue Daze has been trimmed back, and showing new growth.

14) Again this looks to be similar to item #4. Turf color may have been due to the mainline issue, which has been repaired.

15) We can try pruning back this tree and see if it emerges with new growth.

16) Looks to be similar to items 4 and 14.

17) Bush to be removed in upcoming visit.

18) Cutbacks in pool area were begun last week (week of March 16). Roebelenii palms were not touched however.

19) Will continue to monitor.

20) Happy to report that I am seeing signs of life emerging from the Green Island Ficus! See attached photo. We will prune back dead branches once new growth is stable.

21) This may be a multi-factor issue, possibly foot traffic and due to mainline issue. Irrigation tech to inspect this area in case it's due to coverage.

22) Seeing some bounce back in this area, as new growth is occurring in the turf in general.

23) In this area specifically, I am seeing new growth emerging from the bases of the Firebush, but I am not seeing new growth emerging from the Ixora. We can continue to monitor and trim back in the next few weeks.

24) Similar to previous items, this was due to mainline repair needed (which has been completed). For triangle without sod, this would need to be Bahia turf most likely since there is no irrigation. Success of turf is not guaranteed since there a high level of concrete here.

25) Same note as 24.

26) Several Magnolia trees in this area were treated this past winter for False Oleander Scale. At this point, we can begin to prune back Magnolia for better shape, and to encourage growth.

27) Communicated to crews.

28) Will monitor and report if soil caves in again.

29) Cutbacks are ongoing.

30) Cutbacks are ongoing.

31) Hopefully no further hog damage occurs. A proposal will be brought to the meeting on Thursday to get these areas smoothed out.

Proposal 1 - Included in this response

Proposal 2 - Will be brought to meeting on Thursday

Thank you! See you at the meeting.

Sincerely,

Jessi Milch



O : 813.948.4736

C : 813.205.2479

12980 Tarpon Springs Road | Odessa, FL 33556

From: Haley Pryor <HPryor@rizzetta.com>

Sent: Tuesday, March 17, 2026 9:19 AM

To: Jessi Milch <jessi@pinelakellc.com>

Subject: Reserve at Pradera CDD-Landscape Inspection Report-March 4, 2026

Hi Jessi,

This report is all set for you. Let me know if you have any questions.

Attached is the Reserve at Pradera CDD landscape inspection report for 3/4/2026. Please prepare your response, including all diagnoses, treatment plans, action plan for maintenance items as well as all requested proposals and return it to me, [in one email](mailto:HPryor@rizzetta.com), within 7 days or by 3/20/2026.

Please CC: District Manager, Stephanie Deluna, sdeluna@rizzetta.com & Admin Assistant, Christina Gargaro, CGargaro@rizzetta.com on your response.



Haley Pryor
Landscape Inspection Specialist
Rizzetta & Company

813.933.5571
HPryor@rizzetta.com



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Tab 4



7955 - Reserve at Pradera - Proposal 1 on Feb Inspection (Amenity Center) - February 2026

Date 3/2/2026

Customer Reserve at Pradera CDD | PO Box 32414 | Charlotte, NC 28232

Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Account Manager Jessi Milch

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Pine Lake to fill in vacant area of bed by the playground fence.

Install (25) 3 gal plants in the area in photo below. Macho Ferns

Ferns are recommended due to dappled sun/shade in this location.





Plant Material Install

Plant Material Install

| Items | Quantity | Unit |
|--------------------------------|-----------------|-----------------|
| 3 gal Macho Ferns | 25.00 | EA |
| Plant Material Install: | | \$837.50 |

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly

to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed form rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer’s specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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By 

Jessi Milch
Date 3/2/2026

Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____



8270 - Reserve at Pradera - Proposal 1 (Jasmine In-Fills) - March 2026

Date 3/24/2026

Customer Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Account Manager Jessi Milch

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Pine Lake to install 1g Confederate Jasmine in vacant areas of the southern ROW near the entrance of Reserve at Pradera. Proposal 1 from the March Inspection Report.

(100) 1 gal Confederate Jasmine for the best coverage.

Irrigation to be checked. If additional coverage is necessary, a separate proposal will be provided.



Plant Material Install

Plant Material Install

| Items | Quantity | Unit |
|--------------------------------------|--------------------------------|-------------------|
| 1 gal Variegated Confederate Jasmine | 100.00 | EA |
| Labor | | |
| | Plant Material Install: | \$1,900.00 |
| <hr/> | | |
| | PROJECT TOTAL: | \$1,900.00 |

Terms & Conditions

Terms & Conditions

Payment Terms

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Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

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Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen

labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a

time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the

Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

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By 

Jessi Milch
Date 3/24/2026

Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____



8271 - Reserve at Pradera - Additional Mulch - Spring 2026

Date 3/24/2026

Customer Reserve at Pradera CDD | PO Box 32414 | Charlotte, NC 28232

Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

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Additional pine bark mulch is needed to complete the common areas of Reserve at Pradera.

Excluding where Confederate Jasmine may be installed as in-fills, 33 yards of mulch to be installed on beds on Balm, south of the main entrance.

(Item 6 on the March Inspection Report)

MULCH INSTALLATION

Mulch Install

| Items | Quantity | Unit |
|-----------------|-----------------------|-------------------|
| PINE BARK MULCH | 33.00 | cuyd |
| | Mulch Install: | \$2,062.50 |
| | PROJECT TOTAL: | \$2,062.50 |

Terms & Conditions

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Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

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By _____
Jessi Milch
Date 3/24/2026

Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____



8272 - Reserve at Pradera - Muhly Grass Replacement in Median (Pradera Reserve Blvd) - March 2026

Date 3/24/2026

Customer Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Account Manager Jessi Milch

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Pine Lake to replace 20 Muhly Grasses due to extreme cold temperatures this past winter.

3 GAL Muhly Grass to match existing as closely as possible.

Proposal includes removal and off-site disposal of existing dead Muhly grasses.



Plant Material Install

| Items | Quantity | Unit |
|-------------------|--------------------------------|-----------------|
| 3 gal Muhly Grass | 20.00 | EA |
| Labor | | |
| | Plant Material Install: | \$654.76 |
| | PROJECT TOTAL: | \$654.76 |

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By  _____
Jessi Milch
Date 3/24/2026
Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____

Tab 5



7943 - Reserve at Pradera - 1st Roundabout Replacements (Bottlebrush Bushes and Flax Lily) - Revised March 2026

Date 3/12/2026

Customer Reserve at Pradera CDD | PO Box 32414 | Charlotte, NC 28232

Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Account Manager Jessi Milch

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Pine Lake to install plants at the 1st roundabout on Pradera Reserve Blvd, where a Bismarck was removed due to weevil larvae activity.

2 sides of the roundabout: Each side will be installed with (3) Bottle Brush Bushes and 50 Flax Lily.

TOTAL OF (6) Bottle Brush Bushes (to train into multi-stem trunks, similar to the ones on Greenchop, along with 100 Flax Lily.

Includes: Topsoil. (no mulch)

Bottlebrush 30 gal

Flax Lily 1 gal







Plant Material Install

Plant Material Install

| Items | Quantity | Unit | |
|-------------------------|--------------------------------|------|-------------------|
| 30 gal Bottlebrush Bush | 6.00 | EA | |
| Topsoil | 2.00 | cuyd | |
| 1 gal Flax Lily | 100.00 | EA | |
| Staking Kit | 6.00 | EA | |
| | Plant Material Install: | | \$5,404.00 |

Irrigation Repair/Installation

Irrigation Enhancement

Items

Misc Install Materials & Labor

| | |
|--------------------------------|-------------------|
| Irrigation Enhancement: | \$260.00 |
| PROJECT TOTAL: | \$5,664.00 |

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By  _____
Jessi Milch
Date 3/12/2026
Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____

Tab 6



Reserve at Pradera - Mainline Repair 3-17-26

Date 3/18/2026
Customer Reserve at Pradera CDD | PO Box 32414 | Charlotte, NC 28232
Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Mainline Repair

Irrigation Enhancement

| Items | Quantity | Unit | Price |
|--------------------------------|----------|------|-----------------|
| Labor Irrigation | 6.00 | Hr | \$478.23 |
| Fittings and Pipe | 1.00 | EA | \$191.82 |
| Irrigation Enhancement: | | | \$670.05 |
| PROJECT TOTAL: | | | \$670.05 |

Terms & Conditions

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

- Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

E X C L U S I O N S

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- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
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- Conduit and connections for electrical, gas, and all other utilities and services
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- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

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 - Existing tree preservation, barricading, pruning, root pruning, or inventory
 - Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
 - Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
 - Warranty on transplanted plant material from the project site
 - Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
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- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

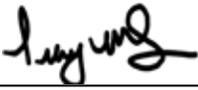
- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that

the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By 

Terry Mclane
Date 3/18/2026

Pine Lake Services, LLC

By 

M Wyatt (Mar 19, 2026 08:00:36 EDT)
Reserve at Pradera CDD
Date 03/19/26

Reserve at Pradera - Mainline 3-17-26

Final Audit Report

2026-03-19

| | |
|-----------------|--|
| Created: | 2026-03-19 |
| By: | Christy Gargaro (cgargaro@rizzetta.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAATZnz4QDfGVwPeFAreP7D6JW5GDMCWaOu |

"Reserve at Pradera - Mainline 3-17-26" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2026-03-19 - 11:59:50 AM GMT
-  Document emailed to M Wyatt (mcwyattpradera@gmail.com) for signature
2026-03-19 - 11:59:55 AM GMT
-  Email viewed by M Wyatt (mcwyattpradera@gmail.com)
2026-03-19 - 12:00:06 PM GMT
-  Document e-signed by M Wyatt (mcwyattpradera@gmail.com)
Signature Date: 2026-03-19 - 12:00:36 PM GMT - Time Source: server
-  Agreement completed.
2026-03-19 - 12:00:36 PM GMT

Tab 7

Review quote and press Approve or Reject below

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

QUOTE

Quote Number
2653

Quote Total
\$1,740.96

Bill To:
Reserve at Pradera Pradera
12051 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579

Quote Date
March 2, 2026
Expiration Date
March 31, 2026

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

| Item | Description | Qty | Rate | Amount |
|------------------|-------------------------------------|-----|--------|----------|
| Adirondack Chair | Addy Outdoor Adirondack Chair | 4 | 351.00 | 1,404.00 |
| Protection Plan | 3 Years Protection Plan | 4 | 25.99 | 103.96 |
| Shipping | Shipping and Delivery with assembly | 1 | 233.00 | 233.00 |

Your estimate is ready see enclosed. Upon approval we will schedule installation.

Attachments

 Adirondack_Chair_Outdoor_.png

| | |
|--------------------|-------------------|
| Subtotal | \$1,740.96 |
| Tax | \$0.00 |
| Quote Total | \$1,740.96 |

Wahoo Pools Group, Inc
maintain@wahoopools.com

Name & Signature

Date



Tab 8

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on Thursday, February 26, 2026, at 10:30 a.m. at the Riverview Public Library, located at 9951 Balm Riverview Rd., Riverview, Florida 33578.

Present and constituting a quorum:

- Maya Wyatt Board Supervisor; Chair
Jayson Caines Board Supervisor; Vice Chair (via phone)
Jason Newbold Board Supervisor; Asst Secretary
Kenneth Belcher Board Supervisor; Asst. Secretary
Lindsay Felix Board Supervisor; Asst. Secretary

Also, present were:

- Stephanie DeLuna District Manager; Rizzetta & Company
Haley Pryor FSM; Rizzetta & Co., Inc.
Samantha Hancock District Counsel, Kilinski Van Wyk (via phone)
Kyle Thornton District Engineer, Half Associates, Inc. (via phone)
Bert Smith Account Manager, Sitex Aquatics
Jessi Milch Account Manager, Pine Lake Landscaping

Audience Present

FIRST ORDER OF BUSINESS Call to Order

Ms. DeLuna called the meeting to order and read roll call.

SECOND ORDER OF BUSINESS Audience Comments

Members of the audience provided feedback on repairs throughout the community.

THIRD ORDER OF BUSINESS Staff Reports

A. Aquatics Services

1. Presentation of Waterway Inspection Reports

Mr. Smith spoke on water levels based on the current drought and noted that an algae sweep will occur when the weather changes. Ms. Wyatt asked that he check the fountain light.

On a Motion by Ms. Wyatt, seconded by Mr. Belcher, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$2,000 to replace the missing grate in the pond, as noted in the report, for the Reserve at Pradera Community Development District.

50
51 **B. Landscape Inspection Services**

52 **1. Presentation of the Landscape Inspection Report**

53 Ms. Pryor presented her report and recommended that the mid-February pruning
54 scheduled in the landscaping contract be moved to mid-March due to weather
55 conditions. Ms. Milch concurred with the recommendation.

56
57 Ms. Wyatt asked Ms. Pryor to keep adding a second palm on her radar.

58
59 **2. Presentation of Pine Lake Report**

60 Ms. Milch provided an update on the cold damage, noting that it will be mid-March
61 before they have a full assessment of the plant's health. She spoke regarding
62 adjustments and projects that have occurred at the dog park and community
63 wide.

64
65 **3. Ratification of Pine Lake Proposal 7764 Mulch Install**

66
67 On a Motion by Ms. Wyatt, seconded by Mr. Newbold, with all in favor, the Board of Supervisors
68 ratified approval of the Pine Lake proposal #7764 for mulch install in the amount of \$16,050,
69 for the Reserve at Pradera Community Development District.

70
71 **4. Ratification of Pine Lake Proposal 7941 Main Line Repair**

72 On a Motion by Ms. Felix, seconded by Mr. Belcher, with all in favor, the Board of Supervisors
73 ratified approval of the Pine Lake proposal #7941 for main line repair in the amount of \$663.02,
74 for the Reserve at Pradera Community Development District.

75 **5. Consideration of Pine Lake Proposals**

76 **a. 7808 Top Choice Application**

77 On a Motion by Mr. Belcher, seconded by Mr. Newbold, with all in favor, the Board of
78 Supervisors approved the Pine Lake proposal #7808 for top Choice install in the amount of
\$905.00, for the Reserve at Pradera Community Development District.

79 **b. 7943 First Round about Replacements**

80 A brief discussion ensued regarding the proposal, with the following Board
action being taken:

On a Motion by Mr. Newbold, seconded by Mr. Caines, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$4,000 for the plant replacements at the first round-about and for Pine Lake to work with the Chair to finalize the proposal outside a meeting, for the Reserve at Pradera Community Development District.

81 **c. 7954 First Roundabout Replacements**

82 The Board chose to move forward with proposal \$7943 and not \$7954.

83
84 **d. 7955 Vacant Area by Playground Fence**

85
On a Motion by Mr. Newbold, seconded by Mr. Belcher, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$906.90 for the Macho Ferns but asked that the mulch be eliminated from the scope of service, for the Reserve at Pradera Community Development District.

86
87 **C. District Counsel**

88 Ms. Hancock attended by phone and spoke regarding required ethics training and the
89 current legislative bills pertaining to CDDs.

90
91 **D. District Engineer**

92 Mr. Thornton attended by phone and reviewed his report relative to the Reserve at
93 Pradera Community Development District 2025 SWFWMD Pond Inspection – Phase
94 4. The Board asked that he gather proposals to proceed with the maintenance plan
95 and for Sitex to provide feedback.

96
97 **E. District Manager**

98 Ms. DeLuna reminded the Board that the next regular meeting is scheduled for
99 Thursday, March 26, 2026, at 10:30 a.m.

100
On a Motion by Mr. Caines, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors approved changing the meeting location for the March 26th meeting to the **Riverview Public Library, located at 9951 Balm Riverview Rd., Riverview, Florida 33578**, for the Reserve at Pradera Community Development District.

101
102 Discussion was held regarding adding pool chairs for the splash pad.

103
On a Motion by Mr. Caines, seconded by Mr. Newbold, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$4,000 for additional pool chairs for the splash pad, for the Reserve at Pradera Community Development District.

104
105 Discussion was held regarding scheduling a budget workshop.

106
On a Motion by Ms. Felix, seconded by Mr. Caines, with all in favor, the Board of Supervisors scheduled a budget workshop for April 16, 2026, at 10:30 a.m. at the offices of Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview FL 33578., for the Reserve at Pradera Community Development District.

107
108 **FOURTH ORDER OF BUSINESS**

Business Items

109
110 **A. Consideration of Wahoo Proposal #2642 Fence and Planters**

111
112 A brief discussion was held regarding the proposal.

On a Motion by Ms. Felix, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors approved the Wahoo proposal #2642 in the amount of \$1,414, for the Reserve at Pradera Community Development District.

B. Acceptance of Fourth Quarter Website Audit

Ms. DeLuna stated that the District is in full compliance with all legal requirements.

On a Motion by Mr. Newbold, seconded by Ms. Felix, with all in favor, the Board of Supervisors accepted the fourth quarter Website Compliance report, as presented, for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Regular Meeting Minutes of the Meeting Held January 22, 2026

On a motion by Mr. Belcher, seconded by Ms. Felix, and with all in favor, the Board of Supervisors approved the meeting minutes of the regular meeting held on January 22, 2026, as presented, for the Reserve at Pradera Community Development District.

B. Ratification of Operations and Maintenance Expenditures for December 2025

On a motion by Ms. Wyatt, seconded by Mr. Caines, and with all in favor, the Board of Supervisors ratified the December 2025 (\$45,878.32) O&M expenditures, for the Reserve at Pradera Community Development District.

C. Consideration of Financial Report December 2025 and January 2026

On a motion by Ms. Felix, seconded by Mr. Caines, and with all in favor, the Board of Supervisors approved the Financial Reports for December 2025 and January 2026, for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Caines asked to be updated on the fountain repairs by the vendor.

Ms. Felix asked to be updated on the inspection of the basketball court to include a timeline.

Ms. Wyatt spoke regarding replacing the old tan umbrellas and rekeying the message board at the main mailbox location. The following Board actions were taken:

On a motion by Ms. Felix, seconded by Mr. Caines, and with all in favor, the Board of Supervisors approved replacing the old tan umbrellas, for the Reserve at Pradera Community Development District.

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On a motion by Ms. Felix, seconded by Mr. Caines, and with all in favor, the Board of Supervisors approved rekeying the message board at the main mailbox location, for the Reserve at Pradera Community Development District.

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Ms. DeLuna reminded the Board of the upcoming general election for Seats 1, 2, & 3. She reviewed the legal requirements for qualifying for the election.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Newbold, seconded by Mr. Caines, with all in favor, the Board of Supervisors adjourned the meeting at 11:44 a.m., for the Reserve at Pradera Community Development District.

