



Rizzetta & Company

Reserve at Pradera Community Development District

**Board of
Supervisors Special
Meeting
April 17, 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

April 10, 2026

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, April 17, 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
 2. Letter of Fuel Increase Surcharge
 - B.** Landscape Inspection Services
 1. Presentation of the Landscape Inspection Report.....Tab 2
 2. Presentation of Pine Lake Inspection Report
 - C.** District Counsel
 - D.** District Engineer
 - E.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Ratification of Mor Sports Basketball Hoops.....Tab 3
 - B.** Presentation of Fiscal Year 2026-2027 Proposed Budget.....Tab 4 USC
 1. Consideration of Resolution 2026-01, Approving the Fiscal Year 2026-2027 Proposed Budget and Setting a Public Hearing.....Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on March 26, 2026.....Tab 6
 - B.** Consideration of Operations and Maintenance Expenditures for March 2026.....Tab 7
 - C.** Consideration of Financial Report for March 2026
- 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



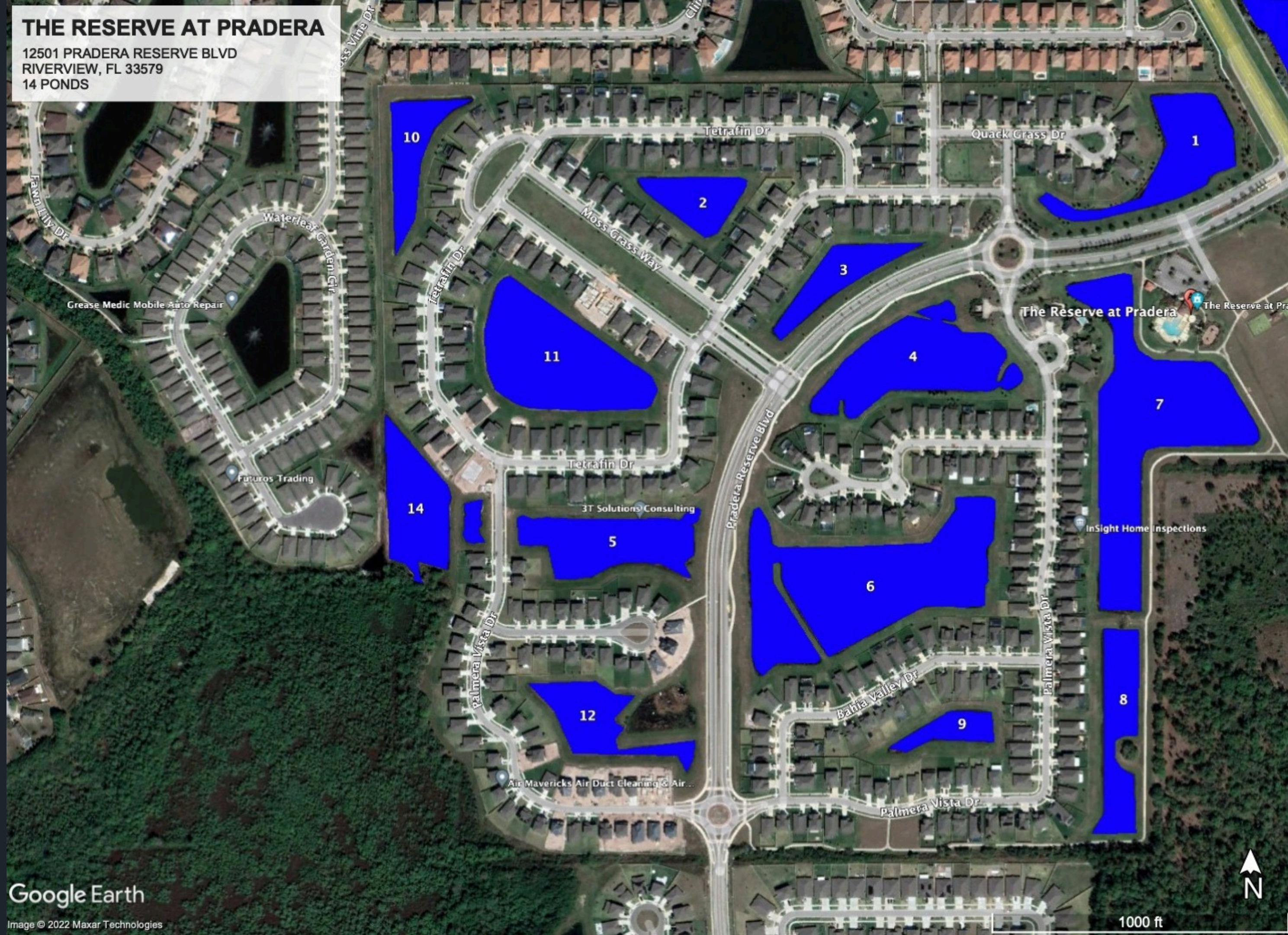
MONTHLY REPORT

APRIL, 2026



THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579
14 PONDS



SUMMARY:

Winter is over and Spring is upon us. As air temperatures rise so will the water. With the water drought and a rise in temperatures we will see a great influx in Algae blooms. Some ponds may go dry if we see this continue through the month. We will be aggressively monitoring as well as treating all blooms and unwanted growth as it shows its self.



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 Shoreline vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



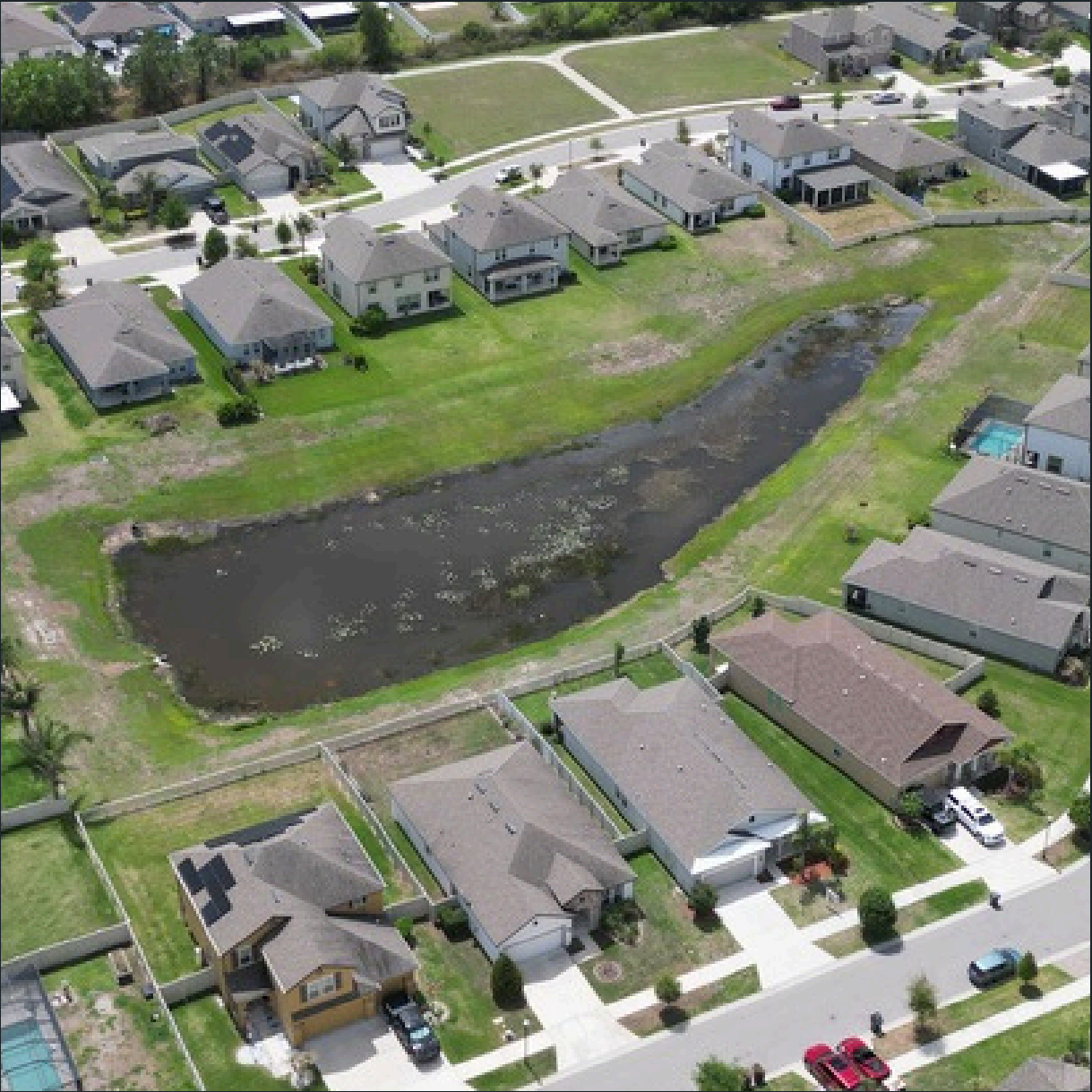
Pond #6 Treated for Algae and Shoreline vegetation.