147

148

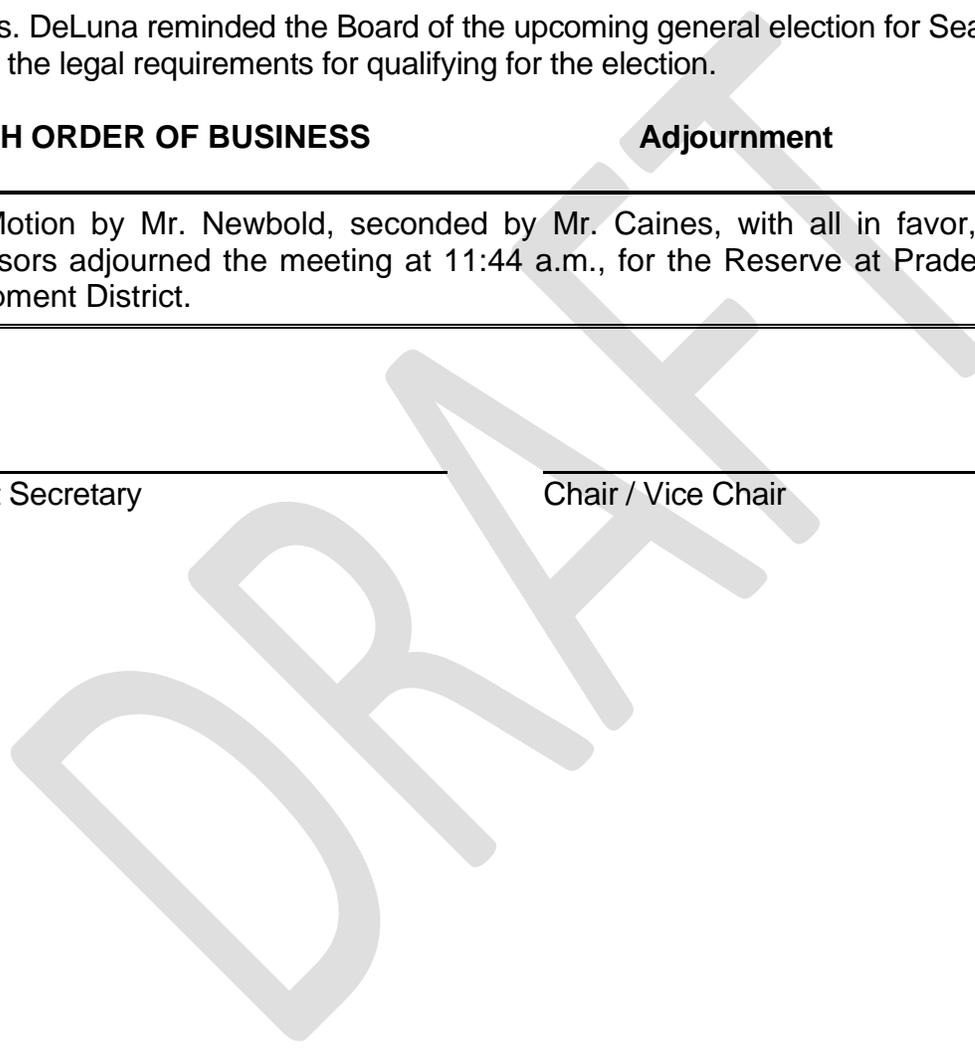
149

150

151

Assistant Secretary

Chair / Vice Chair



Tab 9

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$48,620.24**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------|---------------------|-----------------------|--|-----------------------|
| Burr & Forman, LLP | 300254 | 1619740 | Legal Services 11/25 | \$ 105.00 |
| Hillsborough County BOCC | 20260130-6 | 3629519463-011626 | Sewer: 12051 Palmera Reserve Drive 01/26 | \$ 1,466.28 |
| HomeTeam Pest Defense, Inc. | 300256 | 115572258 | Pest Control Services 12/31 | \$ 201.40 |
| HomeTeam Pest Defense, Inc. | 300261 | 116226427 | Pest Control Services 01/26 | \$ 121.00 |
| HomeTeam Pest Defense, Inc. | 300256 | 116485140 | Pest Control Services - Sentricon Monitoring AA 01/26 | \$ 48.40 |
| Jason Newbold | 20260130-1 | JN012226 | Board of Supervisors Meeting 01/22/26 | \$ 200.00 |
| Jayson Caines | 20260130-3 | JC012226 | Board of Supervisors Meeting 01/22/26 | \$ 200.00 |
| Jerry Richardson | 300262 | 2105 | Wildlife Services 01/26 | \$ 1,100.00 |
| Kenneth D Belcher Sr | 20260130-5 | KB012226 | Board of Supervisors Meeting 01/22/26 | \$ 200.00 |
| Lindsay Aliene Stover Felix | 20260130-4 | LF012226 | Board of Supervisors Meeting 01/22/26 | \$ 200.00 |
| Maya Wyatt | 20260130-2 | MW012226 | Board of Supervisors Meeting 01/22/26 | \$ 200.00 |
| Pine Lake Services, LLC | 300255 | 8890 | Irrigation Repairs 12/25 | \$ 1,224.39 |
| Pine Lake Services, LLC | 300257 | 8923 | Monthly Landscaping 01/26 | \$ 12,468.79 |
| Pine Lake Services, LLC | 300263 | 9031 | Palm Removal 01/26 | \$ 1,000.00 |
| Pine Lake Services, LLC | 300263 | 9032 | Cut & Stump Grind 01/26 | \$ 999.00 |
| Pine Lake Services, LLC | 300263 | 9054 | Winter Color Annuals Rotation 01/26 | \$ 898.53 |

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------|---------------------|------------------------|---|-----------------------|
| Rizzetta & Company, Inc. | 300253 | INV0000106199 | Accounting Services 01/26 | \$ 5,440.59 |
| SafeTouch, LLC | 300258 | 21184 | Monthly Monitoring Services 01/26 | \$ 1,020.00 |
| SafeTouch, LLC | 300258 | 21214 | Annual Software Support Agreement 02/26-01/27 | \$ 520.00 |
| School Now | 300264 | INV-SN-1208 | Quarterly Website & Compliance Services 01/26 | \$ 384.38 |
| Sitex Aquatics, LLC | 300259 | 10645-b | Pond Maintenance 01/26 | \$ 2,285.00 |
| Spectrum | 20260107-1 | 2490284121925 ACH | Internet Service 12/25 | \$ 170.00 |
| TECO | 20260108-1 | 211004653369 12/25 ACH | Reserve at Pradera PH1Blvd 12/25 | \$ 2,315.84 |
| TECO | 20260108-1 | 211004653575 12/25 ACH | Reserve at Pradera PH 1A 12/25 | \$ 1,273.17 |
| TECO | 20260112-1 | 211004653823 12/25 ACH | 13411 Balm Riverview Rd Sign 12/25 | \$ 622.25 |
| TECO | 20260112-1 | 211004654029 12/25 ACH | 13309 Pradera Reserve Dr IR 12/25 | \$ 408.11 |
| TECO | 20260112-1 | 211004654276 12/25 ACH | 12051 Pradera Reserve Blvd PO 12/25 | \$ 680.21 |
| TECO | 20260112-1 | 211004654458 12/25 ACH | 12053 Pradera Reserve Blvd 12/25 | \$ 503.29 |
| TECO | 20260112-1 | 211004654664 12/25 ACH | The Reserve at Pradera PH1B 12/25 | \$ 1,717.45 |
| TECO | 20260108-1 | 211024076591 12/25 ACH | Pradera PH 4 12/25 | \$ 3,169.17 |
| TECO | 20260108-1 | 221006977807 12/25 ACH | Reserve at Pradera PH2 12/25 | \$ 2,511.10 |
| TECO | 20260108-1 | 221006978904 12/25 ACH | Utilities: Reserve at Pradera Amenity 12/25 | \$ 509.28 |

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------------------|---------------------|------------------------|---|----------------------------|
| TECO | 20260108-1 | 221006978920 12/25 ACH | Utilities: Reserve at Praderia PH3 12/25 | \$ 1,016.40 |
| TECO | 20260108-1 | 221006978961 12/25 ACH | Utilities: Reserve at Pradera PH2Blvd 10/25 | \$ 891.21 |
| Total Community Maintenance, LLC | 300260 | 8443 | Monthly Cleaning & Maintenance 01/26 | \$ 1,050.00 |
| Wahoo Pools Group, Inc. | 300265 | 20251766 | Pool Service Contract 01/26 | <u>\$ 1,500.00</u> |
| Total | | | | <u>\$ 48,620.24</u> |



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
(CDDInvoice@rizzetta.com)
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

29 Dec 2025
Invoice # 1619740
Bill Atty: S. Steady
As of 11/30/25

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH NOVEMBER 30, 2025

| | |
|----------------------------|-----------------|
| Professional Services | <u>\$105.00</u> |
| TOTAL DUE THIS BILL | \$105.00 |

Burr & Forman Tax ID: 63-0322727
Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)
Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
 0000001 General Governmental Matters

29 Dec 2025

Invoice # 1619740
 Page 2

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
 (CDDInvoice@rizzetta.com)
 3434 COLWELL AVENUE, STE 200
 TAMPA, FL 33614-8390

29 Dec 2025
 Invoice # 1619740
 Bill Atty: S. Steady
 As of 11/30/25

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
 0000001 General Governmental Matters

| Date | Description | Tkpr | Hours | Value |
|----------|---|------|-------|------------------------|
| 11/25/25 | Email from commercial property owner; email to Manager regarding calculations for current assessment. | SIS | 0.30 | \$105.00 |
| | Total Services | | 0.30 | \$105.00 |
| | Total Services and Disbursements | | | <u>\$105.00</u> |
| | TOTAL NOW DUE | | | <u><u>\$105.00</u></u> |

SUMMARY OF SERVICES

| Name | Rank | Rate | Hours | Amount |
|-----------------|---------|----------|-------|----------|
| Scott I. Steady | Partner | \$350.00 | 0.30 | \$105.00 |
| TOTALS | | | 0.30 | \$105.00 |



Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|-------------------------|----------------|------------|------------|
| RESERVES AT PRADERA CDD | 3629519463 | 01/16/2026 | 02/06/2026 |

Service Address: 12051 PALMERA RESERVE DR

S-Page 1 of 1

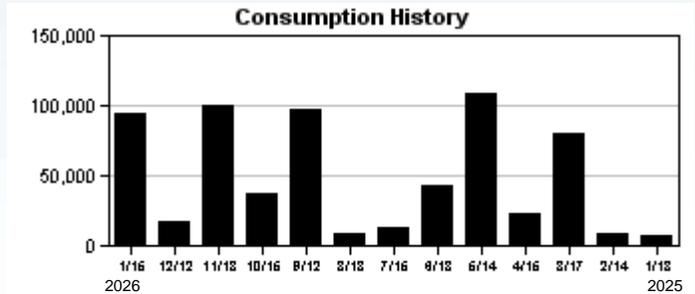
| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 53348643A | 12/12/2025 | 31849 | 01/15/2026 | 32787 | 93800 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------|----------|
| Customer Service Charge | \$6.54 |
| Purchase Water Pass-Thru | \$283.28 |
| Water Base Charge | \$60.16 |
| Water Usage Charge | \$303.65 |
| Sewer Base Charge | \$149.48 |
| Sewer Usage Charge | \$663.17 |

Summary of Account Charges

| | |
|------------------------------|-------------------|
| Previous Balance | \$406.75 |
| Net Payments - Thank You | \$-406.75 |
| Total Account Charges | \$1,466.28 |
| AMOUNT DUE | \$1,466.28 |



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 3629519463



ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!



RESERVES AT PRADERA CDD
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614-8390

118 8

| | |
|--------------------|------------|
| DUE DATE | 02/06/2026 |
| AMOUNT DUE | \$1,466.28 |
| AMOUNT PAID | |



0036295194637 00001466283

HomeTeam Pest Defense, Inc.
 2720 South Falkenburg Road
 Riverview, FL 33578
 813-437-6591

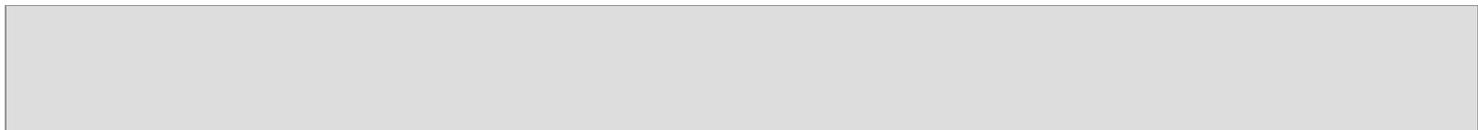
Service Slip / Invoice

| | |
|-----------------|-----------|
| INVOICE: | 116226427 |
| DATE: | 01/09/26 |
| ORDER: | 116226427 |

Bill-To: [3948613]
 Reserve at Pradera CDD
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614-8390

Work Location: [3948613] 813-533-2950
 Reserve at Pradera CDD
 12051 Pradera Reserve Blvd
 Riverview, FL 33579

| Work Date | Time | Target Pest | Technician | Lot/Block | Time In |
|----------------|------------------|--------------|------------|-----------|----------|
| 01/09/26 | 02:13 PM | | DLNASCHE | | |
| Purchase Order | Terms | Last Service | Map Code | Sub/Dev | Time Out |
| | DUE UPON RECEIPT | 01/09/26 | NA | N/A | |



| Service | Description | Amount |
|--|--------------------------|--|
| MS | Rodent Service - Ongoing | \$121.00 |
| . Today I inspected and replenished the bait on 4 rodent stations around your home. This fresh bait will help keep rodents from becoming a nuisance around your home. Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in April 2026 | | SUBTOTAL \$121.00 TAX \$0.00 TOTAL \$121.00 AMT. PAID \$0.00 BALANCE \$121.00 |

TECHNICIAN SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
 CUSTOMER SIGNATURE

HomeTeam Pest Defense, Inc.
 2720 South Falkenburg Road
 Riverview, FL 33578
 813-437-6591

Service Slip / Invoice

| | |
|-----------------|-----------|
| INVOICE: | 116485140 |
| DATE: | 01/05/26 |
| ORDER: | |

Bill-To: [3948613]
 Reserve at Pradera CDD
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614-8390

Work Location: [3948613] 813-533-2950
 Reserve at Pradera CDD
 12051 Pradera Reserve Blvd
 Riverview, FL 33579

| Work Date | Time | Target Pest | Technician | Lot/Block | Time In |
|----------------|------------------|--------------|------------|-----------|----------|
| 01/05/26 | | | DLNASCHE | | |
| Purchase Order | Terms | Last Service | Map Code | Sub/Dev | Time Out |
| | DUE UPON RECEIPT | 12/31/25 | NA | N/A | |

| Service | Description | Amount |
|------------------|-------------------------|---------|
| TBSMAA | Sentricon Monitoring AA | \$48.40 |
| SUBTOTAL | | \$48.40 |
| TAX | | \$0.00 |
| TOTAL | | \$48.40 |
| AMT. PAID | | \$0.00 |
| BALANCE | | \$48.40 |

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

X _____
 CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

RESERVE AT PRADERA CDD
Meeting Date: January 22, 2026

SUPERVISOR PAY REQUEST

| <u>Name of Board Supervisor</u> | <u>Check if paid</u> |
|---------------------------------|----------------------|
| Lindsay Felix | X |
| Jayson Caines | X |
| Maya Wyatt | X |
| Jason Newbold | X |
| Kenny Belcher | X |

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

| | |
|---------------------|-------|
| Meeting Start Time: | 10:30 |
| Meeting End Time: | 11:39 |
| Total Meeting Time: | 1:03 |

Time Over _____ Hours:

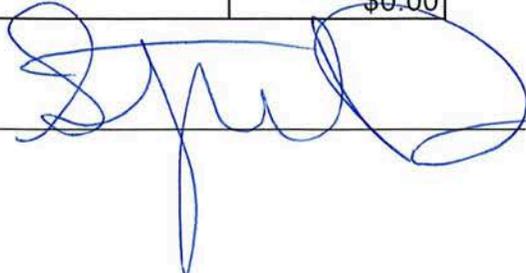
Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

| | |
|----------------------------------|--------|
| Meeting Date: | |
| Additional or Continued Meeting? | |
| Total Meeting Time: | |
| Total at \$175 per Hour: | \$0.00 |

| | |
|-----------------------------|---------|
| Business Mileage Round Trip | |
| IRS Rate per Mile | \$0.700 |
| Mileage to Charge | \$0.00 |

DM Signature: _____



State Wildlife Trapper
2103 W Rio Vista Ave
Tampa, FL 33603 US
trapperjerry@gmail.com



INVOICE

BILL TO

Reserve at Pradera CDD
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614

INVOICE # 2105
DATE 01/16/2026
DUE DATE 02/01/2026
TERMS Net 15

| ACTIVITY | QTY | RATE | AMOUNT |
|--|-----|----------|----------|
| State Wildlife Trapping Service for January 2026 | 1 | 1,100.00 | 1,100.00 |

2 cameras & 1 Trap on property.

LTD Hogs removed: 100
YTD Hogs removed: 3
MTD Hogs removed: 3

Note:

We are doing everything possible to eliminate the hog population on this property.

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

A late fee of 15% late fee will be applied if not paid within 10 days from date.

If you have any questions concerning this invoice, please contact:

Jerry Richardson, Phone 813-390-9578;

email - trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing.

Termination fees may apply.

Set-up and removal fee of \$385.00 will be added to first and final invoices.

| | |
|-------------|-------------------|
| SUBTOTAL | 1,100.00 |
| TAX | 0.00 |
| TOTAL | 1,100.00 |
| BALANCE DUE | \$1,100.00 |



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 12/23/25 | 8890 |
| Terms | Due Date |
| Net 30 | 01/22/26 |

| BILL TO |
|---|
| Reserve at Pradera CDD PO Box 32414 Charlotte, NC 28232 |

| PROPERTY |
|--|
| Reserve at Pradera CDD 13411 Balm Riverview Rd Riverview, FL 33579 |

| Amount Due | Enclosed |
|------------|----------|
| \$1,224.39 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|------|------------|------------|-----------|------------|
| | | | \$1,224.39 | \$0.00 | \$1,224.39 |

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

**Repairs found during the
November 25 Irrigation
Inspection.**

| | | | | | |
|---------------|--|--|-------------------|---------------|-------------------|
| Controller #1 | | | \$1,224.39 | \$0.00 | \$1,224.39 |
| Total | | | \$1,224.39 | \$0.00 | \$1,224.39 |



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 01/01/26 | 8923 |
| Terms | Due Date |
| Net 30 | 01/31/26 |

| BILL TO |
|---|
| Reserve at Pradera CDD PO Box 32414 Charlotte, NC 28232 |

| PROPERTY |
|--|
| Reserve at Pradera CDD 13411 Balm Riverview Rd Riverview, FL 33579 |

| Amount Due | Enclosed |
|-------------|----------|
| \$12,468.79 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|--|------------|-------------|-----------|-------------|
| | #5381 - Reserve at Pradera CDD Maintenance Contract v2 TM January 2026 | | \$12,468.79 | \$0.00 | \$12,468.79 |
| | Total | | \$12,468.79 | \$0.00 | \$12,468.79 |



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 01/08/26 | 9031 |
| Terms | Due Date |
| Net 30 | 02/07/26 |

| BILL TO |
|--|
| Reserve at Pradera CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614 |

| PROPERTY |
|--|
| Reserve at Pradera CDD 13411 Balm Riverview Rd Riverview, FL 33579 |

| Amount Due | Enclosed |
|------------|----------|
| \$1,000.00 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|------|------------|------------|-----------|------------|
| | | | \$1,000.00 | \$0.00 | \$1,000.00 |

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Pine Lake to remove a declining Bismarck palm at the northern roundabout of Pradera Reserve Blvd and Palmera Vista, most likely due to Thielaviopsis (fungal pathogen causing palm to rot). Pine Lake's arborist confirmed that the heart of the palm has been compromised and the head of the palm is starting to tilt.

| | | | | | |
|--------------|------------------------------|--|-------------------|---------------|-------------------|
| | <i>BISMARCK PALM REMOVAL</i> | | \$1,000.00 | \$0.00 | \$1,000.00 |
| Total | | | \$1,000.00 | \$0.00 | \$1,000.00 |



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 01/08/26 | 9032 |
| Terms | Due Date |
| Net 30 | 02/07/26 |

| BILL TO |
|---|
| Reserve at Pradera CDD PO Box 32414 Charlotte, NC 28232 |

| PROPERTY |
|--|
| Reserve at Pradera CDD 13411 Balm Riverview Rd Riverview, FL 33579 |

| Amount Due | Enclosed |
|------------|----------|
| \$999.00 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|------|------------|-----------|-----------|------------|
| | | | \$999.00 | \$0.00 | \$999.00 |

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

After monitoring for several months, this dead/declining Washingtonia palm on Pradera Reserve Blvd may be infected with Fusarium wilt, and needs to be removed immediately to prevent passing the pathogen onto other palms.

Pine Lake to remove vis flush cut, and dispose palm off-site.

| | | | | | |
|--------------|------------------------------|--|-----------------|---------------|-----------------|
| | <i>CUT & STUMP GRIND</i> | | \$999.00 | \$0.00 | \$999.00 |
| Total | | | \$999.00 | \$0.00 | \$999.00 |



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 01/12/26 | 9054 |
| Terms | Due Date |
| Net 30 | 02/11/26 |

| BILL TO |
|---|
| Reserve at Pradera CDD PO Box 32414 Charlotte, NC 28232 |

| PROPERTY |
|--|
| Reserve at Pradera CDD 13411 Balm Riverview Rd Riverview, FL 33579 |

| Amount Due | Enclosed |
|------------|----------|
| \$898.53 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|------|------------|-----------------|---------------|-----------------|
| | | | \$898.53 | \$0.00 | \$898.53 |

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

**WINTER COLOR ROTATION
for monument entrance
island at intersection of
Pradera Reserve Blvd and
Balm Riverview Rd.**

(320) 4.5" premium annuals

**Could be a mix of the
following plants of what is
seasonally available at the
time of sourcing:**

Petunias

Snapdragons

Pansy

Viola

Alyssum

- **Proposal includes:**
- Removal and off-site disposal of past flowers
- installation of new flowering annuals
- fertilizer
- irrigation check post-install





Plant Material Install

\$898.53

\$0.00

\$898.53

Total

\$898.53

\$0.00

\$898.53

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

| Date | Invoice # |
|----------|---------------|
| 1/2/2026 | INV0000106199 |

Bill To:

| |
|--|
| RESERVE AT PRADERA CDD 3434 Colwell Ave. Suite 200 Tampa FL 33614 |
|--|

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| January | Upon Receipt | 00224 |

| Description | Qty | Rate | Amount |
|---------------------------------|------|-----------------|------------|
| Accounting Services | 1.00 | \$1,503.67 | \$1,503.67 |
| Administrative Services | 1.00 | \$431.33 | \$431.33 |
| Dissemination Services | 1.00 | \$416.67 | \$416.67 |
| Financial & Revenue Collections | 1.00 | \$284.00 | \$284.00 |
| Landscape Consulting Services | 1.00 | \$1,000.00 | \$1,000.00 |
| Management Services | 1.00 | \$1,694.92 | \$1,694.92 |
| Website Compliance & Management | 1.00 | \$110.00 | \$110.00 |
| | | Subtotal | \$5,440.59 |
| | | Total | \$5,440.59 |



Invoice

13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

| |
|--|
| Bill To |
| Reserve at Pradera CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 USA |

| |
|---|
| Installation Address |
| Reserve at Pradera CDD 12051 Pradera Reserve Blvd. Riverview, FL 33579 USA |

| P.O/Project ID | Date | Invoice # | Due Date | Acct # |
|----------------|------------|-----------|------------|--------|
| | 01/01/2026 | 21184 | 01/31/2026 | |

| Qty | Description |
|-----|--|
| 1 | Monthly Monitoring Services Quote #SECQ1919 Alarm Signal Verification Event Based Remote Video Monitoring Remote Support Service |

| | | |
|--|-------------------------|------------|
| | Subtotal | \$1,020.00 |
| | Sales Tax (0.0%) | \$0.00 |
| | Total | \$1,020.00 |
| | Balance Due | \$1,020.00 |

Securiteam is now a part of Safetouch!



Invoice

13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

| |
|--|
| Bill To |
| Reserve at Pradera CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 USA |

| |
|---|
| Installation Address |
| Reserve at Pradera CDD 12051 Pradera Reserve Blvd. Riverview, FL 33579 USA |

| P.O/Project ID | Date | Invoice # | Due Date | Acct # |
|----------------|------------|-----------|------------|--------|
| | 01/01/2026 | 21214 | 01/31/2026 | |

| Qty | Description |
|-----|---|
| | Annual Software Support Agreement for 2/1-1/31 |
| | A software support agreement is recommended to keep your system up to date with the latest patches and feature upgrades. An S2 software support agreement includes: |
| 1 | Annual Silver Support Agreement includes: * 24/7/365 Remote Support * Free Software/Firmware Updates * S2 Engineering Support |

| | | |
|--------|-------------------------|----------|
| NET 30 | Subtotal | \$520.00 |
| | Sales Tax (0.0%) | \$0.00 |
| | Total | \$520.00 |
| | Balance Due | \$520.00 |

Securiteam is now a part of Safetouch!



INVOICE

Reserve at Pradera CDD
2700 S. Falkenburg Road, Suite 2745
Riverview FL 33578
United States

Invoice # INV-SN-1208
Invoice Date: 1/1/2026
Due Date: 1/31/2026
PO#:

| Item | Description | AMOUNT |
|------------------------------------|---|-----------------|
| SchoolNow CDD | Community Development District (CDD) governmental unit management company ADA-compliant website | \$150.00 |
| SchoolNow CDD ADA-PDF | | \$234.38 |
| | Subtotal: | \$384.38 |
| | Tax Total: | |
| Subscription start: 10/1/2025 | Total: | \$384.38 |
| Subscription end: 9/30/2026 | Amount Paid: | \$0.00 |
| Direct Deposit Instruction: | Amount Due: | \$384.38 |

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Reserve at Pradera CDD
Rizzetta & Company
2700 S. Falkenburg Rd, Suite 2745
Riverview, FL 33578

Invoice details

Invoice no.: 10645-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|----------------------------|--|-----|--------------|-------------------|
| 1. | | Aquatic Maintenance | Monthly Lake Maintenance: 14 Waterways | 1 | \$2,285.00 | \$2,285.00 |
| | | | | | Total | \$2,285.00 |

December 19, 2025

Invoice Number: 2490284121925
Account Number: **8337 12 029 2490284**
Service At: 12051 PRADERA RESERVE
BLVD PLHS
RIVERVIEW FL 33579-9323

Auto Pay Notice

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Contact Us

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

Summary *Service from 12/19/25 through 01/18/26
details on following pages*

| | |
|---|-----------------|
| Previous Balance | 170.00 |
| Payments Received -Thank You! | -170.00 |
| Remaining Balance | \$0.00 |
| Spectrum Business™ Internet | 170.00 |
| Other Charges | 0.00 |
| Current Charges | \$170.00 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 01/05/26</i> | |
| Total Due by Auto Pay | \$170.00 |



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 12202025 NNNNNNNN 01 994602

RESERVE AT PRADERA CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

December 19, 2025

RESERVE AT PRADERA CDD

Invoice Number: 2490284121925
Account Number: 8337 12 029 2490284
Service At: 12051 PRADERA RESERVE
BLVD PLHS
RIVERVIEW FL 33579-9323

Total Due by Auto Pay \$170.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

December 19, 2025



RESERVE AT PRADERA CDD

Invoice Number: 2490284121925
Account Number: 8337 12 029 2490284

Contact Us

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

8633 2390 DY RP 19 12202025 NNNNNNNN 01 994602

Charge Details

| | | |
|--------------------------|-------|---------------|
| Previous Balance | | 170.00 |
| EFT Payment | 12/05 | -170.00 |
| Remaining Balance | | \$0.00 |

Payments received after 12/19/25 will appear on your next bill.

Service from 12/19/25 through 01/18/26

Spectrum Business™ Internet

| | |
|-------------------|-----------------|
| Spectrum Business | 130.00 |
| Internet | |
| Business WiFi | 10.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 5 | 30.00 |
| | \$170.00 |

Spectrum Business™ Internet Total \$170.00

Other Charges

| | |
|----------------------------|---------------|
| Payment Processing | 5.00 |
| Auto Pay Discount | -5.00 |
| Other Charges Total | \$0.00 |

Current Charges \$170.00

Total Due by Auto Pay \$170.00

Billing Information

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

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

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.



Continued on the next page....

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

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



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





RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 THE RESERVE @ PRADERA PH1BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: December 17, 2025

| | |
|--------------------|-------------------|
| Amount Due: | \$2,315.84 |
| Due Date: | January 07, 2026 |
| Account #: | 211004653369 |

DO NOT PAY. Your account will be drafted on January 07, 2026

Account Summary

| | |
|--|-------------------|
| Current Service Period: November 12, 2025 - December 11, 2025 | |
| Previous Amount Due | \$2,315.84 |
| Payment(s) Received Since Last Statement | -\$2,315.84 |
| Current Month's Charges | \$2,315.84 |
| Amount Due by January 07, 2026 | \$2,315.84 |

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



Scan here to view your account online.



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



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

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

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

Account #: 211004653369
Due Date: January 07, 2026

| | |
|------------------------|-------------------|
| Amount Due: | \$2,315.84 |
| Payment Amount: | \$ _____ |

637804287623

Your account will be drafted on January 07, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH1BLVD
 RIVERVIEW, FL 33579-0000

Account #: 211004653369
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 532 kWh @ \$0.03412/kWh | \$18.15 |
| Fixture & Maintenance Charge | 38 Fixtures | \$926.44 |
| Lighting Pole / Wire | 35 Poles | \$1175.65 |
| Bracket & Maintenance Charge | 1 PT Bracket | \$4.81 |
| Lighting Fuel Charge | 532 kWh @ \$0.03363/kWh | \$17.89 |
| Storm Protection Charge | 532 kWh @ \$0.00559/kWh | \$2.97 |
| Clean Energy Transition Mechanism | 532 kWh @ \$0.00043/kWh | \$0.23 |
| Storm Surcharge | 532 kWh @ \$0.01230/kWh | \$6.54 |
| Florida Gross Receipt Tax | | \$1.17 |
| State Tax | | \$161.99 |
| Lighting Charges | | \$2,315.84 |

Total Current Month's Charges \$2,315.84

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
 866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 THE RESERVE @ PRADERA PH1A
 RIVERVIEW, FL 33579-0000

Statement Date: December 17, 2025

Amount Due: \$1,273.17

Due Date: January 07, 2026

Account #: 211004653575

DO NOT PAY. Your account will be drafted on January 07, 2026

Account Summary

| | |
|--|-------------------|
| Current Service Period: November 12, 2025 - December 11, 2025 | |
| Previous Amount Due | \$1,273.17 |
| Payment(s) Received Since Last Statement | -\$1,273.17 |
| Current Month's Charges | \$1,273.17 |
| Amount Due by January 07, 2026 | \$1,273.17 |

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



Scan here to view your account online.



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



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

Account #: 211004653575

Due Date: January 07, 2026

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

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

| | |
|------------------------|-------------------|
| Amount Due: | \$1,273.17 |
| Payment Amount: | \$ _____ |

637804287624

Your account will be drafted on January 07, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH1A
 RIVERVIEW, FL 33579-0000

Account #: 211004653575
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

| Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 280 kWh @ \$0.03412/kWh | \$9.55 |
| Fixture & Maintenance Charge | 20 Fixtures | \$487.60 |
| Lighting Pole / Wire | 20 Poles | \$671.80 |
| Lighting Fuel Charge | 280 kWh @ \$0.03363/kWh | \$9.42 |
| Storm Protection Charge | 280 kWh @ \$0.00559/kWh | \$1.57 |
| Clean Energy Transition Mechanism | 280 kWh @ \$0.00043/kWh | \$0.12 |
| Storm Surcharge | 280 kWh @ \$0.01230/kWh | \$3.44 |
| Florida Gross Receipt Tax | | \$0.62 |
| State Tax | | \$89.05 |
| Lighting Charges | | \$1,273.17 |

Total Current Month's Charges **\$1,273.17**

Important Messages

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
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Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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 866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 13411 BALM RIVERVIEW RD
 RIVERVIEW, FL 33579-9622

Statement Date: December 19, 2025

Amount Due: \$622.25

Due Date: January 09, 2026

Account #: 211004653823

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

| | |
|--|-----------------|
| Current Service Period: November 14, 2025 - December 15, 2025 | |
| Previous Amount Due | \$565.10 |
| Payment(s) Received Since Last Statement | -\$565.10 |
| Current Month's Charges | \$622.25 |
| Amount Due by January 09, 2026 | \$622.25 |

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

Your Energy Insight



Your average daily kWh used was **.89% lower** than the same period last year.

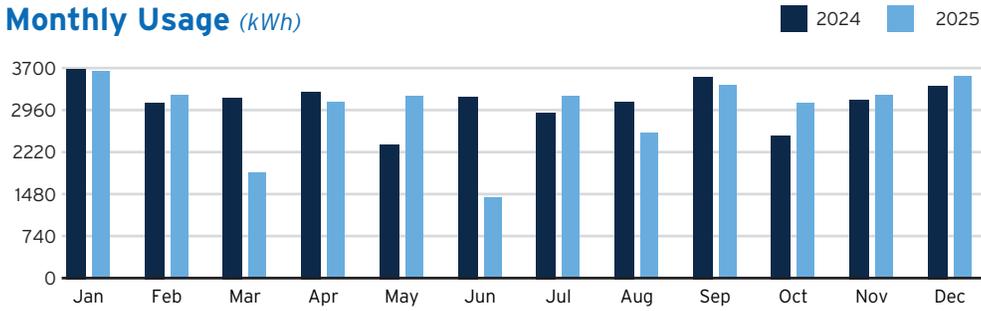


Your average daily kWh used was **2.78% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211004653823

Due Date: January 09, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$622.25

Payment Amount: \$ _____

629162333945

Your account will be drafted on January 09, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
 13411 BALM RIVERVIEW RD
 RIVERVIEW, FL 33579-9622

Account #: 211004653823
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Meter Location: Sgn

Service Period: Nov 14, 2025 - Dec 15, 2025

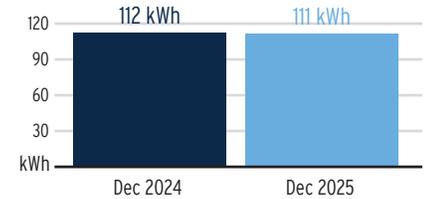
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000841112 | 12/15/2025 | 33,747 | 30,187 | 3,560 kWh | 1 | 32 Days |

Charge Details

| Electric Charges | | |
|--|---------------------------|-----------------|
| Daily Basic Service Charge | 32 days @ \$0.63000 | \$20.16 |
| Energy Charge | 3,560 kWh @ \$0.08641/kWh | \$307.62 |
| Fuel Charge | 3,560 kWh @ \$0.03391/kWh | \$120.72 |
| Storm Protection Charge | 3,560 kWh @ \$0.00577/kWh | \$20.54 |
| Clean Energy Transition Mechanism | 3,560 kWh @ \$0.00418/kWh | \$14.88 |
| Storm Surcharge | 3,560 kWh @ \$0.02121/kWh | \$75.51 |
| Florida Gross Receipt Tax | | \$14.34 |
| Electric Service Cost | | \$573.77 |
| State Tax | | \$48.48 |
| Total Electric Cost, Local Fees and Taxes | | \$622.25 |

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$622.25

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
 866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 13309 PRADERA RESERVE DR
 RIVERVIEW, FL 33579-0000

Statement Date: December 19, 2025

Amount Due: \$408.11

Due Date: January 09, 2026

Account #: 211004654029

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

| | |
|--|-----------------|
| Current Service Period: November 14, 2025 - December 15, 2025 | |
| Previous Amount Due | \$327.68 |
| Payment(s) Received Since Last Statement | -\$327.68 |
| Current Month's Charges | \$408.11 |
| Amount Due by January 09, 2026 | \$408.11 |

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

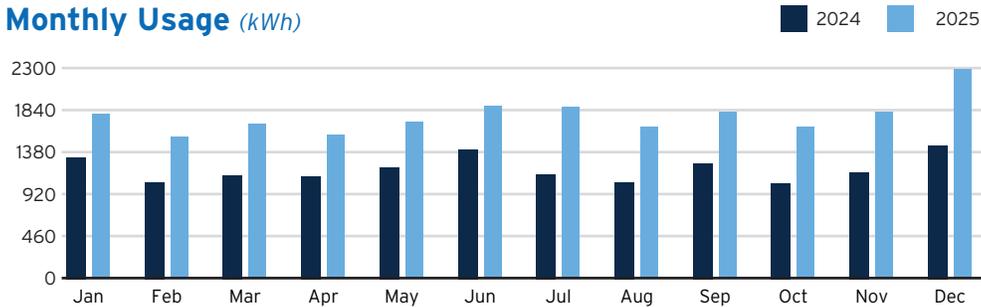
Your Energy Insight

Your average daily kWh used was **50% higher** than the same period last year.

Your average daily kWh used was **18.03% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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

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



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

Account #: 211004654029

Due Date: January 09, 2026

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

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

Amount Due: \$408.11

Payment Amount: \$ _____

629162333946

Your account will be drafted on January 09, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
 13309 PRADERA RESERVE DR
 RIVERVIEW, FL 33579-0000

Account #: 211004654029
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Meter Location: IR

Service Period: Nov 14, 2025 - Dec 15, 2025

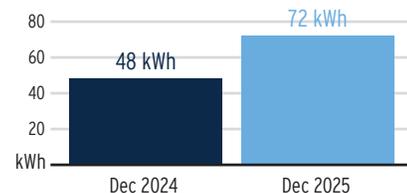
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000851388 | 12/15/2025 | 90,249 | | 87,960 | | 2,289 kWh | 1 | 32 Days |

Charge Details

| Electric Charges | | |
|--|---------------------------|-----------------|
| Daily Basic Service Charge | 32 days @ \$0.63000 | \$20.16 |
| Energy Charge | 2,289 kWh @ \$0.08641/kWh | \$197.79 |
| Fuel Charge | 2,289 kWh @ \$0.03391/kWh | \$77.62 |
| Storm Protection Charge | 2,289 kWh @ \$0.00577/kWh | \$13.21 |
| Clean Energy Transition Mechanism | 2,289 kWh @ \$0.00418/kWh | \$9.57 |
| Storm Surcharge | 2,289 kWh @ \$0.02121/kWh | \$48.55 |
| Florida Gross Receipt Tax | | \$9.41 |
| Electric Service Cost | | \$376.31 |
| State Tax | | \$31.80 |
| Total Electric Cost, Local Fees and Taxes | | \$408.11 |

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$408.11

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Ways To Pay Your Bill

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

Contact Us

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

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



RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 12051 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: December 19, 2025

Amount Due: \$680.21

Due Date: January 09, 2026

Account #: 211004654276

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

| | |
|--|-----------------|
| Current Service Period: November 14, 2025 - December 15, 2025 | |
| Previous Amount Due | \$711.00 |
| Payment(s) Received Since Last Statement | -\$711.00 |
| Current Month's Charges | \$680.21 |
| Amount Due by January 09, 2026 | \$680.21 |

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

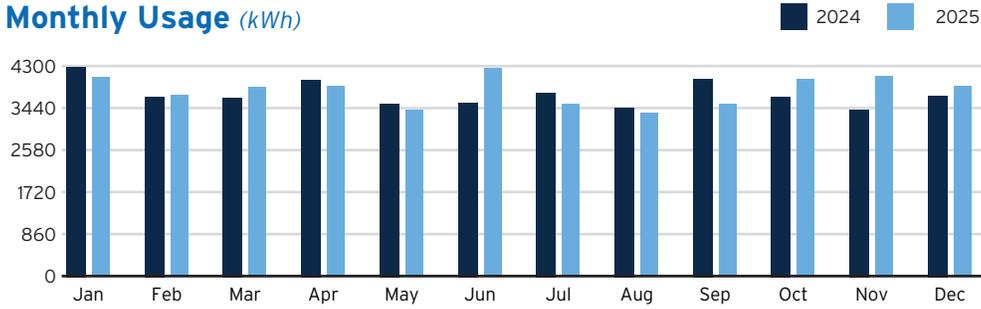
Your Energy Insight

Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **10.95% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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



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

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

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

Account #: 211004654276
Due Date: January 09, 2026

Amount Due: \$680.21

Payment Amount: \$ _____

629162333947

Your account will be drafted on January 09, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
12051 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579-0000

Account #: 211004654276
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Meter Location: PO

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000489694 | 12/15/2025 | 80,912 | | 77,008 | | 3,904 kWh | 1 | 32 Days |

Charge Details

| Electric Charges | | |
|--|---------------------------|-----------------|
| Daily Basic Service Charge | 32 days @ \$0.63000 | \$20.16 |
| Energy Charge | 3,904 kWh @ \$0.08641/kWh | \$337.34 |
| Fuel Charge | 3,904 kWh @ \$0.03391/kWh | \$132.38 |
| Storm Protection Charge | 3,904 kWh @ \$0.00577/kWh | \$22.53 |
| Clean Energy Transition Mechanism | 3,904 kWh @ \$0.00418/kWh | \$16.32 |
| Storm Surcharge | 3,904 kWh @ \$0.02121/kWh | \$82.80 |
| Florida Gross Receipt Tax | | \$15.68 |
| Electric Service Cost | | \$627.21 |
| State Tax | | \$53.00 |
| Total Electric Cost, Local Fees and Taxes | | \$680.21 |

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$680.21

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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Residential Customer Care:

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA CDD
 12053 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: December 19, 2025

Amount Due: \$503.29

Due Date: January 09, 2026

Account #: 211004654458

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

| | |
|--|-----------------|
| Current Service Period: November 14, 2025 - December 15, 2025 | |
| Previous Amount Due | \$469.55 |
| Payment(s) Received Since Last Statement | -\$469.55 |
| Current Month's Charges | \$503.29 |
| Amount Due by January 09, 2026 | \$503.29 |

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

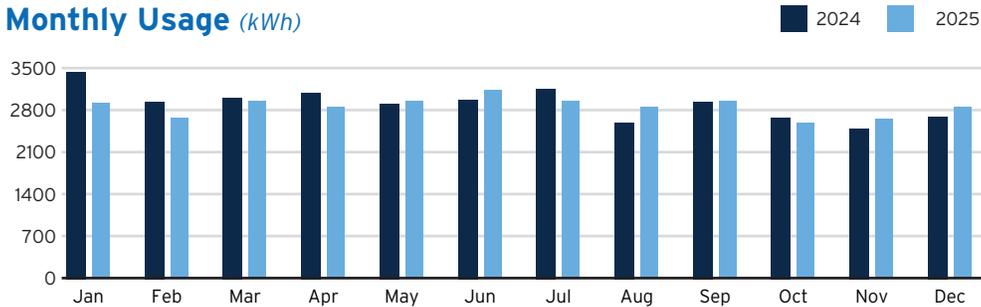
Your Energy Insight

Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211004654458

Due Date: January 09, 2026

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

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

Amount Due: \$503.29

Payment Amount: \$ _____

629162333948

Your account will be drafted on January 09, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA CDD
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
 12053 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Account #: 211004654458
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000489693 | 12/15/2025 | 1,128 | | 98,274 | | 2,854 kWh | 1 | 32 Days |

Charge Details

| Electric Charges | | |
|--|---------------------------|-----------------|
| Daily Basic Service Charge | 32 days @ \$0.63000 | \$20.16 |
| Energy Charge | 2,854 kWh @ \$0.08641/kWh | \$246.61 |
| Fuel Charge | 2,854 kWh @ \$0.03391/kWh | \$96.78 |
| Storm Protection Charge | 2,854 kWh @ \$0.00577/kWh | \$16.47 |
| Clean Energy Transition Mechanism | 2,854 kWh @ \$0.00418/kWh | \$11.93 |
| Storm Surcharge | 2,854 kWh @ \$0.02121/kWh | \$60.53 |
| Florida Gross Receipt Tax | | \$11.60 |
| Electric Service Cost | | \$464.08 |
| State Tax | | \$39.21 |
| Total Electric Cost, Local Fees and Taxes | | \$503.29 |

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

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Total Current Month's Charges \$503.29

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
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Credit or Debit Card

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Phone

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

All Other

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

Contact Us

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TampaElectric.com

Phone:

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 866-832-6249

Residential Customer Care:

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 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
THE RESERVE @ PRADERA PH1B
RIVERVIEW, FL 33579-0000

Statement Date: December 19, 2025

| | |
|--------------------|-------------------|
| Amount Due: | \$1,717.45 |
| Due Date: | January 09, 2026 |
| Account #: | 211004654664 |

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

| | |
|--|-------------------|
| Current Service Period: November 14, 2025 - December 15, 2025 | |
| Previous Amount Due | \$1,717.45 |
| Payment(s) Received Since Last Statement | -\$1,717.45 |
| Current Month's Charges | \$1,717.45 |
| Amount Due by January 09, 2026 | \$1,717.45 |

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



Scan here to view your account online.