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

COMMUNITY ASSET MANAGEMENT REPORT



April 8, 2026
Rizzetta & Company
Haley Pryor – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❖ Pruning after the cold damage has new growth headed in the right direction. Significant improvement was seen at this inspection.
- ❖ New planting and installs will need to be strategized with the current water ban in effect until July 1st. In many cases, postponing is the optimal gameplan.

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. Towards the entrance, a tree limb at the electrical box on Pradera Reserve Blvd North ROW, needs to be removed from the mulch. (Pic 1)



2. At the North and South corners of the entrance, the turf looks better but we still have a few patchy places that need additional attention. Please inspect, diagnose, and treat accordingly. (Pic 2a&b>)
3. The entrance median off Balm Riverview Rd. looks much better. Well done on the hard prune and shape up of the monument plant bed and annuals.



Balm Riverview Rd./Pradera Reserve Blvd.

4. The North ROW beds along Balm Riverview Rd., that line the fence look much better. Please continue to remove dead plant material, tree suckers, and the Spanish moss from the Viburnum hedge. (Pic 4)



7. Continue to clip dead Jasmine branches out of the entrance median bed. This display is filling in and blossoming so when something is dead, it really shows. (Pic 7)



5. Some type of grey sand like substance was poured out onto the front entrance bed. Can this be removed or dispersed so it's not a clump in the middle of the bed? (Pic 5)



6. Remove the dead grass clumps in the bed along Balm Riverview Rd. northbound. The rest of the beds look clean and tidy but there are no signs of life in this brown clump. Also, further down the median, there are grass placements that are not rejuvenating. The weeds are thriving the most. Please continue to monitor and remove dead placements. (Pics 6a&b>)



Pradera Reserve Blvd./Amenity Center

8. The Copper Leaf Plants along the median show new growth after a proper pruning. Well done on that. The plants behind them, at the end of the median, show very minimal new growth. Some may be dead so please inspect and remove non-viable plant material. (Pic 8)



10. There are a few taller bushes in the parking lot beds at the Amenity Center. These could use a hard prune like the rest as they have no new growth yet. If these are dead, please remove. (Pic 10)



9. Noting the brown and struggling turf underneath the fence along the North ROW sidewalk on Pradera Reserve Blvd. Between the entrance and Amenity Center, it has characteristics of a chemical burn, even though the fence still has dark algae stains. If this wasn't from pressure washing, it could be fertilizer burn. Please check on the turf here and advise on steps to help it recover. (Pic 9)



11. In the second median past the entrance, there are rows of pruned bushes void of new growth. These may be defoliated Mammy Crotons and the same sequence of plantings is repeated at the end of the median. Please monitor and remove the plantings that are no longer viable. An honest effort was made to prune and stimulate growth but these may not come back. (Pic 11)



Pradera Reserve Blvd.