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



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

Account #: 211004654664
Due Date: January 09, 2026

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

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

| | |
|------------------------|-------------------|
| Amount Due: | \$1,717.45 |
| Payment Amount: | \$ _____ |

629162333949

Your account will be drafted on January 09, 2026

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH1B
 RIVERVIEW, FL 33579-0000

Account #: 211004654664
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 32 days | | |
| Lighting Energy Charge | 385 kWh @ \$0.03412/kWh | \$13.14 |
| Fixture & Maintenance Charge | 27 Fixtures | \$656.40 |
| Lighting Pole / Wire | 27 Poles | \$906.93 |
| Lighting Fuel Charge | 385 kWh @ \$0.03363/kWh | \$12.95 |
| Storm Protection Charge | 385 kWh @ \$0.00559/kWh | \$2.15 |
| Clean Energy Transition Mechanism | 385 kWh @ \$0.00043/kWh | \$0.17 |
| Storm Surcharge | 385 kWh @ \$0.01230/kWh | \$4.74 |
| Florida Gross Receipt Tax | | \$0.85 |
| State Tax | | \$120.12 |
| Lighting Charges | | \$1,717.45 |

Total Current Month's Charges \$1,717.45

Important Messages

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Important Outdoor Lighting Rate Information

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Credit or Debit Card

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Phone

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

All Other

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

Contact Us

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TampaElectric.com

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

Hearing Impaired/TTY:
 7-1-1

Power Outage:
 877-588-1010

Energy-Saving Programs:
 813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
PRADERA PH 4
RIVERVIEW, FL 33579

Statement Date: December 17, 2025

Amount Due: \$3,169.17

Due Date: January 07, 2026

Account #: 211024076591

DO NOT PAY. Your account will be drafted on January 07, 2026

Account Summary

| | |
|--|-------------------|
| Current Service Period: November 12, 2025 - December 11, 2025 | |
| Previous Amount Due | \$3,169.17 |
| Payment(s) Received Since Last Statement | -\$3,169.17 |
| Current Month's Charges | \$3,169.17 |
| Amount Due by January 07, 2026 | \$3,169.17 |

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



Scan here to view your account online.



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

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

Account #: 211024076591

Due Date: January 07, 2026

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

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

Amount Due: \$3,169.17

Payment Amount: \$ _____

667433706161

Your account will be drafted on January 07, 2026

RESERVE AT PRADERA COMM DEV DIST
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 PRADERA PH 4
 RIVERVIEW, FL 33579

Account #: 211024076591
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 714 kWh @ \$0.03412/kWh | \$24.36 |
| Fixture & Maintenance Charge | 51 Fixtures | \$1171.38 |
| Lighting Pole / Wire | 51 Poles | \$1713.09 |
| Lighting Fuel Charge | 714 kWh @ \$0.03363/kWh | \$24.01 |
| Storm Protection Charge | 714 kWh @ \$0.00559/kWh | \$3.99 |
| Clean Energy Transition Mechanism | 714 kWh @ \$0.00043/kWh | \$0.31 |
| Storm Surcharge | 714 kWh @ \$0.01230/kWh | \$8.78 |
| Florida Gross Receipt Tax | | \$1.58 |
| State Tax | | \$221.67 |
| Lighting Charges | | \$3,169.17 |

Total Current Month's Charges \$3,169.17

Important Messages

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RESERVE AT PRADERA COMM DEV DIST
THE RESERVE @ PRADERA PH2
RIVERVIEW, FL 33579-0000

Statement Date: December 17, 2025

Amount Due: \$2,511.10

Due Date: January 07, 2026

Account #: 221006977807

DO NOT PAY. Your account will be drafted on January 07, 2026

Account Summary

Current Service Period: November 12, 2025 - December 11, 2025

Previous Amount Due \$2,511.10

Payment(s) Received Since Last Statement -\$2,511.10

Current Month's Charges \$2,511.10

Amount Due by January 07, 2026 \$2,511.10

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



Scan here to view your account online.



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

Account #: 221006977807

Due Date: January 07, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,511.10

Payment Amount: \$ _____

631631458395

Your account will be drafted on January 07, 2026

RESERVE AT PRADERA COMM DEV DIST
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH2
 RIVERVIEW, FL 33579-0000

Account #: 221006977807
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

| Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 588 kWh @ \$0.03412/kWh | \$20.06 |
| Fixture & Maintenance Charge | 42 Fixtures | \$872.76 |
| Lighting Pole / Wire | 42 Poles | \$1410.78 |
| Lighting Fuel Charge | 588 kWh @ \$0.03363/kWh | \$19.77 |
| Storm Protection Charge | 588 kWh @ \$0.00559/kWh | \$3.29 |
| Clean Energy Transition Mechanism | 588 kWh @ \$0.00043/kWh | \$0.25 |
| Storm Surcharge | 588 kWh @ \$0.01230/kWh | \$7.23 |
| Florida Gross Receipt Tax | | \$1.30 |
| State Tax | | \$175.66 |
| Lighting Charges | | \$2,511.10 |

Total Current Month's Charges **\$2,511.10**

Important Messages

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Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.



Phone

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

All Other

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

Contact Us

Online:
[TampaElectric.com](https://www.tampaelectric.com)

Phone:
Commercial Customer Care:
 866-832-6249

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

Hearing Impaired/TTY:
 7-1-1

Power Outage:
 877-588-1010

Energy-Saving Programs:
 813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
THE RESERVE @ PRADERA AMENITY
RIVERVIEW, FL 33579-0000

Statement Date: December 17, 2025

Amount Due: \$509.28

Due Date: January 07, 2026

Account #: 221006978904

DO NOT PAY. Your account will be drafted on January 07, 2026

Account Summary

Current Service Period: November 12, 2025 - December 11, 2025

Previous Amount Due \$509.28

Payment(s) Received Since Last Statement -\$509.28

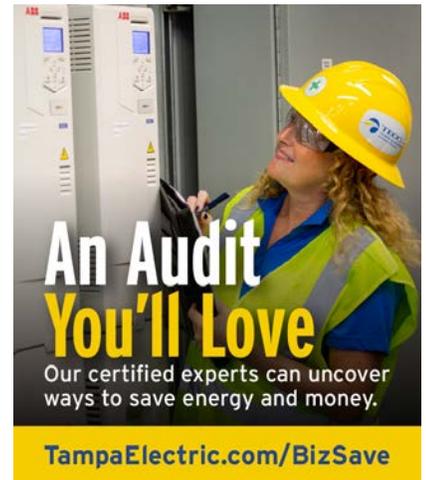
Current Month's Charges \$509.28

Amount Due by January 07, 2026 \$509.28

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



Scan here to view your account online.



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



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

Account #: 221006978904

Due Date: January 07, 2026



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

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

Amount Due: \$509.28

Payment Amount: \$ _____

631631458396

Your account will be drafted on January 07, 2026

RESERVE AT PRADERA COMM DEV DIST
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA AMENITY
 RIVERVIEW, FL 33579-0000

Account #: 221006978904
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-----------------|
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 112 kWh @ \$0.03412/kWh | \$3.82 |
| Fixture & Maintenance Charge | 8 Fixtures | \$195.04 |
| Lighting Pole / Wire | 8 Poles | \$268.72 |
| Lighting Fuel Charge | 112 kWh @ \$0.03363/kWh | \$3.77 |
| Storm Protection Charge | 112 kWh @ \$0.00559/kWh | \$0.63 |
| Clean Energy Transition Mechanism | 112 kWh @ \$0.00043/kWh | \$0.05 |
| Storm Surcharge | 112 kWh @ \$0.01230/kWh | \$1.38 |
| Florida Gross Receipt Tax | | \$0.25 |
| State Tax | | \$35.62 |
| Lighting Charges | | \$509.28 |

Total Current Month's Charges \$509.28

Important Messages

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Important Outdoor Lighting Rate Information

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Ways To Pay Your Bill



Bank Draft

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
THE RESERVE @ PRADERA PH3
RIVERVIEW, FL 33579-0000

Statement Date: December 17, 2025

Amount Due: \$1,016.40

Due Date: January 07, 2026

Account #: 221006978920

DO NOT PAY. Your account will be drafted on January 07, 2026

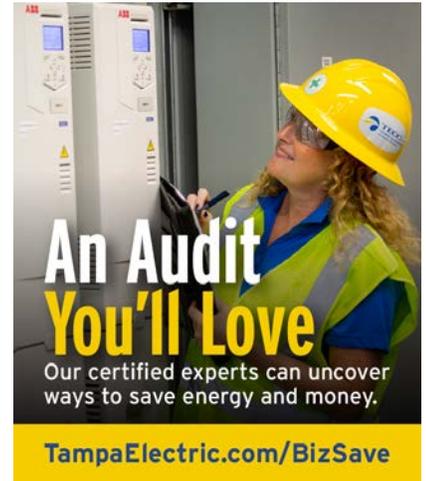
Account Summary

| | |
|--|-------------------|
| Current Service Period: November 12, 2025 - December 11, 2025 | |
| Previous Amount Due | \$1,016.40 |
| Payment(s) Received Since Last Statement | -\$1,016.40 |
| Current Month's Charges | \$1,016.40 |
| Amount Due by January 07, 2026 | \$1,016.40 |

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



Scan here to view your account online.



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

Account #: 221006978920

Due Date: January 07, 2026

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

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

| | |
|-----------------|------------|
| Amount Due: | \$1,016.40 |
| Payment Amount: | \$ _____ |

631631458397

Your account will be drafted on January 07, 2026

RESERVE AT PRADERA COMM DEV DIST
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH3
 RIVERVIEW, FL 33579-0000

Account #: 221006978920
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

| Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 238 kWh @ \$0.03412/kWh | \$8.12 |
| Fixture & Maintenance Charge | 17 Fixtures | \$353.26 |
| Lighting Pole / Wire | 17 Poles | \$571.03 |
| Lighting Fuel Charge | 238 kWh @ \$0.03363/kWh | \$8.00 |
| Storm Protection Charge | 238 kWh @ \$0.00559/kWh | \$1.33 |
| Clean Energy Transition Mechanism | 238 kWh @ \$0.00043/kWh | \$0.10 |
| Storm Surcharge | 238 kWh @ \$0.01230/kWh | \$2.93 |
| Florida Gross Receipt Tax | | \$0.53 |
| State Tax | | \$71.10 |
| Lighting Charges | | \$1,016.40 |

Total Current Month's Charges \$1,016.40

Important Messages

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 7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
THE RESERVE @ PRADERA PH2BLVD
RIVERVIEW, FL 33579-0000

Statement Date: December 17, 2025

DO NOT PAY. Your account will be drafted on January 07, 2026

Account Summary

| | |
|--|-----------------|
| Current Service Period: November 12, 2025 - December 11, 2025 | |
| Previous Amount Due | \$891.21 |
| Payment(s) Received Since Last Statement | -\$891.21 |
| Current Month's Charges | \$891.21 |
| Amount Due by January 07, 2026 | \$891.21 |

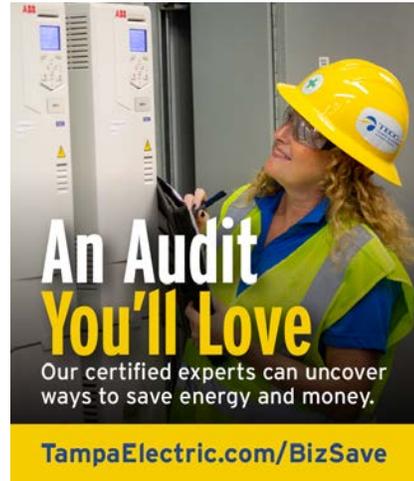
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Amount Due: \$891.21

Due Date: January 07, 2026
Account #: 221006978961



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

Account #: 221006978961
Due Date: January 07, 2026

Amount Due: \$891.21

Payment Amount: \$ _____

631631458398

Your account will be drafted on January 07, 2026

RESERVE AT PRADERA COMM DEV DIST
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH2BLVD
 RIVERVIEW, FL 33579-0000

Account #: 221006978961
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-----------------|
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 196 kWh @ \$0.03412/kWh | \$6.69 |
| Fixture & Maintenance Charge | 14 Fixtures | \$341.32 |
| Lighting Pole / Wire | 14 Poles | \$470.26 |
| Lighting Fuel Charge | 196 kWh @ \$0.03363/kWh | \$6.59 |
| Storm Protection Charge | 196 kWh @ \$0.00559/kWh | \$1.10 |
| Clean Energy Transition Mechanism | 196 kWh @ \$0.00043/kWh | \$0.08 |
| Storm Surcharge | 196 kWh @ \$0.01230/kWh | \$2.41 |
| Florida Gross Receipt Tax | | \$0.43 |
| State Tax | | \$62.33 |
| Lighting Charges | | \$891.21 |

Total Current Month's Charges \$891.21

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 P.O. Box 31318
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 863-299-0800 (Polk County)
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INVOICE

**TOTAL COMMUNITY
MAINTENANCE LLC**
29642 Birds Eye Dr
Wesley Chapel, FL 33543-9519

samogden@tcmaintenance.org
+1 (813) 466-4210
tcmaintenance.org



Bill to

The Reserve At Pradera CDD

Invoice details

Invoice no.: 8443
Terms: Due on receipt
Invoice date: 01/05/2026
Due date: 01/05/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|--------------------|---|-----|------------|------------|
| 1. | | Services | Service invoice for all janitorial and maintenance services 3 days per week | 1 | \$1,050.00 | \$1,050.00 |

Total **\$1,050.00**

Note to customer

Thank you for your business.

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL, 33578
(813) 699-3282

Invoice #: 20251766

Invoice Date: 1/15/2026

Due Date: 2/1/2026

Bill To: Reserve at Pradera Pradera
Rizzetta CDD12051 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

| Item | Description | Qty | Rate | Amount |
|------------------|-------------|------|------------|------------|
| Pool Maintenance | | 1.00 | \$1,500.00 | \$1,500.00 |

Please call (813) 699-3282 if you need assistance.

Subtotal: \$1,500.00

Tax: \$0.00

Total: \$1,500.00

Amount Due: \$1,500.00

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$94,858.56**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------|---------------------|------------------------|--|-----------------------|
| Halff Associates, Inc | 300268 | 10159352 | Engineering Services 01/25 | \$ 3,901.79 |
| HomeTeam Pest Defense, Inc. | 300267 | 117185372 | Pest Control Services - Sentricon Monitoring AA 02/26 | \$ 48.40 |
| Jerry Richardson | 300269 | 2117 | Wildlife Services 02/26 | \$ 1,100.00 |
| Pine Lake Services, LLC | 300270 | 8456 | Install Sod 10/25 | \$ 1,427.40 |
| Pine Lake Services, LLC | 300273 | 9112 | Irrigation Enhancement 01/26 | \$ 1,054.40 |
| Pine Lake Services, LLC | 300273 | 9155 | Monthly Landscaping 02/26 | \$ 12,468.80 |
| Rizzetta & Company, Inc. | 300266 | INV0000106621 | Accounting Services 02/26 | \$ 5,440.59 |
| SafeTouch, LLC | 300274 | 21302 | Monthly Monitoring Services 02/26 | \$ 1,020.00 |
| Sitex Aquatics, LLC | 300275 | 10748-b | Pond Maintenance 02/26 | \$ 2,285.00 |
| Spectrum | 20260209-1 | 2490284011926 | Internet Service 01/26 | \$ 170.00 |
| TECO | 20260211-1 | 211004653369 12/25 ACH | Reserve at Pradera PH1Blvd 12/25 | \$ 2,315.84 |
| TECO | 20260211-1 | 211004653369-012026 | Reserve at Pradera PH1Blvd 01/26 | \$ 2,233.02 |
| TECO | 20260211-1 | 211004653575 12/25 ACH | Reserve at Pradera PH 1A 12/25 | \$ 1,273.17 |
| TECO | 20260211-1 | 211004653575-012026 | Reserve at Pradera PH 1A 01/26 | \$ 1,223.04 |
| TECO | 20260213-1 | 211004653823 12/25 ACH | 13411 Balm Riverview Rd Sign 12/25 | \$ 622.25 |
| TECO | 20260213-1 | 211004653823-012226 | 13411 Balm Riverview Rd Sign 01/26 | \$ 626.22 |

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------------------|---------------------|------------------------|--------------------------------------|-----------------------|
| TECO | 20260213-1 | 211004654029 12/25 ACH | 13309 Pradera Reserve Dr IR 12/25 | \$ 408.11 |
| TECO | 20260213-1 | 211004654029-012226 | 13309 Pradera Reserve Dr IR 01/26 | \$ 259.08 |
| TECO | 20260213-1 | 211004654276 12/25 ACH | 12051 Pradera Reserve Blvd PO 12/25 | \$ 680.21 |
| TECO | 20260213-1 | 211004654276-012226 | 12051 Pradera Reserve Blvd PO 01/26 | \$ 829.74 |
| TECO | 20260213-1 | 211004654458 12/25 ACH | 12053 Pradera Reserve Blvd 12/25 | \$ 503.29 |
| TECO | 20260213-1 | 211004654458-012226 | 12053 Pradera Reserve Blvd 01/26 | \$ 495.45 |
| TECO | 20260213-1 | 211004654664 12/25 ACH | The Reserve at Pradera PH1B 12/25 | \$ 1,717.45 |
| TECO | 20260213-1 | 211004654664-012226 | The Reserve at Pradera PH1B 01/26 | \$ 1,650.14 |
| TECO | 20260211-1 | 211024076591 12/25 ACH | Pradera PH 4 12/25 | \$ 3,169.17 |
| TECO | 20260211-1 | 211024076591-012026 | Pradera PH4 01/26 | \$ 3,041.20 |
| TECO | 20260211-1 | 221006977807-012026 | Reserve at Pradera PH2 01/26 | \$ 2,511.78 |
| TECO | 20260211-1 | 221006978904-012026 | Reserve at Pradera Amenity 01/26 | \$ 509.40 |
| TECO | 20260211-1 | 221006978920-012026 | Reserve at Praderia PH3 01/26 | \$ 1,016.68 |
| TECO | 20260211-1 | 221006978961-012026 | Reserve at Pradera PH2Blvd 01/26 | \$ 891.45 |
| The Observer Group, Inc. | 300276 | 26-00463H | Legal Advertising 02/26 | \$ 56.88 |
| Total Community Maintenance, LLC | 300271 | 8531 | Monthly Cleaning & Maintenance 02/26 | \$ 1,050.00 |

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-------------------------|---------------------|-----------------------|-----------------------------|----------------------------|
| Wahoo Pools Group, Inc. | 300272 | 20251961 | Pool Repairs 02/26 | \$ 1,414.00 |
| Wahoo Pools Group, Inc. | 300277 | 20251969 | Pool Service Contract 02/26 | \$ 1,500.00 |
| Wahoo Pools Group, Inc. | 300278 | OI-PRADERA | Furniture 02/26 | <u>\$ 35,944.61</u> |
| Total | | | | <u>\$ 94,858.56</u> |



Reserve at Pradera CDD
 c/o Rizzetta & Company
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Invoice Date: 02/05/2026
 Invoice: 10159352
 Project: 039405.001

Attention: CDD Invoices, rizzettacddinvoices@avidbill.com
 Project Name: Reserve at Pradera CDD/Eng. Svcs. (060070001)

For Professional Services Rendered through: January 25, 2026

| Hourly | Earned To Date | Previous Amount | Current Amount |
|--------------------------------|------------------|------------------|-----------------|
| 000P01 - Misc. Services | 37,943.52 | 34,088.86 | 3,854.66 |
| 000P89 - Reimbursable Expenses | 390.56 | 343.43 | 47.13 |
| Total Hourly Services: | 38,334.08 | 34,432.29 | 3,901.79 |

Total Earned to Date: 38,334.08
 Less Previous Billed: 34,432.29

Amount Due this Invoice: 3,901.79

Notes from Project Manager:

SWFWMD pond visits, memo and recertifications - Phase 2 and Phase 4. CDD meeting by phone (1/23/26), review CDD mtg agenda

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
 Reference Project 039405.001 and Invoice 10159352
 Contact Sandra Charles at scharles@halff.com with any billing questions.

Half Associates, Inc.
P.O. Box 4897, Dept 331
Houston, TX 77210

CDD Invoices
Reserve at Pradera CDD
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

February 05, 2026
Project No: 039405.001
Invoice No: 10159352
Invoice Total: \$3,901.79

039405.001 Reserve at Pradera CDD/Eng. Svcs. (060070001)

Professional Services thru January 25, 2026

Phase 000P01 Misc. Services

Professional Personnel

| | Hours | Amount | |
|---------------------------------|--------------|---------------|-----------------|
| Scientist II | 6.50 | 733.14 | |
| Administrative III | .25 | 31.46 | |
| Principal/Officer-Prof. Eng III | 9.00 | 3,090.06 | |
| Totals | 15.75 | 3,854.66 | |
| Total Labor | | | 3,854.66 |

Phase 000P89 Reimbursable Expenses

Other Billing

Office Vehicle Mileage

| | | | | |
|-----------|--------------------|--------------------|--------------|--------------|
| 1/14/2026 | pond inspection | 65.0 miles @ 0.725 | 47.13 | |
| | Total Other | | 47.13 | 47.13 |

Total this Invoice \$3,901.79

HomeTeam Pest Defense, Inc.
 2720 South Falkenburg Road
 Riverview, FL 33578
 813-437-6591

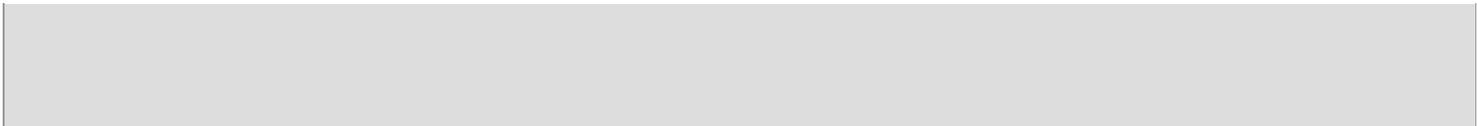
Service Slip / Invoice

INVOICE: 117185372
DATE: 02/02/26
ORDER:

Bill-To: [3948613]
 Reserve at Pradera CDD
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614-8390

Work Location: [3948613] 813-533-2950
 Reserve at Pradera CDD
 12051 Pradera Reserve Blvd
 Riverview, FL 33579

| Work Date | Time | Target Pest | Technician | Lot/Block | Time In |
|----------------|------------------|--------------|------------|-----------|----------|
| 02/02/26 | | | DLNASCHE | | |
| Purchase Order | Terms | Last Service | Map Code | Sub/Dev | Time Out |
| | DUE UPON RECEIPT | 01/09/26 | NA | N/A | |



| Service | Description | Amount |
|------------------|-------------------------|---------|
| TBSMAA | Sentricon Monitoring AA | \$48.40 |
| SUBTOTAL | | \$48.40 |
| TAX | | \$0.00 |
| TOTAL | | \$48.40 |
| AMT. PAID | | \$0.00 |
| BALANCE | | \$48.40 |

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

X _____
 CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

State Wildlife Trapper
2103 W Rio Vista Ave
Tampa, FL 33603 US
trapperjerry@gmail.com



INVOICE

BILL TO

Reserve at Pradera CDD
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614

INVOICE # 2117
DATE 02/16/2026
DUE DATE 03/01/2026
TERMS Net 15

| ACTIVITY | QTY | RATE | AMOUNT |
|--|-----|----------|----------|
| State Wildlife Trapping Service for February 2026 | 1 | 1,100.00 | 1,100.00 |

2 cameras & 1 Trap on property.

LTD Hogs removed: 101
YTD Hogs removed: 4
MTD Hogs removed: 1

Note:
We are doing everything possible to eliminate the
hog population on this property.

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

A late fee of 15% late fee will be applied if not paid within 10 days from
date.

If you have any questions concerning this invoice, please contact:
Jerry Richardson, Phone 813-390-9578;
email - trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing.
Termination fees may apply.
Set-up and removal fee of \$385.00 will be added to first and final invoices.

| | |
|-------------|-------------------|
| SUBTOTAL | 1,100.00 |
| TAX | 0.00 |
| TOTAL | 1,100.00 |
| BALANCE DUE | \$1,100.00 |



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 10/29/25 | 8456 |
| Terms | Due Date |
| Net 30 | 11/28/25 |

| BILL TO |
|---|
| Reserve at Pradera CDD PO Box 32414 Charlotte, NC 28232 |

| PROPERTY |
|--|
| Reserve at Pradera CDD 13411 Balm Riverview Rd Riverview, FL 33579 |

| Amount Due | Enclosed |
|------------|----------|
| \$1,427.40 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|------|------------|------------|-----------|------------|
| | | | \$1,427.40 | \$0.00 | \$1,427.40 |

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

Pine Lake to install Bahia sod
on (3) sloped areas in front of
Oak trees on Pradera Reserve
Blvd to help prevent further
erosion.

Install soil and smooth out the
grade, install Bahia sod.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 01/30/26 | 9112 |
| Terms | Due Date |
| Net 30 | 03/01/26 |

| BILL TO |
|---|
| Reserve at Pradera CDD PO Box 32414 Charlotte, NC 28232 |

| PROPERTY |
|--|
| Reserve at Pradera CDD 13411 Balm Riverview Rd Riverview, FL 33579 |

| Amount Due | Enclosed |
|------------|----------|
| \$1,054.40 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|------|------------|-------------------|---------------|-------------------|
| | | | \$1,054.40 | \$0.00 | \$1,054.40 |

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Repair mainline leak and replace Faulty 2" valve.

| | | | | |
|-------------------------------|--|-------------------|---------------|-------------------|
| <i>Irrigation Enhancement</i> | | \$1,054.40 | \$0.00 | \$1,054.40 |
| Total | | \$1,054.40 | \$0.00 | \$1,054.40 |



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

| Date | Invoice No. |
|----------|-------------|
| 02/01/26 | 9155 |
| Terms | Due Date |
| Net 30 | 03/03/26 |

| BILL TO |
|---|
| Reserve at Pradera CDD PO Box 32414 Charlotte, NC 28232 |

| PROPERTY |
|--|
| Reserve at Pradera CDD 13411 Balm Riverview Rd Riverview, FL 33579 |

| Amount Due | Enclosed |
|-------------|----------|
| \$12,468.80 | |

Please detach top portion and return with your payment.

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|-----|--|------------|--------------------|---------------|--------------------|
| | #5381 - Reserve at Pradera CDD Maintenance Contract v2 TM February 2026 | | \$12,468.80 | \$0.00 | \$12,468.80 |
| | Total | | \$12,468.80 | \$0.00 | \$12,468.80 |

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

| Date | Invoice # |
|----------|---------------|
| 2/2/2026 | INV0000106621 |

Bill To:

| |
|--|
| RESERVE AT PRADERA CDD 3434 Colwell Ave. Suite 200 Tampa FL 33614 |
|--|

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| February | Upon Receipt | 00224 |

| Description | Qty | Rate | Amount |
|---------------------------------|------|-----------------|------------|
| Accounting Services | 1.00 | \$1,503.67 | \$1,503.67 |
| Administrative Services | 1.00 | \$431.33 | \$431.33 |
| Dissemination Services | 1.00 | \$416.67 | \$416.67 |
| Financial & Revenue Collections | 1.00 | \$284.00 | \$284.00 |
| Landscape Consulting Services | 1.00 | \$1,000.00 | \$1,000.00 |
| Management Services | 1.00 | \$1,694.92 | \$1,694.92 |
| Website Compliance & Management | 1.00 | \$110.00 | \$110.00 |
| | | Subtotal | \$5,440.59 |
| | | Total | \$5,440.59 |



Invoice

13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

| |
|--|
| Bill To |
| Reserve at Pradera CDD C/O Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614 USA |

| |
|---|
| Installation Address |
| Reserve at Pradera CDD 12051 Pradera Reserve Blvd. Riverview, FL 33579 USA |

| P.O/Project ID | Date | Invoice # | Due Date | Acct # |
|----------------|------------|-----------|------------|--------|
| | 02/01/2026 | 21302 | 03/03/2026 | |

| Qty | Description |
|-----|--|
| 1 | Monthly Monitoring Services Quote #SECQ1919 Alarm Signal Verification Event Based Remote Video Monitoring Remote Support Service |

| | | |
|--|-------------------------|------------|
| | Subtotal | \$1,020.00 |
| | Sales Tax (0.0%) | \$0.00 |
| | Total | \$1,020.00 |
| | Balance Due | \$1,020.00 |

Securiteam is now a part of Safetouch!

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Reserve at Pradera CDD
Rizzetta & Company
2700 S. Falkenburg Rd, Suite 2745
Riverview, FL 33578

Invoice details

Invoice no.: 10748-b
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|----------------------------|--|-----|--------------|-------------------|
| 1. | | Aquatic Maintenance | Monthly Lake Maintenance: 14 Waterways | 1 | \$2,285.00 | \$2,285.00 |
| | | | | | Total | \$2,285.00 |

January 19, 2026
Invoice Number: 2490284011926
Account Number: 8337 12 029 2490284
Service At:

RECEIVED
JAN 23 2026

Auto Pay Notice

12051 PRADERA RESERVE
BLVD PLHS
RIVERVIEW FL 33579-9323

BY: NEWS AND INFORMATION

Contact Us

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

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Summary

Service from 01/19/26 through 02/18/26
details on following pages

| | |
|---|-----------------|
| Previous Balance | 170.00 |
| Payments Received -Thank You! | -170.00 |
| Remaining Balance | \$0.00 |
| Spectrum Business™ Internet | 170.00 |
| Other Charges | 0.00 |
| Current Charges | \$170.00 |
| <i>YOUR AUTO PAY WILL BE PROCESSED 02/05/26</i> | |
| Total Due by Auto Pay | \$170.00 |



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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 01 202026 MNNNNNNN 01 000887 0004

RESERVE AT PRADERA CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

January 19, 2026

RESERVE AT PRADERA CDD

Invoice Number: 2490284011926
Account Number: 8337 12 029 2490284
Service At: 12051 PRADERA RESERVE
BLVD PLHS
RIVERVIEW FL 33579-9323

Total Due by Auto Pay \$170.00



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



January 19, 2026



Invoice Number:
Account Number:

RESERVE AT PRADERA CDD
2490284011926
8337 12 029 2490284

Contact Us

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

8633 2380 DY RP 19 01202026 NNNNNNNN 01 000987 0004

Charge Details

| | | |
|-------------------|-------|---------|
| Previous Balance | | 170.00 |
| EFT Payment | 01/05 | -170.00 |
| Remaining Balance | | \$0.00 |

Payments received after 01/19/26 will appear on your next bill.

Service from 01/19/26 through 02/18/26

Spectrum Business™ Internet

| | |
|-----------------------------------|-----------------|
| Spectrum Business | 130.00 |
| Internet | |
| Business WiFi | 10.00 |
| Security Suite | 0.00 |
| Domain Name | 0.00 |
| Vanity Email | 0.00 |
| Static IP 5 | 30.00 |
| | \$170.00 |
| | |
| Spectrum Business™ Internet Total | \$170.00 |

Other Charges

| | |
|---------------------|--------|
| Payment Processing | 5.00 |
| Auto Pay Discount | -5.00 |
| Other Charges Total | \$0.00 |

| | |
|-----------------------|----------|
| Current Charges | \$170.00 |
| Total Due by Auto Pay | \$170.00 |

Billing Information

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

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

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page...

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

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



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





RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
THE RESERVE @ PRADERA PH1BLVD
RIVERVIEW, FL 33579-0000

Statement Date: December 17, 2025

Amount Due: \$2,315.84

Due Date: January 07, 2026

Account #: 211004653369

DO NOT PAY. Your account will be drafted on January 07, 2026

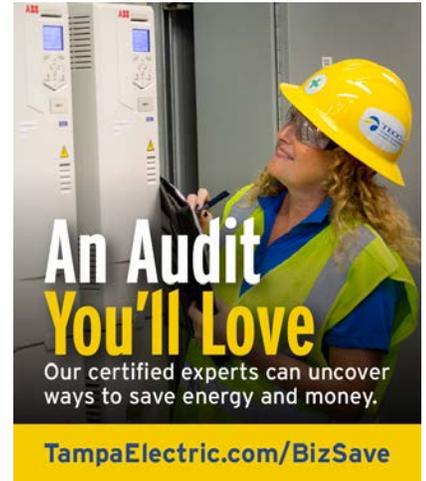
Account Summary

| | |
|--|-------------------|
| Current Service Period: November 12, 2025 - December 11, 2025 | |
| Previous Amount Due | \$2,315.84 |
| Payment(s) Received Since Last Statement | -\$2,315.84 |
| Current Month's Charges | \$2,315.84 |
| Amount Due by January 07, 2026 | \$2,315.84 |

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



Scan here to view your account online.



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



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

Account #: 211004653369

Due Date: January 07, 2026

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

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

| | |
|-----------------|------------|
| Amount Due: | \$2,315.84 |
| Payment Amount: | \$ _____ |

637804287623

Your account will be drafted on January 07, 2026

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH1BLVD
 RIVERVIEW, FL 33579-0000

Account #: 211004653369
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 532 kWh @ \$0.03412/kWh | \$18.15 |
| Fixture & Maintenance Charge | 38 Fixtures | \$926.44 |
| Lighting Pole / Wire | 35 Poles | \$1175.65 |
| Bracket & Maintenance Charge | 1 PT Bracket | \$4.81 |
| Lighting Fuel Charge | 532 kWh @ \$0.03363/kWh | \$17.89 |
| Storm Protection Charge | 532 kWh @ \$0.00559/kWh | \$2.97 |
| Clean Energy Transition Mechanism | 532 kWh @ \$0.00043/kWh | \$0.23 |
| Storm Surcharge | 532 kWh @ \$0.01230/kWh | \$6.54 |
| Florida Gross Receipt Tax | | \$1.17 |
| State Tax | | \$161.99 |
| Lighting Charges | | \$2,315.84 |

Total Current Month's Charges \$2,315.84

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
 866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
THE RESERVE @ PRADERA PH1BLVD
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026

| | |
|--------------------|-------------------|
| Amount Due: | \$2,324.92 |
| Due Date: | February 10, 2026 |
| Account #: | 211004653369 |

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

| | |
|---|-------------------|
| Current Service Period: December 12, 2025 - January 13, 2026 | |
| Previous Amount Due | \$2,315.84 |
| Payment(s) Received Since Last Statement | -\$2,223.94 |
| Miscellaneous Credits | -\$91.90 |
| Current Month's Charges | \$2,324.92 |
| Amount Due by February 10, 2026 | \$2,324.92 |

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



Scan here to view your account online.



New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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



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

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

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

Account #: 211004653369
Due Date: February 10, 2026

| | |
|------------------------|-------------------|
| Amount Due: | \$2,324.92 |
| Payment Amount: | \$ _____ |

641507971994

Your account will be drafted on February 10, 2026

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH1BLVD
 RIVERVIEW, FL 33579-0000

Account #: 211004653369
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 33 days | | |
| Lighting Energy Charge | 532 kWh @ \$0.03411/kWh | \$18.15 |
| Fixture & Maintenance Charge | 38 Fixtures | \$926.44 |
| Lighting Pole / Wire | 35 Poles | \$1175.65 |
| Bracket & Maintenance Charge | 3 PT Brackets | \$12.68 |
| Lighting Fuel Charge | 532 kWh @ \$0.03452/kWh | \$18.36 |
| Storm Protection Charge | 532 kWh @ \$0.00574/kWh | \$3.05 |
| Clean Energy Transition Mechanism | 532 kWh @ \$0.00043/kWh | \$0.23 |
| Storm Surcharge | 532 kWh @ \$0.01230/kWh | \$6.54 |
| Florida Gross Receipt Tax | | \$1.19 |
| State Tax | | \$162.63 |
| Lighting Charges | | \$2,324.92 |

Total Current Month's Charges **\$2,324.92**

|  Miscellaneous Credits | |
|---|-----------------|
| Interest for Cash Security Deposit - Electric | -\$91.90 |
| Total Current Month's Credits | -\$91.90 |

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Ways To Pay Your Bill

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

Contact Us

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

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



RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
THE RESERVE @ PRADERA PH1A
RIVERVIEW, FL 33579-0000

Statement Date: December 17, 2025

Amount Due: \$1,273.17

Due Date: January 07, 2026

Account #: 211004653575

DO NOT PAY. Your account will be drafted on January 07, 2026

Account Summary

| | |
|--|-------------------|
| Current Service Period: November 12, 2025 - December 11, 2025 | |
| Previous Amount Due | \$1,273.17 |
| Payment(s) Received Since Last Statement | -\$1,273.17 |
| Current Month's Charges | \$1,273.17 |
| Amount Due by January 07, 2026 | \$1,273.17 |

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



Scan here to view your account online.



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



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

Account #: 211004653575

Due Date: January 07, 2026

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

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

Amount Due: \$1,273.17

Payment Amount: \$ _____

637804287624

Your account will be drafted on January 07, 2026

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH1A
 RIVERVIEW, FL 33579-0000

Account #: 211004653575
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 280 kWh @ \$0.03412/kWh | \$9.55 |
| Fixture & Maintenance Charge | 20 Fixtures | \$487.60 |
| Lighting Pole / Wire | 20 Poles | \$671.80 |
| Lighting Fuel Charge | 280 kWh @ \$0.03363/kWh | \$9.42 |
| Storm Protection Charge | 280 kWh @ \$0.00559/kWh | \$1.57 |
| Clean Energy Transition Mechanism | 280 kWh @ \$0.00043/kWh | \$0.12 |
| Storm Surcharge | 280 kWh @ \$0.01230/kWh | \$3.44 |
| Florida Gross Receipt Tax | | \$0.62 |
| State Tax | | \$89.05 |
| Lighting Charges | | \$1,273.17 |

Total Current Month's Charges **\$1,273.17**

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
 866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
THE RESERVE @ PRADERA PH1A
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026

Amount Due: \$1,273.49
Due Date: February 10, 2026
Account #: 211004653575

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026
Previous Amount Due \$1,273.17
Payment(s) Received Since Last Statement -\$1,222.72
Miscellaneous Credits -\$50.45
Current Month's Charges \$1,273.49
Amount Due by February 10, 2026 \$1,273.49

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

QR code and text: Scan here to view your account online.

2026 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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



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

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

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

Account #: 211004653575
Due Date: February 10, 2026

Amount Due: \$1,273.49
Payment Amount: \$ _____

641507971995

Your account will be drafted on February 10, 2026

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH1A
 RIVERVIEW, FL 33579-0000

Account #: 211004653575
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 33 days | | |
| Lighting Energy Charge | 280 kWh @ \$0.03411/kWh | \$9.55 |
| Fixture & Maintenance Charge | 20 Fixtures | \$487.60 |
| Lighting Pole / Wire | 20 Poles | \$671.80 |
| Lighting Fuel Charge | 280 kWh @ \$0.03452/kWh | \$9.67 |
| Storm Protection Charge | 280 kWh @ \$0.00574/kWh | \$1.61 |
| Clean Energy Transition Mechanism | 280 kWh @ \$0.00043/kWh | \$0.12 |
| Storm Surcharge | 280 kWh @ \$0.01230/kWh | \$3.44 |
| Florida Gross Receipt Tax | | \$0.63 |
| State Tax | | \$89.07 |
| Lighting Charges | | \$1,273.49 |

Total Current Month's Charges **\$1,273.49**

|  Miscellaneous Credits | |
|--|-----------------|
| Interest for Cash Security Deposit - Electric | -\$50.45 |
| Total Current Month's Credits | -\$50.45 |

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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Ways To Pay Your Bill



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 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

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

All Other Correspondences:
 Tampa Electric
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 Tampa, FL 33601-0111

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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 13411 BALM RIVERVIEW RD
 RIVERVIEW, FL 33579-9622

Statement Date: December 19, 2025

Amount Due: \$622.25

Due Date: January 09, 2026

Account #: 211004653823

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

| | |
|--|-----------------|
| Current Service Period: November 14, 2025 - December 15, 2025 | |
| Previous Amount Due | \$565.10 |
| Payment(s) Received Since Last Statement | -\$565.10 |
| Current Month's Charges | \$622.25 |
| Amount Due by January 09, 2026 | \$622.25 |

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

Your Energy Insight



Your average daily kWh used was **.89% lower** than the same period last year.