12. Some of the ornamental grasses down the median, past the Amenity Center parking lot, may already be dead. Weeds are taking their place so please pull the weeds and remove the grass plugs that are not going to thrive. (Pic 12)



15. On both sides of Pradera Reserve Blvd., past the roundabout, the turf is very patchy with weeds and down to bare dirt. Please advise on gameplan to correct and submit a proposal for replacement if this turf is no longer salvageable. (Pics 15a&b)



13. The turf in the median has patchy deviations in areas that also have healthy turf. Please inspect, diagnose, and treat accordingly. Since it's chinch bug season, pest invasion needs to be ruled out or prevented. (Pic 13)



14. Cut out the discolored dead Juniper in the elevated bed at the Estancia monument along the roundabout that leads to Palmera Vista. (Pic 14>)



Amenity Center/Pool/Pradera Reserve Blvd

16. The turf around the Amenity Center and mail kiosk also needs attention. Please inspect and treat accordingly. (Pic 16)



19. A Viburnum along the playground fence needs removal. There are no signs of life and it has completely defoliated. (Pic 19)



17. Clean and clear out the dead foliage on both sides of the pool fence. The Coontie Palms clusters have a heavy volume of brown leaves. (Pic 17)



20. Clear out the dead brush, in the Yellow Anise, on the side of the playground that faces the basketball court. (Pic 20)



18. Remove the dead plant material in the bed that surrounds the playground enclosure. Most of the plants look good and show rejuvenation. There are a few that need removal. The Thryallis in the hedging has a few placements that are gone for good.

21. Some of the ornamental grasses around the playground are gone for good. Please scan the amenity center landscape and remove dead grasses that remain in the beds.

22. The Juniper in the Amenity Center parking lot medians needs to be trimmed out.



23. The Quack Grass roundabout beds has ornamental grasses and struggling Duranta that may require removal. Please inspect and remove accordingly. (Pic 23)



27. The turf along the median on the main boulevard, and adjacent to Bluegrass Field Ct., is severely declined with divots and bare dirt. This may require replacement. Please inspect and submit proposal if new install is needed. (Pic 27)



24. Documenting the turf conditions at the end of the teardrop roundabout on Quack Grass. There is a significant dried out patch. Please inspect, diagnose, and treat. (Pic 24)



28. The community has a leaning light pole that may require servicing. On Pradera Reserve Blvd. at Pond 1F is the location. (Pic 28)



25. The turf at the Tetrafin and Bahia Grass Lane half-sphere park is patchy with weed pressure. Please advise on improvement plan.

26. The turf in the park on Tetrafin and Bermuda Grass is also patchy with gaining weed pressure.

29. Documenting the hog damage around Pond 3B is still present. The clumps have settled down into the earth a little but pounding them back down is recommended.

Palmera Vista Dr./Green Chop Pl.

30. Recommending a hard prune on the Mammy Crotons in the cul-de-sac beds on the East side of Palmera Vista. Please remove the plantings that are no longer viable. (Pics 30a&b)



31. Please inspect and remove grass clumps and Duranta that are no longer viable in the Green Chop cul-de-sac beds. (Pics 31a&b)



Proposals

1. Please provide proposals for turf replacement after the areas mentioned in the report are inspected. Due to the water restrictions, the installs may be deferred but it's good to have them handy for review.



Tab 3

AGREEMENT BETWEEN RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT AND MOR-SPORTS GROUP, INC.

Approved by Stephanie DeLuna – Reserve at Pradera on Mar 27, 2026

Approved



9401 Corkscrew Palms Cir Ste 300 • Estero, FL 33928-6275 • Phone: (239) 292-3102

Stephanie DeLuna – Reserve at Pradera
Phone: (813)533-2950

Job Address:
12051 Pradera Reserve Blvd
Riverview, FL 33579

Print Date: 3-27-2026

Proposal for Reserve at Pradera - Install 2 Basketball Systems

License: CBC1263668

Mor Sports Is Proud To Be The Official Court Builder Of The US Open Pickleball Championship

Thank You for Considering Mor Sports Group!