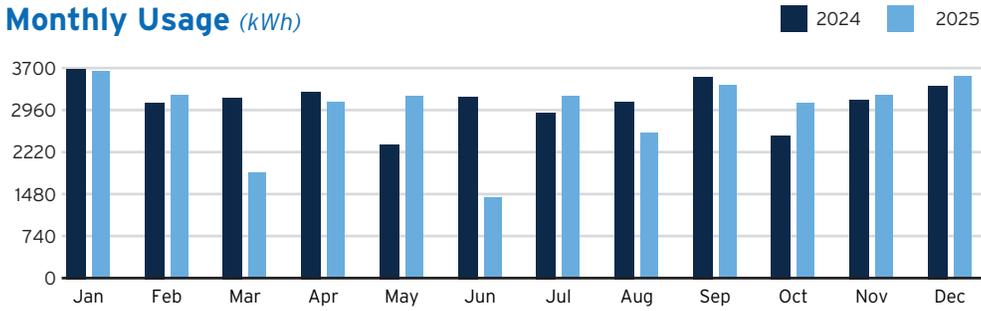


Your average daily kWh used was **2.78% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211004653823

Due Date: January 09, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$622.25

Payment Amount: \$ _____

629162333945

Your account will be drafted on January 09, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
 13411 BALM RIVERVIEW RD
 RIVERVIEW, FL 33579-9622

Account #: 211004653823
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Meter Location: Sgn

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000841112 | 12/15/2025 | 33,747 | 30,187 | 3,560 kWh | 1 | 32 Days |

Charge Details

| Electric Charges | | |
|--|---------------------------|-----------------|
| Daily Basic Service Charge | 32 days @ \$0.63000 | \$20.16 |
| Energy Charge | 3,560 kWh @ \$0.08641/kWh | \$307.62 |
| Fuel Charge | 3,560 kWh @ \$0.03391/kWh | \$120.72 |
| Storm Protection Charge | 3,560 kWh @ \$0.00577/kWh | \$20.54 |
| Clean Energy Transition Mechanism | 3,560 kWh @ \$0.00418/kWh | \$14.88 |
| Storm Surcharge | 3,560 kWh @ \$0.02121/kWh | \$75.51 |
| Florida Gross Receipt Tax | | \$14.34 |
| Electric Service Cost | | \$573.77 |
| State Tax | | \$48.48 |
| Total Electric Cost, Local Fees and Taxes | | \$622.25 |

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

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Total Current Month's Charges \$622.25

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

Contact Us

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

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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 13411 BALM RIVERVIEW RD
 RIVERVIEW, FL 33579-9622

Statement Date: January 22, 2026

| | |
|------------------------------------|-----------------|
| Amount Due: | \$633.74 |
| Due Date: February 12, 2026 | |
| Account #: 211004653823 | |

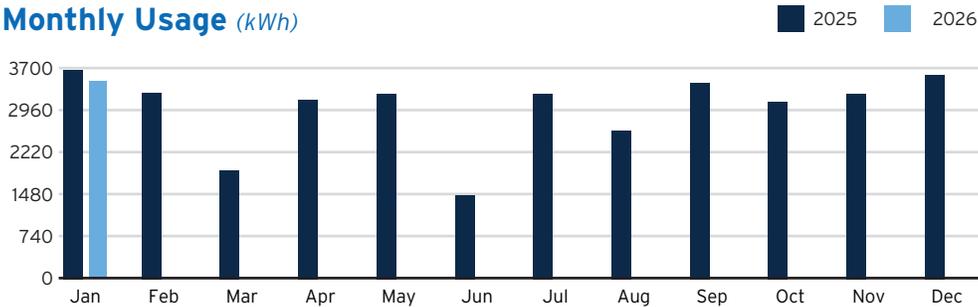
DO NOT PAY. Your account will be drafted on February 12, 2026

Account Summary

| | |
|---|-----------------|
| Current Service Period: December 16, 2025 - January 15, 2026 | |
| Previous Amount Due | \$622.25 |
| Payment(s) Received Since Last Statement | -\$614.73 |
| Miscellaneous Credits | -\$7.52 |
| Current Month's Charges | \$633.74 |
| Amount Due by February 12, 2026 | \$633.74 |

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

Monthly Usage (kWh)



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

Your Energy Insight

- Your average daily kWh used was **1.82% higher** than the same period last year.
- Your average daily kWh used was **.9% higher** than it was in your previous period.

Scan here to view your account online.

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New Year, New Ways to Simplify

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Pay your bill online at TampaElectric.com
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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211004653823
Due Date: February 12, 2026

| | |
|------------------------|-----------------|
| Amount Due: | \$633.74 |
| Payment Amount: | \$ _____ |

637804307569

Your account will be drafted on February 12, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
 13411 BALM RIVERVIEW RD
 RIVERVIEW, FL 33579-9622

Account #: 211004653823
Statement Date: January 22, 2026
Charges Due: February 12, 2026

Meter Read

Meter Location: Sgn

Service Period: Dec 16, 2025 - Jan 15, 2026

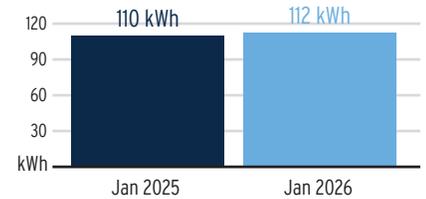
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000841112 | 01/15/2026 | 37,218 | 33,747 | 3,471 kWh | 1 | 31 Days |

Charge Details

| Electric Charges | | |
|--|---------------------------|-----------------|
| Daily Basic Service Charge | 31 days @ \$0.66000 | \$20.46 |
| Energy Charge | 3,471 kWh @ \$0.09202/kWh | \$319.40 |
| Fuel Charge | 3,471 kWh @ \$0.03516/kWh | \$122.04 |
| Storm Protection Charge | 3,471 kWh @ \$0.00568/kWh | \$19.72 |
| Clean Energy Transition Mechanism | 3,471 kWh @ \$0.00418/kWh | \$14.51 |
| Storm Surcharge | 3,471 kWh @ \$0.02121/kWh | \$73.62 |
| Florida Gross Receipt Tax | | \$14.61 |
| Electric Service Cost | | \$584.36 |
| State Tax | | \$49.38 |
| Total Electric Cost, Local Fees and Taxes | | \$633.74 |

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$633.74

| Miscellaneous Credits | |
|---|----------------|
| Interest for Cash Security Deposit - Electric | -\$7.52 |
| Total Current Month's Credits | -\$7.52 |

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 P.O. Box 111
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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 13309 PRADERA RESERVE DR
 RIVERVIEW, FL 33579-0000

Statement Date: December 19, 2025

Amount Due: \$408.11

Due Date: January 09, 2026

Account #: 211004654029

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

| | |
|--|-----------------|
| Current Service Period: November 14, 2025 - December 15, 2025 | |
| Previous Amount Due | \$327.68 |
| Payment(s) Received Since Last Statement | -\$327.68 |
| Current Month's Charges | \$408.11 |
| Amount Due by January 09, 2026 | \$408.11 |

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

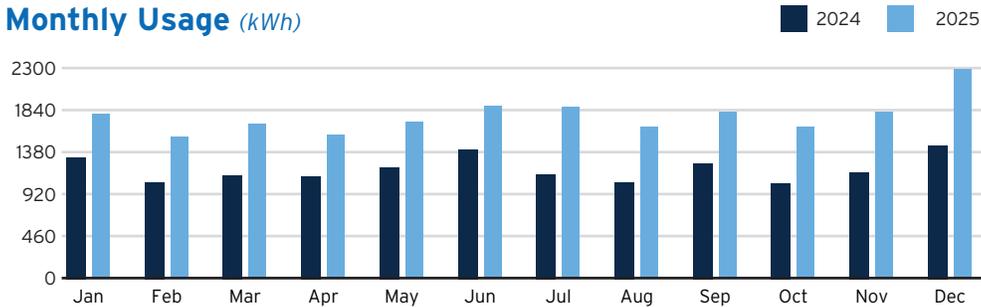
Your Energy Insight

Your average daily kWh used was **50% higher** than the same period last year.

Your average daily kWh used was **18.03% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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

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



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

Account #: 211004654029

Due Date: January 09, 2026

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

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

Amount Due: \$408.11

Payment Amount: \$ _____

629162333946

Your account will be drafted on January 09, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
 13309 PRADERA RESERVE DR
 RIVERVIEW, FL 33579-0000

Account #: 211004654029
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Meter Location: IR

Service Period: Nov 14, 2025 - Dec 15, 2025

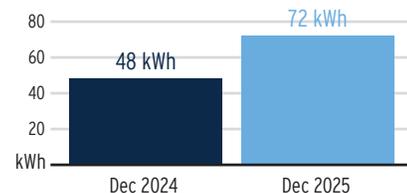
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000851388 | 12/15/2025 | 90,249 | | 87,960 | | 2,289 kWh | 1 | 32 Days |

Charge Details

| Electric Charges | | |
|--|---------------------------|-----------------|
| Daily Basic Service Charge | 32 days @ \$0.63000 | \$20.16 |
| Energy Charge | 2,289 kWh @ \$0.08641/kWh | \$197.79 |
| Fuel Charge | 2,289 kWh @ \$0.03391/kWh | \$77.62 |
| Storm Protection Charge | 2,289 kWh @ \$0.00577/kWh | \$13.21 |
| Clean Energy Transition Mechanism | 2,289 kWh @ \$0.00418/kWh | \$9.57 |
| Storm Surcharge | 2,289 kWh @ \$0.02121/kWh | \$48.55 |
| Florida Gross Receipt Tax | | \$9.41 |
| Electric Service Cost | | \$376.31 |
| State Tax | | \$31.80 |
| Total Electric Cost, Local Fees and Taxes | | \$408.11 |

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$408.11

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

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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 13309 PRADERA RESERVE DR
 RIVERVIEW, FL 33579-0000

Statement Date: January 22, 2026

Amount Due: \$267.60

Due Date: February 12, 2026
Account #: 211004654029

DO NOT PAY. Your account will be drafted on February 12, 2026

Account Summary

| | |
|---|-----------------|
| Current Service Period: December 16, 2025 - January 15, 2026 | |
| Previous Amount Due | \$408.11 |
| Payment(s) Received Since Last Statement | -\$399.59 |
| Miscellaneous Credits | -\$8.52 |
| Current Month's Charges | \$267.60 |
| Amount Due by February 12, 2026 | \$267.60 |

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

Your Energy Insight

- Your average daily kWh used was **18.18% lower** than the same period last year.
- Your average daily kWh used was **37.5% lower** than it was in your previous period.



Scan here to view your account online.

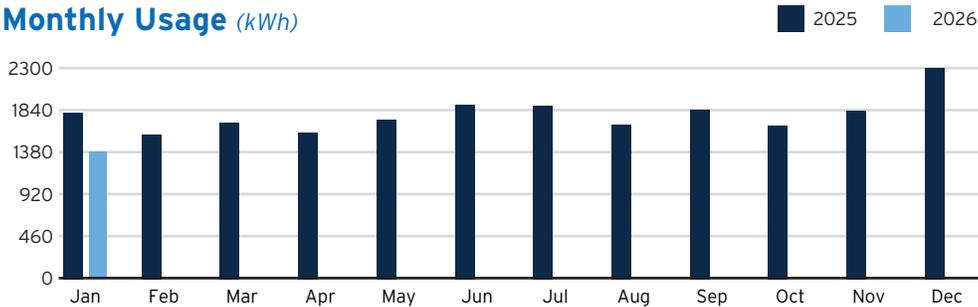


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Monthly Usage (kWh)



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Account #: 211004654029
Due Date: February 12, 2026

Amount Due: \$267.60

Payment Amount: \$ _____

637804307570

Your account will be drafted on February 12, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
 13309 PRADERA RESERVE DR
 RIVERVIEW, FL 33579-0000

Account #: 211004654029
Statement Date: January 22, 2026
Charges Due: February 12, 2026

Meter Read

Meter Location: IR

Service Period: Dec 16, 2025 - Jan 15, 2026

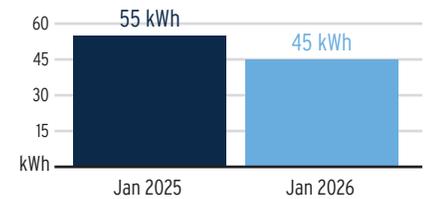
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000851388 | 01/15/2026 | 91,640 | | 90,249 | | 1,391 kWh | 1 | 31 Days |

Charge Details

| Electric Charges | | |
|--|---------------------------|-----------------|
| Daily Basic Service Charge | 31 days @ \$0.66000 | \$20.46 |
| Energy Charge | 1,391 kWh @ \$0.09202/kWh | \$128.00 |
| Fuel Charge | 1,391 kWh @ \$0.03516/kWh | \$48.91 |
| Storm Protection Charge | 1,391 kWh @ \$0.00568/kWh | \$7.90 |
| Clean Energy Transition Mechanism | 1,391 kWh @ \$0.00418/kWh | \$5.81 |
| Storm Surcharge | 1,391 kWh @ \$0.02121/kWh | \$29.50 |
| Florida Gross Receipt Tax | | \$6.17 |
| Electric Service Cost | | \$246.75 |
| State Tax | | \$20.85 |
| Total Electric Cost, Local Fees and Taxes | | \$267.60 |

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$267.60

| Miscellaneous Credits | |
|---|----------------|
| Interest for Cash Security Deposit - Electric | -\$8.52 |
| Total Current Month's Credits | -\$8.52 |

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

Ways To Pay Your Bill

- Bank Draft**
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- Mail A Check**
Payments:
 TECO
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 Tampa, FL 33631-3318
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- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
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- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 12051 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: December 19, 2025

Amount Due: \$680.21

Due Date: January 09, 2026

Account #: 211004654276

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

| | |
|--|-----------------|
| Current Service Period: November 14, 2025 - December 15, 2025 | |
| Previous Amount Due | \$711.00 |
| Payment(s) Received Since Last Statement | -\$711.00 |
| Current Month's Charges | \$680.21 |
| Amount Due by January 09, 2026 | \$680.21 |

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

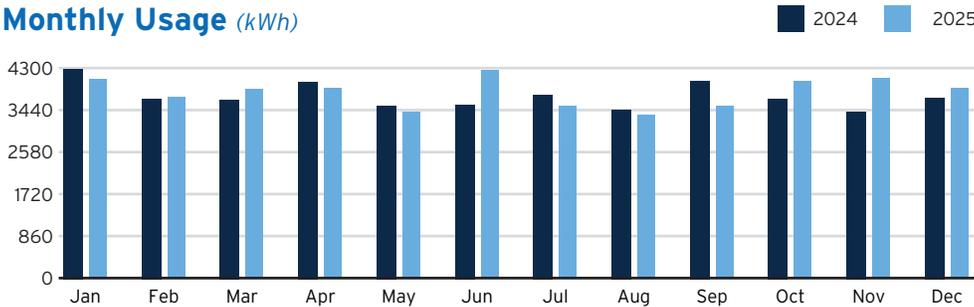
Your Energy Insight

Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **10.95% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211004654276

Due Date: January 09, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$680.21

Payment Amount: \$ _____

629162333947

Your account will be drafted on January 09, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
12051 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579-0000

Account #: 211004654276
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Meter Location: PO

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000489694 | 12/15/2025 | 80,912 | | 77,008 | | 3,904 kWh | 1 | 32 Days |

Charge Details

| Electric Charges | | |
|--|---------------------------|-----------------|
| Daily Basic Service Charge | 32 days @ \$0.63000 | \$20.16 |
| Energy Charge | 3,904 kWh @ \$0.08641/kWh | \$337.34 |
| Fuel Charge | 3,904 kWh @ \$0.03391/kWh | \$132.38 |
| Storm Protection Charge | 3,904 kWh @ \$0.00577/kWh | \$22.53 |
| Clean Energy Transition Mechanism | 3,904 kWh @ \$0.00418/kWh | \$16.32 |
| Storm Surcharge | 3,904 kWh @ \$0.02121/kWh | \$82.80 |
| Florida Gross Receipt Tax | | \$15.68 |
| Electric Service Cost | | \$627.21 |
| State Tax | | \$53.00 |
| Total Electric Cost, Local Fees and Taxes | | \$680.21 |

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$680.21

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

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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 12051 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: January 22, 2026

Amount Due: \$849.71

Due Date: February 12, 2026

Account #: 211004654276

DO NOT PAY. Your account will be drafted on February 12, 2026

Account Summary

| | |
|---|-----------------|
| Current Service Period: December 16, 2025 - January 15, 2026 | |
| Previous Amount Due | \$680.21 |
| Payment(s) Received Since Last Statement | -\$660.24 |
| Miscellaneous Credits | -\$19.97 |
| Current Month's Charges | \$849.71 |
| Amount Due by February 12, 2026 | \$849.71 |

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

Your Energy Insight

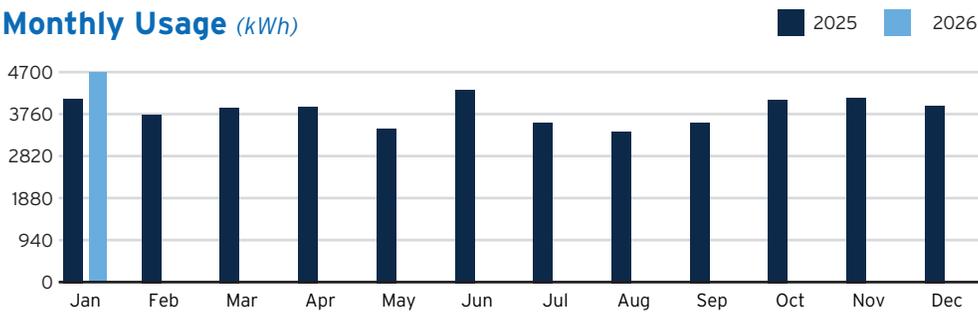
Your average daily kWh used was **23.58% higher** than the same period last year.

Your average daily kWh used was **24.59% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 211004654276

Due Date: February 12, 2026

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

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

Amount Due: \$849.71

Payment Amount: \$ _____

637804307571

Your account will be drafted on February 12, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
 12051 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Account #: 211004654276
Statement Date: January 22, 2026
Charges Due: February 12, 2026

Meter Read

Meter Location: PO

Service Period: Dec 16, 2025 - Jan 15, 2026

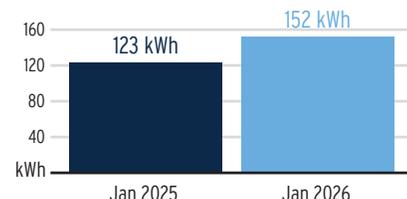
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000489694 | 01/15/2026 | 85,610 | | 80,912 | | 4,698 kWh | 1 | 31 Days |

Charge Details

| Electric Charges | | |
|--|---------------------------|-----------------|
| Daily Basic Service Charge | 31 days @ \$0.66000 | \$20.46 |
| Energy Charge | 4,698 kWh @ \$0.09202/kWh | \$432.31 |
| Fuel Charge | 4,698 kWh @ \$0.03516/kWh | \$165.18 |
| Storm Protection Charge | 4,698 kWh @ \$0.00568/kWh | \$26.68 |
| Clean Energy Transition Mechanism | 4,698 kWh @ \$0.00418/kWh | \$19.64 |
| Storm Surcharge | 4,698 kWh @ \$0.02121/kWh | \$99.64 |
| Florida Gross Receipt Tax | | \$19.59 |
| Electric Service Cost | | \$783.50 |
| State Tax | | \$66.21 |
| Total Electric Cost, Local Fees and Taxes | | \$849.71 |

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$849.71

| Miscellaneous Credits | |
|---|-----------------|
| Interest for Cash Security Deposit - Electric | -\$19.97 |
| Total Current Month's Credits | -\$19.97 |

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Ways To Pay Your Bill

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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA CDD
 12053 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: December 19, 2025

| | |
|-----------------------------------|-----------------|
| Amount Due: | \$503.29 |
| Due Date: January 09, 2026 | |
| Account #: 211004654458 | |

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

| | |
|--|-----------------|
| Current Service Period: November 14, 2025 - December 15, 2025 | |
| Previous Amount Due | \$469.55 |
| Payment(s) Received Since Last Statement | -\$469.55 |
| Current Month's Charges | \$503.29 |
| Amount Due by January 09, 2026 | \$503.29 |

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

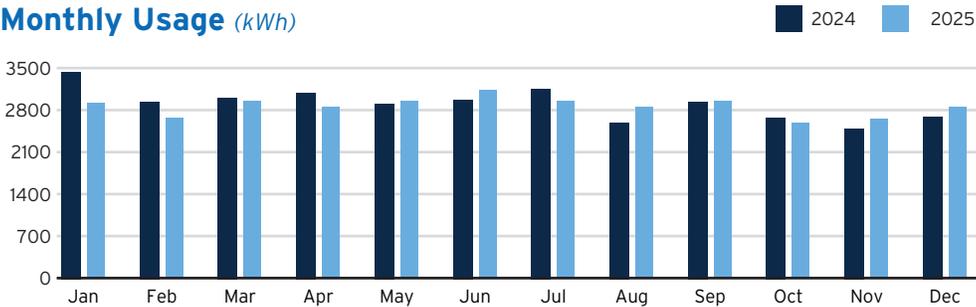
Your Energy Insight

- Your average daily kWh used was **0% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



An Audit You'll Love
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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211004654458
Due Date: January 09, 2026

| | |
|---------------------------------|-----------------|
| Amount Due: | \$503.29 |
| Payment Amount: \$ _____ | |

629162333948

Your account will be drafted on January 09, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA CDD
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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



Service For:
 12053 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Account #: 211004654458
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000489693 | 12/15/2025 | 1,128 | | 98,274 | | 2,854 kWh | 1 | 32 Days |

Charge Details

| Electric Charges | | |
|--|---------------------------|-----------------|
| Daily Basic Service Charge | 32 days @ \$0.63000 | \$20.16 |
| Energy Charge | 2,854 kWh @ \$0.08641/kWh | \$246.61 |
| Fuel Charge | 2,854 kWh @ \$0.03391/kWh | \$96.78 |
| Storm Protection Charge | 2,854 kWh @ \$0.00577/kWh | \$16.47 |
| Clean Energy Transition Mechanism | 2,854 kWh @ \$0.00418/kWh | \$11.93 |
| Storm Surcharge | 2,854 kWh @ \$0.02121/kWh | \$60.53 |
| Florida Gross Receipt Tax | | \$11.60 |
| Electric Service Cost | | \$464.08 |
| State Tax | | \$39.21 |
| Total Electric Cost, Local Fees and Taxes | | \$503.29 |

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$503.29

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

All Other

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 Tampa, FL 33601-0111

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 888-223-0800 (All Other Counties)

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7-1-1

Power Outage:

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Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA CDD
 12053 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: January 22, 2026

| | |
|------------------------------------|-----------------|
| Amount Due: | \$512.99 |
| Due Date: February 12, 2026 | |
| Account #: 211004654458 | |

DO NOT PAY. Your account will be drafted on February 12, 2026

Account Summary

| | |
|---|-----------------|
| Current Service Period: December 16, 2025 - January 15, 2026 | |
| Previous Amount Due | \$503.29 |
| Payment(s) Received Since Last Statement | -\$485.75 |
| Miscellaneous Credits | -\$17.54 |
| Current Month's Charges | \$512.99 |
| Amount Due by February 12, 2026 | \$512.99 |

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

Your Energy Insight

- Your average daily kWh used was **1.12% higher** than the same period last year.
- Your average daily kWh used was **1.12% higher** than it was in your previous period.



Scan here to view your account online.

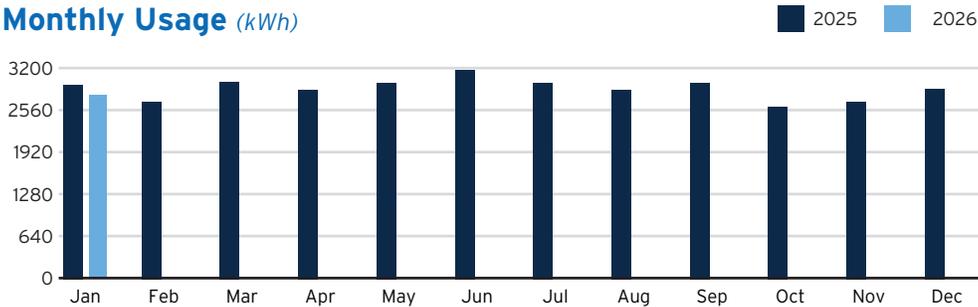


2026
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

Monthly Usage (kWh)



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Account #: 211004654458
Due Date: February 12, 2026

| | |
|---------------------------------|-----------------|
| Amount Due: | \$512.99 |
| Payment Amount: \$ _____ | |

637804307572

Your account will be drafted on February 12, 2026

RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA CDD
 3434 COLWELL AVE, STE 200
 TAMPA, FL 33614-8390

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

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Service For:
 12053 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Account #: 211004654458
Statement Date: January 22, 2026
Charges Due: February 12, 2026

Meter Read

Service Period: Dec 16, 2025 - Jan 15, 2026

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000489693 | 01/15/2026 | 3,913 | | 1,128 | | 2,785 kWh | 1 | 31 Days |

Charge Details

| Electric Charges | | |
|--|---------------------------|-----------------|
| Daily Basic Service Charge | 31 days @ \$0.66000 | \$20.46 |
| Energy Charge | 2,785 kWh @ \$0.09202/kWh | \$256.28 |
| Fuel Charge | 2,785 kWh @ \$0.03516/kWh | \$97.92 |
| Storm Protection Charge | 2,785 kWh @ \$0.00568/kWh | \$15.82 |
| Clean Energy Transition Mechanism | 2,785 kWh @ \$0.00418/kWh | \$11.64 |
| Storm Surcharge | 2,785 kWh @ \$0.02121/kWh | \$59.07 |
| Florida Gross Receipt Tax | | \$11.83 |
| Electric Service Cost | | \$473.02 |
| State Tax | | \$39.97 |
| Total Electric Cost, Local Fees and Taxes | | \$512.99 |

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$512.99

| Miscellaneous Credits | |
|---|-----------------|
| Interest for Cash Security Deposit - Electric | -\$17.54 |
| Total Current Month's Credits | -\$17.54 |

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RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
THE RESERVE @ PRADERA PH1B
RIVERVIEW, FL 33579-0000

Statement Date: December 19, 2025

Amount Due: \$1,717.45

Due Date: January 09, 2026

Account #: 211004654664

DO NOT PAY. Your account will be drafted on January 09, 2026

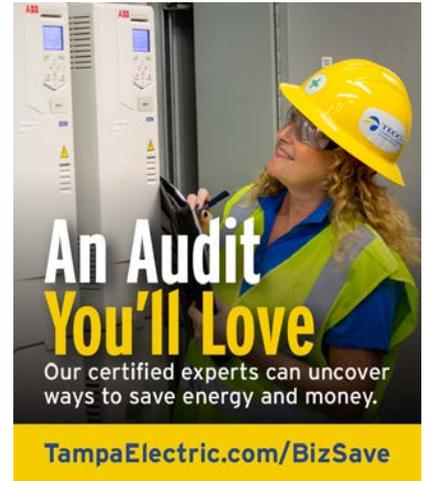
Account Summary

| | |
|--|-------------------|
| Current Service Period: November 14, 2025 - December 15, 2025 | |
| Previous Amount Due | \$1,717.45 |
| Payment(s) Received Since Last Statement | -\$1,717.45 |
| Current Month's Charges | \$1,717.45 |
| Amount Due by January 09, 2026 | \$1,717.45 |

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



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

Account #: 211004654664

Due Date: January 09, 2026

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| | |
|-----------------|------------|
| Amount Due: | \$1,717.45 |
| Payment Amount: | \$ _____ |

629162333949

Your account will be drafted on January 09, 2026

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH1B
 RIVERVIEW, FL 33579-0000

Account #: 211004654664
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Service Period: Nov 14, 2025 - Dec 15, 2025

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 32 days | | |
| Lighting Energy Charge | 385 kWh @ \$0.03412/kWh | \$13.14 |
| Fixture & Maintenance Charge | 27 Fixtures | \$656.40 |
| Lighting Pole / Wire | 27 Poles | \$906.93 |
| Lighting Fuel Charge | 385 kWh @ \$0.03363/kWh | \$12.95 |
| Storm Protection Charge | 385 kWh @ \$0.00559/kWh | \$2.15 |
| Clean Energy Transition Mechanism | 385 kWh @ \$0.00043/kWh | \$0.17 |
| Storm Surcharge | 385 kWh @ \$0.01230/kWh | \$4.74 |
| Florida Gross Receipt Tax | | \$0.85 |
| State Tax | | \$120.12 |
| Lighting Charges | | \$1,717.45 |

Total Current Month's Charges \$1,717.45

Important Messages

Struggling to keep up with your energy bill?

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Important Outdoor Lighting Rate Information

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
 TECO
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Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

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TampaElectric.com

Phone:

Commercial Customer Care:
 866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
THE RESERVE @ PRADERA PH1B
RIVERVIEW, FL 33579-0000

Statement Date: January 22, 2026

| | |
|--------------------|-------------------|
| Amount Due: | \$1,717.89 |
| Due Date: | February 12, 2026 |
| Account #: | 211004654664 |

DO NOT PAY. Your account will be drafted on February 12, 2026

Account Summary

| | |
|---|-------------------|
| Current Service Period: December 16, 2025 - January 15, 2026 | |
| Previous Amount Due | \$1,717.45 |
| Payment(s) Received Since Last Statement | -\$1,649.70 |
| Miscellaneous Credits | -\$67.75 |
| Current Month's Charges | \$1,717.89 |
| Amount Due by February 12, 2026 | \$1,717.89 |

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



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Account #: 211004654664
Due Date: February 12, 2026

| | |
|------------------------|-------------------|
| Amount Due: | \$1,717.89 |
| Payment Amount: | \$ _____ |

637804307573

Your account will be drafted on February 12, 2026

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH1B
 RIVERVIEW, FL 33579-0000

Account #: 211004654664
Statement Date: January 22, 2026
Charges Due: February 12, 2026

Service Period: Dec 16, 2025 - Jan 15, 2026

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 31 days | | |
| Lighting Energy Charge | 385 kWh @ \$0.03411/kWh | \$13.13 |
| Fixture & Maintenance Charge | 27 Fixtures | \$656.40 |
| Lighting Pole / Wire | 27 Poles | \$906.93 |
| Lighting Fuel Charge | 385 kWh @ \$0.03452/kWh | \$13.29 |
| Storm Protection Charge | 385 kWh @ \$0.00574/kWh | \$2.21 |
| Clean Energy Transition Mechanism | 385 kWh @ \$0.00043/kWh | \$0.17 |
| Storm Surcharge | 385 kWh @ \$0.01230/kWh | \$4.74 |
| Florida Gross Receipt Tax | | \$0.86 |
| State Tax | | \$120.16 |
| Lighting Charges | | \$1,717.89 |

Total Current Month's Charges **\$1,717.89**

|  Miscellaneous Credits | |
|--|-----------------|
| Interest for Cash Security Deposit - Electric | -\$67.75 |
| Total Current Month's Credits | -\$67.75 |

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

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RESERVE AT PRADERA COMM DEV DIST
PRADERA PH 4
RIVERVIEW, FL 33579

Statement Date: December 17, 2025

Amount Due: \$3,169.17

Due Date: January 07, 2026

Account #: 211024076591

DO NOT PAY. Your account will be drafted on January 07, 2026

Account Summary

| | |
|--|-------------------|
| Current Service Period: November 12, 2025 - December 11, 2025 | |
| Previous Amount Due | \$3,169.17 |
| Payment(s) Received Since Last Statement | -\$3,169.17 |
| Current Month's Charges | \$3,169.17 |
| Amount Due by January 07, 2026 | \$3,169.17 |

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



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

Account #: 211024076591

Due Date: January 07, 2026

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Amount Due: \$3,169.17

Payment Amount: \$ _____

667433706161

Your account will be drafted on January 07, 2026

RESERVE AT PRADERA COMM DEV DIST
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 PRADERA PH 4
 RIVERVIEW, FL 33579

Account #: 211024076591
Statement Date: December 17, 2025
Charges Due: January 07, 2026

Service Period: Nov 12, 2025 - Dec 11, 2025

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 714 kWh @ \$0.03412/kWh | \$24.36 |
| Fixture & Maintenance Charge | 51 Fixtures | \$1171.38 |
| Lighting Pole / Wire | 51 Poles | \$1713.09 |
| Lighting Fuel Charge | 714 kWh @ \$0.03363/kWh | \$24.01 |
| Storm Protection Charge | 714 kWh @ \$0.00559/kWh | \$3.99 |
| Clean Energy Transition Mechanism | 714 kWh @ \$0.00043/kWh | \$0.31 |
| Storm Surcharge | 714 kWh @ \$0.01230/kWh | \$8.78 |
| Florida Gross Receipt Tax | | \$1.58 |
| State Tax | | \$221.67 |
| Lighting Charges | | \$3,169.17 |

Total Current Month's Charges \$3,169.17

Important Messages

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Credit or Debit Card

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Phone

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

All Other

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Residential Customer Care:

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 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
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Power Outage:

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Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
PRADERA PH 4
RIVERVIEW, FL 33579

Statement Date: January 20, 2026

| | |
|--------------------|-------------------|
| Amount Due: | \$3,169.98 |
| Due Date: | February 10, 2026 |
| Account #: | 211024076591 |

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

| | |
|---|-------------------|
| Current Service Period: December 12, 2025 - January 13, 2026 | |
| Previous Amount Due | \$3,169.17 |
| Payment(s) Received Since Last Statement | -\$3,040.39 |
| Miscellaneous Credits | -\$128.78 |
| Current Month's Charges | \$3,169.98 |
| Amount Due by February 10, 2026 | \$3,169.98 |

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



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Account #: 211024076591
Due Date: February 10, 2026

| | |
|------------------------|-------------------|
| Amount Due: | \$3,169.98 |
| Payment Amount: | \$ _____ |

678544822595

Your account will be drafted on February 10, 2026

RESERVE AT PRADERA COMM DEV DIST
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 PRADERA PH 4
 RIVERVIEW, FL 33579

Account #: 211024076591
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

| Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 33 days | | |
| Lighting Energy Charge | 714 kWh @ \$0.03411/kWh | \$24.35 |
| Fixture & Maintenance Charge | 51 Fixtures | \$1171.38 |
| Lighting Pole / Wire | 51 Poles | \$1713.09 |
| Lighting Fuel Charge | 714 kWh @ \$0.03452/kWh | \$24.65 |
| Storm Protection Charge | 714 kWh @ \$0.00574/kWh | \$4.10 |
| Clean Energy Transition Mechanism | 714 kWh @ \$0.00043/kWh | \$0.31 |
| Storm Surcharge | 714 kWh @ \$0.01230/kWh | \$8.78 |
| Florida Gross Receipt Tax | | \$1.59 |
| State Tax | | \$221.73 |
| Lighting Charges | | \$3,169.98 |

Total Current Month's Charges \$3,169.98

| Miscellaneous Credits | |
|---|------------------|
| Interest for Cash Security Deposit - Electric | -\$128.78 |
| Total Current Month's Credits | -\$128.78 |

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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Ways To Pay Your Bill

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 P.O. Box 31318
 Tampa, FL 33631-3318
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 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

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

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RESERVE AT PRADERA COMM DEV DIST
THE RESERVE @ PRADERA PH2
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026

| | |
|--------------------|-------------------|
| Amount Due: | \$2,511.78 |
| Due Date: | February 10, 2026 |
| Account #: | 221006977807 |

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

| | |
|---|-------------------|
| Current Service Period: December 12, 2025 - January 13, 2026 | |
| Previous Amount Due | \$2,511.10 |
| Payment(s) Received Since Last Statement | -\$2,511.10 |
| Current Month's Charges | \$2,511.78 |
| Amount Due by February 10, 2026 | \$2,511.78 |

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



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Account #: 221006977807
Due Date: February 10, 2026

| | |
|------------------------|-------------------|
| Amount Due: | \$2,511.78 |
| Payment Amount: | \$ _____ |

639038865915

Your account will be drafted on February 10, 2026

RESERVE AT PRADERA COMM DEV DIST
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH2
 RIVERVIEW, FL 33579-0000

Account #: 221006977807
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 33 days | | |
| Lighting Energy Charge | 588 kWh @ \$0.03411/kWh | \$20.06 |
| Fixture & Maintenance Charge | 42 Fixtures | \$872.76 |
| Lighting Pole / Wire | 42 Poles | \$1410.78 |
| Lighting Fuel Charge | 588 kWh @ \$0.03452/kWh | \$20.30 |
| Storm Protection Charge | 588 kWh @ \$0.00574/kWh | \$3.38 |
| Clean Energy Transition Mechanism | 588 kWh @ \$0.00043/kWh | \$0.25 |
| Storm Surcharge | 588 kWh @ \$0.01230/kWh | \$7.23 |
| Florida Gross Receipt Tax | | \$1.31 |
| State Tax | | \$175.71 |
| Lighting Charges | | \$2,511.78 |

Total Current Month's Charges **\$2,511.78**

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

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Hearing Impaired/TTY:
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Power Outage:
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Energy-Saving Programs:
 813-275-3909

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RESERVE AT PRADERA COMM DEV DIST
THE RESERVE @ PRADERA AMENITY
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026

| | |
|--------------------|-------------------|
| Amount Due: | \$509.40 |
| Due Date: | February 10, 2026 |
| Account #: | 221006978904 |

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

| | |
|---|-----------------|
| Current Service Period: December 12, 2025 - January 13, 2026 | |
| Previous Amount Due | \$509.28 |
| Payment(s) Received Since Last Statement | -\$509.28 |
| Current Month's Charges | \$509.40 |
| Amount Due by February 10, 2026 | \$509.40 |

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



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Account #: 221006978904
Due Date: February 10, 2026

| | |
|------------------------|-----------------|
| Amount Due: | \$509.40 |
| Payment Amount: | \$ _____ |

639038865916

Your account will be drafted on February 10, 2026

RESERVE AT PRADERA COMM DEV DIST
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA AMENITY
 RIVERVIEW, FL 33579-0000

Account #: 221006978904
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-----------------|
| Lighting Service Items LS-1 (Bright Choices) for 33 days | | |
| Lighting Energy Charge | 112 kWh @ \$0.03411/kWh | \$3.82 |
| Fixture & Maintenance Charge | 8 Fixtures | \$195.04 |
| Lighting Pole / Wire | 8 Poles | \$268.72 |
| Lighting Fuel Charge | 112 kWh @ \$0.03452/kWh | \$3.87 |
| Storm Protection Charge | 112 kWh @ \$0.00574/kWh | \$0.64 |
| Clean Energy Transition Mechanism | 112 kWh @ \$0.00043/kWh | \$0.05 |
| Storm Surcharge | 112 kWh @ \$0.01230/kWh | \$1.38 |
| Florida Gross Receipt Tax | | \$0.25 |
| State Tax | | \$35.63 |
| Lighting Charges | | \$509.40 |

Total Current Month's Charges \$509.40

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

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

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



RESERVE AT PRADERA COMM DEV DIST
THE RESERVE @ PRADERA PH3
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026

| | |
|--------------------|-------------------|
| Amount Due: | \$1,016.68 |
| Due Date: | February 10, 2026 |
| Account #: | 221006978920 |

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

| | |
|---|-------------------|
| Current Service Period: December 12, 2025 - January 13, 2026 | |
| Previous Amount Due | \$1,016.40 |
| Payment(s) Received Since Last Statement | -\$1,016.40 |
| Current Month's Charges | \$1,016.68 |
| Amount Due by February 10, 2026 | \$1,016.68 |

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



Scan here to view your account online.



New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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



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

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

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

Account #: 221006978920
Due Date: February 10, 2026

| | |
|------------------------|-------------------|
| Amount Due: | \$1,016.68 |
| Payment Amount: | \$ _____ |

639038865917

Your account will be drafted on February 10, 2026

RESERVE AT PRADERA COMM DEV DIST
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
THE RESERVE @ PRADERA PH3
RIVERVIEW, FL 33579-0000

Account #: 221006978920
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-------------------|
| Lighting Service Items LS-1 (Bright Choices) for 33 days | | |
| Lighting Energy Charge | 238 kWh @ \$0.03411/kWh | \$8.12 |
| Fixture & Maintenance Charge | 17 Fixtures | \$353.26 |
| Lighting Pole / Wire | 17 Poles | \$571.03 |
| Lighting Fuel Charge | 238 kWh @ \$0.03452/kWh | \$8.22 |
| Storm Protection Charge | 238 kWh @ \$0.00574/kWh | \$1.37 |
| Clean Energy Transition Mechanism | 238 kWh @ \$0.00043/kWh | \$0.10 |
| Storm Surcharge | 238 kWh @ \$0.01230/kWh | \$2.93 |
| Florida Gross Receipt Tax | | \$0.53 |
| State Tax | | \$71.12 |
| Lighting Charges | | \$1,016.68 |

Total Current Month's Charges

\$1,016.68

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

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



RESERVE AT PRADERA COMM DEV DIST
THE RESERVE @ PRADERA PH2BLVD
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026

| | |
|--------------------|-------------------|
| Amount Due: | \$891.45 |
| Due Date: | February 10, 2026 |
| Account #: | 221006978961 |

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

| | |
|---|-----------------|
| Current Service Period: December 12, 2025 - January 13, 2026 | |
| Previous Amount Due | \$891.21 |
| Payment(s) Received Since Last Statement | -\$891.21 |
| Current Month's Charges | \$891.45 |
| Amount Due by February 10, 2026 | \$891.45 |

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



Scan here to view your account online.



New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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



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

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

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

Account #: 221006978961
Due Date: February 10, 2026

| | |
|------------------------|-----------------|
| Amount Due: | \$891.45 |
| Payment Amount: | \$ _____ |

639038865918

Your account will be drafted on February 10, 2026

RESERVE AT PRADERA COMM DEV DIST
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

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



Service For:
 THE RESERVE @ PRADERA PH2BLVD
 RIVERVIEW, FL 33579-0000

Account #: 221006978961
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

|  Electric Charges | | |
|---|-------------------------|-----------------|
| Lighting Service Items LS-1 (Bright Choices) for 33 days | | |
| Lighting Energy Charge | 196 kWh @ \$0.03411/kWh | \$6.69 |
| Fixture & Maintenance Charge | 14 Fixtures | \$341.32 |
| Lighting Pole / Wire | 14 Poles | \$470.26 |
| Lighting Fuel Charge | 196 kWh @ \$0.03452/kWh | \$6.77 |
| Storm Protection Charge | 196 kWh @ \$0.00574/kWh | \$1.13 |
| Clean Energy Transition Mechanism | 196 kWh @ \$0.00043/kWh | \$0.08 |
| Storm Surcharge | 196 kWh @ \$0.01230/kWh | \$2.41 |
| Florida Gross Receipt Tax | | \$0.44 |
| State Tax | | \$62.35 |
| Lighting Charges | | \$891.45 |

Total Current Month's Charges \$891.45

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

Ways To Pay Your Bill



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



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



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



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



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

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
 866-832-6249

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

Hearing Impaired/TTY:
 7-1-1

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

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00463H

Date 02/13/2026

Attn:
Reserve at Pradera CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

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

Description

Amount

| | |
|---|---------|
| Serial # 26-00463H Notice of Public Board Meeting RE: Reserve at Pradera CDD Board of Supervisors Meeting on 2/26/26 at 10:30 AM Published: 2/13/2026 | \$56.88 |
|---|---------|

Important Message

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

| | |
|--------------|----------------|
| Paid | () |
| Total | \$56.88 |

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

Notice of Public Board Meeting Reserve at Pradera Community Development District

The Reserve at Pradera Community Development District will hold a Board of Supervisor's Meeting on Thursday, February 26, 2026, at the Riverview Public Library, located at 9951 Balm Riverview Rd, Room 137, Riverview, Florida 33578 at 10:30 a.m.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice of a date, time, and location to be stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

A 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.