We are excited to receive your inquiry and provide a quotation for your project. At Mor Sports Group, we are dedicated to exceeding your expectations by delivering top-quality sports construction services.

Why Choose Mor Sports Group?

- **Competitive Pricing:** We've partnered with our suppliers to offer you the most competitive quotation possible, ensuring we stay within your budget.
- **Quality by Design & Valued Engineering:** These core values are the foundation of all our projects. We prioritize both exceptional craftsmanship and cost-effective solutions.
- **Right First Time, On Time:** We hold ourselves accountable to our client's mission statement, ensuring your project is completed efficiently and to your satisfaction.
- **Proven Expertise:** As a certified building contractor and proud member of the American Sports Builder Association, we offer a proven track record of success.
- **Experience You Can Trust:** We were the court building contractor of choice for the US Open Pickleball Championship in Naples, constructing or surfacing over 60 tournament courts.

Next Steps:

We've attached a detailed quotation outlining the project scope and pricing. Please take your time to review it. We are happy to answer any questions, discuss changes or amendments, and address any budgetary concerns you may have.

We look forward to partnering with you on your project!

Sincerely,

The Mor Sports Group Team

Demolition and Disposal of 2 Basketball Systems

- Supply Construction Dumpster
 - Remove and Dispose of 2 basketball Systems (Footer, Poles, backboards, and Hoops)
-

Basketball Installation - Dominator 72 - Quantity 2

- Dig Post Foundations To Manufacturer Specifications
- Install Foundation Bolts In Concrete or Direct Bury (Method determined by manufacturer's install specs)
- Install Basketball Posts

SPECS:

- BACKBOARD SIZE (72" x 42")
- OVERHANG (4 FT)
- POLE SIZE - MAIN POLE 8" x 8" / OVERHANG ARM: 6" x 6"
- HEIGHT RANGE (7 FT - 10 FT)
- ANCHOR BOLT PATTERN (10" x 10")
- HINGING BASE
- BACKBOARD MATERIAL - 1/2" TEMPERED GLASS
- SYSTEM MATERIAL - RUST PROOF ALUMINUM
- TOTAL WEIGHT - 375lbs
- REGULATION SIZE

WARRANTY

LIMITED LIFETIME

Total Price: \$11,847.50

Payment Schedule:

To ensure a smooth project flow and timely completion, we kindly request adherence to the following payment schedule:

- **50% Deposit:** A deposit is required to schedule your project. Work won't begin until this initial payment is received.
- **Stage Payments:** Each project milestone will be invoiced separately and must be paid in full before we proceed to the next stage.
- **Final Payment:** A walkthrough with Mor Sports management and your designated point of contact (POC) will occur before net and post installation. Once you, the authorized POC, sign the completion/handover sheet acknowledging the project's completion as per the agreement, final payment will be due.
- **Late Fees:** A 5% late fee will be applied to any outstanding balance 30 days past the due date.

Project Management & Communication:

By accepting this proposal, you agree to Mor Sports' payment terms. Additionally, you'll receive an activation prompt for our online project management platform (Buildertrend). This platform provides 24/7 access to project schedules, invoices, daily progress reports, photos, and videos. This allows for continuous communication and transparency throughout the project.

To access your Buildertrend account, simply enter your email address as the username and create your password. This account will be available for future projects with Mor Sports Group.

Thank you for choosing Mor Sports Group! We look forward to a successful partnership on your new construction project.

I confirm that my action here represents my electronic signature and is binding.



Signature:

Date:

Mar 27, 2026, 12:33 PM

Approved by:

Stephanie DeLuna - Reserve at Pradera

ADDENDUM TO AGREEMENT BETWEEN RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT AND MOR-SPORTS GROUP, INC.

Agreement: Agreement between Reserve at Pradera Community Development District and MOR-Sports Group, Inc. (“**Agreement**”)
Contractor: MOR-Sports Group, Inc. (“**Contractor**”)
District: Reserve at Pradera Community Development District (“**District**”)
Services: Basketball Hoop Repair, as described in the Agreement (“**Services**”)

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.

2. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the Services described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor agrees to commence repair of any damage resulting from Contractor’s activities and work within twenty-four (24) hours.
 - c. Contractor agrees to notify the District prior to performing any work subject to any price increases, and to proceed with the work only upon written consent from the District.
 - d. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of the Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to the Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it

promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

- e. All permits or licenses necessary for Contractor to perform under the Agreement shall be obtained and paid for by Contractor.
3. Compensation. In exchange for completing the Services as described in the Agreement, and upon final completion and approval by the District of the Services, the District agrees to pay Contractor the total not to exceed amount of **Eleven Thousand Eight Hundred Forty-Seven Dollars and Fifty Cents (\$11,847.50)**, with fifty percent (50%) due on execution of the Agreement and fifty percent (50%) due upon completion of the Services and acceptance by the District, as set forth in the Agreement. This compensation includes all parts, materials, and labor necessary to complete the Services as described in the Agreement and this Addendum. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render invoices to the District, in writing, which shall be delivered or mailed to the District. These invoices are due and payable in accordance with Florida's Prompt Payment Act, sections 218.70 et seq. of the Florida Statutes. Each invoice shall include such supporting information as the District may reasonably require Contractor to provide.
4. Additional Work. Should the District desire that Contractor provide additional work and/or services, such additional work and/or services shall be fully performed by Contractor after the District's prior approval of a required change order. Contractor agrees that the District shall not be liable for the payment of any additional work and/or services, unless the District first authorizes Contractor to perform such additional work and/or services through an authorized and fully executed change order.
5. Termination. The Agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that Contractor shall be entitled to payment for any Services provided through the effective date of termination, subject to any offsets.
6. Insurance.
- a. Contractor, and any subcontractor performing the Services described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.

- ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$100,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- b. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Additional Insureds") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.
- c. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. Indemnification.

- a. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Indemnitees"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the work, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to the Agreement or any services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in the Agreement or any services.

- b. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than One Million Dollars (\$1,000,000.00), which amount the District and Contractor agree bears a reasonable commercial relationship to this Agreement. Nothing in this section is intended to waive or alter any other remedies that the District may have as against Contractor.
 - c. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in the Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to the Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of the Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
 - d. Contractor shall ensure that all subcontracts related to the Services include this section for the benefit of the Indemnitees.
8. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
9. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Rizzetta & Company, Inc.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement's term and following the Agreement term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet

all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (813) 933-5571, SDELUNA@RIZZETTA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

10. Amendments. Amendments to and waivers of the provisions contained in the Agreement may be made only by an instrument in writing executed by both parties hereto.
11. Assignment. Neither the District nor Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
12. Liens and Claims. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under the Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under the Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under the Agreement, may terminate the Agreement to be effective immediately upon the giving of notice of termination.
13. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Hillsborough County, Florida.
14. E-Verify. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.09(1), *Florida*

Statutes. By entering into the Agreement and this Addendum, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

15. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies and Other Entities that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies and Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
16. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in a form acceptable to the District, in compliance with section 787.06(14), *Florida Statutes*.
17. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.
18. Authorization. The execution of the Agreement and this Addendum has been duly authorized by the appropriate body or official of the parties, the parties have complied with all the requirements of law, and the parties have full power and authority to comply with the terms and provisions of the Agreement and this Addendum.

[signatures on following page]

[Signature page to Addendum to Agreement between Reserve at Pradera Community Development District and MOR-Sports Group, Inc.]

MOR-SPORTS GROUP, INC.
a Florida corporation

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Its: _____
Date: _____

By: Maya Wyatt
Its: Chairman, Board of Supervisors
Date: _____

Tab 4

USC

Tab 5

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Reserve at Pradera Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Rizzetta & Company, Inc., 2700 S. Falkenburg Drive, Suite 2745, Riverview, FL 33578. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s

Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: June 23, 2026

HOUR: 6:00 p.m.