Reserve at Pradera CDD
Stephanie DeLuna, District Manager
February 13, 2026 26-00463H

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

NOTICE

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Serial Number
26-00463H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

RECEIVED
FEB 17 2026

BY:

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

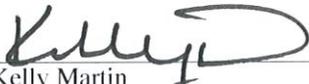
being a Notice of Public Board Meeting

in the matter of Reserve at Pradera CDD Board of Supervisors Meeting on 2/26/26 at 10:30 AM

in the Court, was published in said newspaper by print in the issues of 2/13/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

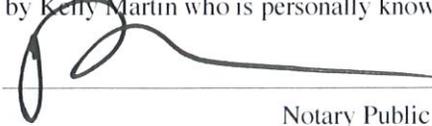
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

13th day of February, 2026 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.:HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

**Notice of Public Board Meeting
Reserve at Pradera Community
Development District**

The Reserve at Pradera Community Development District will hold a Board of Supervisor's Meeting on Thursday, February 26, 2026, at the Riverview Public Library, located at 9951 Balm Riverview Rd, Room 137, Riverview, Florida 33578 at 10:30 a.m.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice of a date, time, and location to be stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800)955-8770, who can aid you in contacting the District Office.

A 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.

Reserve at Pradera CDD
Stephanie DeLuna, District Manager
February 13, 2026 26-00463H

INVOICE

**TOTAL COMMUNITY
MAINTENANCE LLC**
29642 Birds Eye Dr
Wesley Chapel, FL 33543-9519

samogden@tcmaintenance.org
+1 (813) 466-4210
tcmaintenance.org



Bill to

The Reserve At Pradera CDD

Invoice details

Invoice no.: 8531
Terms: Due on receipt
Invoice date: 02/03/2026
Due date: 02/03/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|--------------------|---|-----|------------|------------|
| 1. | | Services | Service invoice for all janitorial and maintenance services 3 days per week | 1 | \$1,050.00 | \$1,050.00 |

Total **\$1,050.00**

Note to customer

Thank you for your business.

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL, 33578
(813) 699-3282

Invoice #: 20251961

Invoice Date: 2/13/2026

Due Date: 2/28/2026

Bill To: Reserve at Pradera Pradera
Rizzetta CDD12051 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

| Item | Description | Qty | Rate | Amount |
|-------------------------|--|-------|----------|----------|
| Fence Removal | Splash Pad fence inside pool area 50 ft | 1.00 | \$299.00 | \$299.00 |
| Planter Prep for pavers | 25 sq ft prep and plumbing cap for sprinkles | 2.00 | \$149.00 | \$298.00 |
| Fence Disposal | Large Transport & Labor | 1.00 | \$329.50 | \$329.50 |
| Planter Pavers | Belgard 2-Piece Napoli Appian Stone Paver | 50.00 | \$3.79 | \$189.50 |
| Paver Install | Labor and sealant materials | 2.00 | \$149.00 | \$298.00 |

Please call (813) 699-3282 if you need assistance.

Subtotal: \$1,414.00

Tax: \$0.00

Total: \$1,414.00

Amount Due: \$1,414.00

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL, 33578
(813) 699-3282

Invoice #: 20251969
Invoice Date: 2/16/2026
Due Date: 3/1/2026

Bill To: Reserve at Pradera Pradera
Rizzetta CDD12051 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

| Item | Description | Qty | Rate | Amount |
|------------------|-------------|------|------------|------------|
| Pool Maintenance | | 1.00 | \$1,500.00 | \$1,500.00 |

Please call (813) 699-3282 if you need assistance.

Subtotal: \$1,500.00
Tax: \$0.00
Total: \$1,500.00
Amount Due: \$1,500.00

Wahoo Pools Group
P.O. Box 2779
Riverview, FL 33568 US
8136993282
billings@wahoopools.com
www.wahoopools.com

Invoice



| BILL TO |
|--------------------|
| PRADERA 700-26-500 |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|------------|------------|-------------|------------|----------------|----------|
| OI-PRADERA | 02/12/2026 | \$35,944.61 | 02/12/2026 | Due on receipt | |

P.O. NUMBER
WAHOO - FURNITURE

SALES REP
JESUS PEREZ

| DATE | DESCRIPTION | QTY | RATE | AMOUNT |
|------|----------------|-----|------|-----------|
| | General Income | | | 35,944.61 |

BALANCE DUE

\$35,944.61

Pay invoice

Tab 10



Rizzetta & Company

Reserve At Pradera Community Development District

**Financial Statements
(Unaudited)**

February 28, 2026

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org
rizzetta.com

Reserve at Pradera Community Development District

Balance Sheet
As of 02/28/2026
(In Whole Numbers)

| | General Fund | Reserve Fund | Debt Service Fund | Total Gvmnt Fund | Fixed Assets Group | Long-Term Debt |
|--|----------------|----------------|-------------------|------------------|--------------------|------------------|
| Assets | | | | | | |
| Cash In Bank | 728,777 | 0 | 675 | 729,452 | 0 | 0 |
| Investments | 0 | 156,842 | 422,501 | 579,343 | 0 | 0 |
| Accounts Receivable | 9,594 | 0 | 2,527 | 12,120 | 0 | 0 |
| Refundable Deposits | 13,900 | 0 | 0 | 13,900 | 0 | 0 |
| Fixed Assets | 0 | 0 | 0 | 0 | 5,215,774 | 0 |
| Amount Available in Debt Service | 0 | 0 | 0 | 0 | 0 | 425,703 |
| Amount To Be Provided Debt Service | 0 | 0 | 0 | 0 | 0 | 2,304,297 |
| Total Assets | 752,271 | 156,842 | 425,703 | 1,334,815 | 5,215,774 | 2,730,000 |
| Liabilities | | | | | | |
| Accounts Payable | 18,776 | 0 | 0 | 18,776 | 0 | 0 |
| Accrued Expenses | 1,900 | 0 | 0 | 1,900 | 0 | 0 |
| Revenue Bonds Payable-Long Term | 0 | 0 | 0 | 0 | 0 | 2,730,000 |
| Total Liabilities | 20,676 | 0 | 0 | 20,676 | 0 | 2,730,000 |
| Fund Equity & Other Credits | | | | | | |
| Beginning Fund Balance | 178,457 | 114,713 | 264,574 | 557,744 | 0 | 0 |
| Investment In General Fixed Assets | 0 | 0 | 0 | 0 | 5,215,774 | 0 |
| Net Change in Fund Balance | 553,137 | 42,129 | 161,129 | 756,395 | 0 | 0 |
| Total Fund Equity & Other Credits | 731,594 | 156,842 | 425,703 | 1,314,139 | 5,215,774 | 0 |
| Total Liabilities & Fund Equity | 752,271 | 156,842 | 425,703 | 1,334,815 | 5,215,774 | 2,730,000 |

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

| | Year Ending 09/30/2026 <u>Annual Budget</u> | Through 02/28/2026 <u>YTD Budget</u> | Year To Date 02/28/2026 <u>YTD Actual</u> | <u>YTD Variance</u> |
|---|---|--|---|---------------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 220 | 220 |
| Special Assessments | | | | |
| Tax Roll | 845,697 | 845,697 | 852,090 | 6,393 |
| Other Misc. Revenues | | | | |
| Miscellaneous Revenue | 0 | 0 | 25 | 25 |
| Total Revenues | <u>845,697</u> | <u>845,697</u> | <u>852,335</u> | <u>6,638</u> |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 14,000 | 5,833 | 3,000 | 2,834 |
| Total Legislative | <u>14,000</u> | <u>5,833</u> | <u>3,000</u> | <u>2,834</u> |
| Financial & Administrative | | | | |
| Accounting Services | 18,044 | 7,519 | 7,518 | 0 |
| Administrative Services | 5,176 | 2,156 | 2,157 | 0 |
| Assessment Roll | 4,734 | 4,734 | 4,734 | 0 |
| Auditing Services | 4,500 | 0 | 0 | 0 |
| Disclosure Report | 5,000 | 2,084 | 2,083 | 0 |
| District Engineer | 10,000 | 4,166 | 4,914 | (748) |
| District Management | 20,339 | 8,475 | 8,475 | 0 |
| Dues, Licenses & Fees | 175 | 175 | 175 | 0 |
| Financial & Revenue Collections | 3,408 | 1,420 | 1,420 | 0 |
| Legal Advertising | 1,500 | 625 | 146 | 479 |
| Public Officials Liability Insurance | 3,508 | 3,508 | 3,305 | 203 |
| Trustees Fees | 3,500 | 3,500 | 3,053 | 447 |
| Website Hosting, Maintenance, Backup & E | 3,200 | 1,333 | 1,319 | 14 |
| Total Financial & Administrative | <u>83,084</u> | <u>39,695</u> | <u>39,299</u> | <u>395</u> |
| Legal Counsel | | | | |
| District Counsel | 20,000 | 8,334 | 2,287 | 6,047 |
| Total Legal Counsel | <u>20,000</u> | <u>8,334</u> | <u>2,287</u> | <u>6,047</u> |
| Security Operations | | | | |
| Amenity Security Camera System- Maintenan | 6,500 | 2,708 | 0 | 2,708 |
| Security System Monitoring Services & Ma | 20,000 | 8,333 | 5,793 | 2,540 |
| Total Security Operations | <u>26,500</u> | <u>11,041</u> | <u>5,793</u> | <u>5,248</u> |
| Electric Utility Services | | | | |
| Utility Services | 177,000 | 73,750 | 76,872 | (3,122) |
| Total Electric Utility Services | <u>177,000</u> | <u>73,750</u> | <u>76,872</u> | <u>(3,122)</u> |
| Water-Sewer Combination Services | | | | |
| Utility Services | 8,000 | 3,334 | 4,080 | (747) |
| Total Water-Sewer Combination Services | <u>8,000</u> | <u>3,334</u> | <u>4,080</u> | <u>(747)</u> |

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 02/28/2026 | Year To Date 02/28/2026 | |
|--|---------------------------|-----------------------|----------------------------|---------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Stormwater Control | | | | |
| Aquatic Maintenance | 29,000 | 12,083 | 12,190 | (106) |
| Fountain Service Repair & Maintenance | 2,500 | 1,042 | 0 | 1,041 |
| Lake/Pond Bank Maintenance & Repair | 500 | 208 | 0 | 209 |
| Midge Fly Treatments | 6,000 | 2,500 | 0 | 2,500 |
| Total Stormwater Control | 38,000 | 15,833 | 12,190 | 3,644 |
| Other Physical Environment | | | | |
| Entry & Walls Maintenance & Repair | 5,000 | 2,083 | 260 | 1,823 |
| General Liability Insurance | 5,843 | 5,843 | 4,039 | 1,804 |
| Holiday Decorations | 8,500 | 8,500 | 3,574 | 4,926 |
| Irrigation Maintenance & Repair | 10,000 | 4,167 | 2,788 | 1,379 |
| Landscape - Annuals/Flowers | 10,500 | 4,375 | 899 | 3,476 |
| Landscape - Fertilizer | 22,346 | 9,311 | 0 | 9,311 |
| Landscape - Mulch | 31,000 | 15,500 | 2,400 | 13,100 |
| Landscape - Pest Control/OTC Injections | 6,080 | 2,533 | 0 | 2,534 |
| Landscape Inspection Services | 10,800 | 4,500 | 5,000 | (500) |
| Landscape Maintenance | 175,000 | 72,917 | 65,770 | 7,146 |
| Landscape Replacement Plants, Shrubs, Tr | 10,000 | 4,167 | 990 | 3,177 |
| Pest Control | 3,000 | 1,250 | 0 | 1,250 |
| Property Insurance | 12,844 | 12,844 | 11,101 | 1,743 |
| Well Maintenance | 1,500 | 625 | 0 | 625 |
| Total Other Physical Environment | 312,413 | 148,615 | 96,821 | 51,794 |
| Parks & Recreation | | | | |
| Access Control Maintenance & Repair | 5,000 | 2,083 | 0 | 2,083 |
| Basketball Court Maintenance & Supplies | 6,500 | 2,708 | 0 | 2,708 |
| Dog Waste Station Supplies & Maintenance | 1,500 | 625 | 0 | 625 |
| Fitness Equipment Maintenance & Repair | 4,000 | 1,667 | 0 | 1,667 |
| Furniture Repair & Replacement | 40,000 | 16,667 | 35,945 | (19,278) |
| Maintenance & Repairs | 20,000 | 8,333 | 401 | 7,932 |
| Pest Control | 5,000 | 2,083 | 661 | 1,422 |
| Playground Equipment & Maintenance | 2,000 | 834 | 0 | 833 |
| Pool Repair & Maintenance | 20,000 | 8,333 | 9,794 | (1,460) |
| Pool Service Contract | 20,000 | 8,333 | 0 | 8,334 |
| Telephone, Internet, Cable | 2,500 | 1,042 | 855 | 186 |
| Trail/Bike Path Maintenance | 2,000 | 833 | 0 | 833 |
| Wildlife Management Services | 13,200 | 5,500 | 5,500 | 0 |
| Total Parks & Recreation | 141,700 | 59,041 | 53,156 | 5,885 |
| Contingency | | | | |
| Miscellaneous Contingency | 25,000 | 10,417 | 5,700 | 4,717 |
| Total Contingency | 25,000 | 10,417 | 5,700 | 4,717 |
| Total Expenditures | 845,697 | 375,893 | 299,198 | 76,695 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 469,804 | 553,137 | 83,333 |

See Notes to Unaudited Financial Statements

224 General Fund

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

| | Year Ending 09/30/2026 <u>Annual Budget</u> | Through 02/28/2026 <u>YTD Budget</u> | Year To Date 02/28/2026 <u>YTD Actual</u> | <u>YTD Variance</u> |
|-----------------------------------|---|--|---|---------------------|
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>178,457</u> | <u>178,457</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>469,804</u> | <u>731,594</u> | <u>261,790</u> |

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

| | Year Ending 09/30/2026 <u>Annual Budget</u> | Through 02/28/2026 <u>YTD Budget</u> | Year To Date 02/28/2026 <u>YTD Actual</u> | <u>YTD Variance</u> |
|--|---|--|---|---------------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 2,128 | 2,128 |
| Special Assessments | | | | |
| Tax Roll | 40,000 | 40,000 | 40,000 | 0 |
| Total Revenues | <u>40,000</u> | <u>40,000</u> | <u>42,128</u> | <u>2,128</u> |
| Expenditures | | | | |
| Contingency | | | | |
| Capital Reserve | 40,000 | 16,667 | 0 | 16,667 |
| Total Contingency | <u>40,000</u> | <u>16,667</u> | <u>0</u> | <u>16,667</u> |
| Total Expenditures | <u>40,000</u> | <u>16,667</u> | <u>0</u> | <u>16,667</u> |
| Total Excess of Revenues Over(Under) Ex- penditures | <u>0</u> | <u>23,333</u> | <u>42,128</u> | <u>18,795</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>114,714</u> | <u>114,713</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>23,333</u> | <u>156,842</u> | <u>133,508</u> |

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

| | Year Ending 09/30/2026 <u>Annual Budget</u> | Through 02/28/2026 <u>YTD Budget</u> | Year To Date 02/28/2026 <u>YTD Actual</u> | <u>YTD Variance</u> |
|--|---|--|---|---------------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 4,725 | 4,725 |
| Special Assessments | | | | |
| Tax Roll | 233,342 | 233,342 | 235,025 | 1,684 |
| Total Revenues | <u>233,342</u> | <u>233,342</u> | <u>239,750</u> | <u>6,409</u> |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 158,342 | 158,342 | 78,621 | 79,720 |
| Principal | 75,000 | 75,000 | 0 | 75,000 |
| Total Debt Service | <u>233,342</u> | <u>233,342</u> | <u>78,621</u> | <u>154,720</u> |
| Total Expenditures | <u>233,342</u> | <u>233,342</u> | <u>78,621</u> | <u>154,720</u> |
| Total Excess of Revenues Over(Under) Ex- penditures | <u>0</u> | <u>0</u> | <u>161,129</u> | <u>161,129</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>264,574</u> | <u>264,574</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>425,703</u> | <u>425,703</u> |

Reserve at Pradera CDD
Investment Summary
February 28, 2026

| <u>Account</u> | <u>Investment</u> | <u>Balance as of</u> <u>February 28, 2026</u> |
|--------------------------------|--|--|
| Valley National Reserve | Governmental Checking | \$ 93,587 |
| FL CLASS Reserve | Average Monthly Yield 3.7498% | 63,255 |
| | Total Reserve Fund Investments | \$ 156,842 |
| US Bank Series 2015 Revenue | US Bank GCTS 0490 | \$ 305,934 |
| US Bank Series 2015 Reserve | US Bank GCTS 0490 | 116,562 |
| US Bank Series 2015 Prepayment | US Bank MMKT 5 - CT | 5 |
| | Total Debt Service Fund Investments | \$ 422,501 |

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Reserve at Pradera Community Development District
Summary A/R Ledger
From 02/01/2026 to 02/28/2026**

| Fund_ID | Fund Name | Customer | Invoice Number | AR Account | Date | Balance Due | |
|--------------------------|------------------|--------------------------------|---|-------------------|-------------|--------------------|------------------|
| 224, 2234 | 224-001 | 224 General Fund | Hillsborough County Tax Collec- tor | AR00002936 | 12110 | 10/01/2025 | 9,593.32 |
| Sum for 224, 2234 | | | | | | | 9,593.32 |
| 224, 2236 | 224-200 | 224 Debt Service Fund S2015 | Hillsborough County Tax Collec- tor | AR00002936 | 12110 | 10/01/2025 | 2,527.42 |
| Sum for 224, 2236 | | | | | | | 2,527.42 |
| Sum for 224 | | | | | | | 12,120.74 |
| Sum Total | | | | | | | 12,120.74 |

See Notes to Unaudited Financial Statements

**Reserve at Pradera Community Development District
Summary A/P Ledger
From 02/01/2026 to 02/28/2026**

| Fund Name | GL posting date | Vendor name | Document number | Description | Balance Due |
|--------------------------|------------------------|-----------------------------|------------------------|---------------------------------------|--------------------|
| 224, 2234 | | | | | |
| 224 General Fund | 02/01/2026 | Hillsborough County BOCC | 3629519463-021626 | Sewer Utility 01/26 | 511.27 |
| 224 General Fund | 02/26/2026 | Jason Newbold | JN022626 | Board of Supervisors Meeting 02/26/26 | 200.00 |
| 224 General Fund | 02/26/2026 | Jayson Caines | JC022626 | Board of Supervisors Meeting 02/26/26 | 200.00 |
| 224 General Fund | 02/26/2026 | Kenneth D Belcher Sr | KB022626 | Board of Supervisors Meeting 02/26/26 | 200.00 |
| 224 General Fund | 02/17/2026 | Kilinski Van Wyk, PLLC | 14333 | Legal Services 12/25 | 1,492.00 |
| 224 General Fund | 02/26/2026 | Lindsay Aliene Stover Felix | LF022626 | Board of Supervisors Meeting 02/26/26 | 200.00 |
| 224 General Fund | 02/26/2026 | Maya Wyatt | MW022626 | Board of Supervisors Meeting 02/26/26 | 200.00 |
| 224 General Fund | 02/03/2026 | Pine Lake Services, LLC | 9277 | Irrigation Enhancement 02/26 | 509.07 |
| 224 General Fund | 02/17/2026 | Spectrum | 2490284021926 | Internet Service 02/26 | 175.38 |
| 224 General Fund | 02/17/2026 | TECO | 211004654029-022026 | Electric Charges 01/26 | 206.01 |
| 224 General Fund | 02/17/2026 | TECO | 653823-022026 | Electric Charges 01/26 | 97.94 |
| 224 General Fund | 02/17/2026 | TECO | 211004654458-022026 | Electric Charges 01/26 | 533.60 |
| 224 General Fund | 02/17/2026 | TECO | 211004654664-022026 | Electric Charges 01/26 | 1,717.89 |
| 224 General Fund | 02/17/2026 | TECO | 211004654276-022026 | Electric Charges 01/26 | 833.73 |
| 224 General Fund | 02/12/2026 | TECO | 221006978961-021726 | Electric Charges 01/26 | 891.45 |
| 224 General Fund | 02/17/2026 | TECO | 211004653575-021726 | Electric Charges 01/26 | 1,273.49 |
| 224 General Fund | 02/17/2026 | TECO | 211004653369-021726 | Electric Charges 01/26 | 2,326.80 |
| 224 General Fund | 02/17/2026 | TECO | 211024076591-021726 | Electric Charges 01/26 | 3,169.98 |
| 224 General Fund | 02/12/2026 | TECO | 221006977807-021726 | Electric Charges 01/26 | 2,511.78 |
| 224 General Fund | 02/12/2026 | TECO | 221006978904-021726 | Electric Charges 01/26 | 509.40 |
| 224 General Fund | 02/17/2026 | TECO | 221006978920-021726 | Electric Charges 01/26 | 1,016.68 |
| Sum for 224, 2234 | | | | | 18,776.47 |
| Sum for 224 | | | | | 18,776.47 |
| Sum Total | | | | | 18,776.47 |

Reserve at Pradera Community Development District
Notes to Unaudited Financial Statements
February 28, 2026

Balance Sheet

1. Trust statement activity has been recorded through 02/28/2026.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.