LOCATION: Rizzetta & Company, Inc.
2700 South Falkenburg Drive, Suite 2745
Riverview, Florida 33578

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

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Hillsborough County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF APRIL 2026.

ATTEST:

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Tab 6

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, March 26, 2026, at 10:31 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
Jason Newbold Board Supervisor; Asst Secretary
Kenneth Belcher Board Supervisor; Asst. Secretary (via phone)
Lindsay Felix Board Supervisor; Asst. Secretary

Also, present were:

- Stephanie DeLuna District Manager; Rizzetta & Company
Samantha Hancock District Counsel, Kilinski Van Wyk
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 questioned the proposal bid process and a commercial property owner inquired about obtaining a discount on assessments.

THIRD ORDER OF BUSINESS Staff Reports

A. Aquatics Services

1. Presentation of Waterway Inspection Reports

Mr. Smith was not present. The Board had no feedback on the report provided.

B. Landscape Inspection Services

1. Presentation of the Landscape Inspection Report

Ms. DeLuna presented the report, and Ms. Miller spoke regarding the cold weather cutbacks.

50
51
52
53
54
55

56
57
58

59

60
61
62

63
64
65

66
67
68
69
70

71
72
73
74
75
76

2. Presentation of Pine Lake Report

Ms. Milch reported on completed projects and the timeline for upcoming ones.

3. Ratification of Pine Lake Proposals #7955, #8270, #8271, & #8272

Discussion was held on the proposals with the following Board action being taken:

On a Motion by Mr. Newbold, seconded by Ms. Felix, with all in favor, the Board of Supervisors ratified approval of the Pine :Lake proposal #7955 for plant installation in the amount of \$837.50, for the Reserve at Pradera Community Development District.

The Board tabled proposal # 8270.

On a Motion by Ms. Wyatt, seconded by Mr. Caines, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$2,500 for additional community mulch, for the Reserve at Pradera Community Development District.

On a Motion by Ms. Wyatt, seconded by Ms. Felix, with all in favor, the Board of Supervisors approved the Pine :Lake proposal #8272 for Muhly Grass replacement in the amount of \$654.76, for the Reserve at Pradera Community Development District.

4. Consideration of Pine Lake Proposal 7943

On a Motion by Ms. Felix, seconded by Mr. Belcher, with all in favor, the Board of Supervisors approved the Pine :Lake proposal #7943 for first roundabout plant replacements in the amount of \$5,404, for the Reserve at Pradera Community Development District.

5. Ratification of Pine Lake proposal #8219 Mainline Repair

On a Motion by Mr. Caines, seconded by Ms. Felix, with all in favor, the Board of Supervisors ratified approval of the Pine Lake proposal #8219 in the amount of \$670.05, for the Reserve at Pradera Community Development District.

C. District Counsel

Ms. Hancock provided updates on legislation and bills with the Senate. She spoke briefly on the tax discount request on the commercial property.

On a Motion by Ms. Wyatt, seconded by Mr. Newbold, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$1,000 for District counsel to investigate more details on the request and provide feedback to the Board., for the Reserve at Pradera Community Development District.

D. District Engineer

Mr. Thornton was not present, and the Board had no engineering questions.

E. District Manager

Ms. DeLuna reminded the Board that a budget workshop meeting is scheduled for April 16, 2026, at 10:30 a.m., with the regular meeting on April 23rd.

On a Motion by Mr. Caines, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved moving the April 23, 2026 meeting to the April 17th, for the Reserve at Pradera Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Wahoo Proposal #26453 Adirondack chairs

The Board tabled this proposal and requested a final design based on the chairs being only Pollywood.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Regular Meeting Minutes of the Meeting Held February 2026

On a motion by Ms. Wyatt, seconded by Mr. Newbold, and with all in favor, the Board of Supervisors approved the meeting minutes of the regular meeting held on February 26, 2026, as presented, for the Reserve at Pradera Community Development District.

B. Ratification of Operations and Maintenance Expenditures for January and February 2026

On a motion by Ms. Wyatt, seconded by Ms. Felix, and with all in favor, the Board of Supervisors ratified the January 2025 (\$48,620.24) and February 2026 (\$94,858.56) O&M expenditures, for the Reserve at Pradera Community Development District.

C. Consideration of Financial Report February 2026

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

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Wyatt asked that pressure washing be added to the budget and for the pool vendor to add the splash pad to its weekly service check.

Mr. Newbold asked for an update on the hogs.

110
111

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Caines, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors adjourned the meeting at 12:13 p.m., for the Reserve at Pradera Community Development District.

112
113
114
115
116

Assistant Secretary

Chair / Vice Chair

Tab 7

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures March 2026 For Board Approval

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

The total items being presented: **\$57,173.33**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hillsborough County BOCC	20260302-1	3629519463-021626	Sewer Utility 01/26	\$ 511.27
Hillsborough County BOCC	20260330-1	3629519463-031726	Sewer Utility 02/26	\$ 363.03
HomeTeam Pest Defense, Inc.	300283	118033420	Pest Control Services - Sentricon Monitoring AA 03/26	\$ 48.40
Jason Newbold	20260303-2	JN022626	Board of Supervisors Meeting 02/26/26	\$ 200.00
Jayson Caines	20260303-4	JC022626	Board of Supervisors Meeting 02/26/26	\$ 200.00
Kenneth D Belcher Sr	20260303-1	KB022626	Board of Supervisors Meeting 02/26/26	\$ 200.00
Kilinski Van Wyk, PLLC	300279	14333	Legal Services 12/25	\$ 1,492.00
Kilinski Van Wyk, PLLC	300286	14522	Legal Services 02/26	\$ 1,286.00
Lindsay Aliene Stover Felix	20260303-3	LF022626	Board of Supervisors Meeting 02/26/26	\$ 200.00
Maya Wyatt	20260303-5	MW022626	Board of Supervisors Meeting 02/26/26	\$ 200.00
Pine Lake Services, LLC	300280	9277	Irrigation Enhancement 02/26	\$ 509.07
Pine Lake Services, LLC	300284	9353	Monthly Landscaping 03/26	\$ 12,468.79
Pine Lake Services, LLC	300287	9537	Mulch Replenishment 03/26	\$ 16,050.00
Pine Lake Services, LLC	300287	9560	Mainline Break Repair 03/26	\$ 670.05
Rizzetta & Company, Inc.	300281	INV0000107438	Accounting Services 03/26	\$ 5,440.59
SafeTouch, LLC	300285	21442	Monthly Monitoring Services 03/26	\$ 1,020.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spectrum	20260309-1	2490284021926	Internet Service 02/26	\$ 175.38
TECO	20260311-1	211004653369-021726	Electric Charges 01/26	\$ 2,326.80
TECO	20260311-1	211004653575-021726	Electric Charges 01/26	\$ 1,273.49
TECO	20260316-1	211004653823-022026	Electric Charges 01/26	\$ 97.94
TECO	20260316-1	211004654029-022026	Electric Charges 01/26	\$ 206.01
TECO	20260316-1	211004654276-022026	Electric Charges 01/26	\$ 833.73
TECO	20260316-1	211004654458-022026	Electric Charges 01/26	\$ 533.60
TECO	20260316-1	211004654664-022026	Electric Charges 01/26	\$ 1,717.89
TECO	20260311-1	211024076591-021726	Electric Charges 01/26	\$ 3,169.98
TECO	20260311-1	221006977807-021726	Electric Charges 01/26	\$ 2,511.78
TECO	20260311-1	221006978904-021726	Electric Charges 01/26	\$ 509.40
TECO	20260311-1	221006978920-021726	Electric Charges 01/26	\$ 1,016.68
TECO	20260311-1	221006978961-021726	Electric Charges 01/26	\$ 891.45
Total Community Maintenance, LLC	300282	8624	Monthly Cleaning & Maintenance 03/26	<u>\$ 1,050.00</u>
Total				<u>\$ 57,173.33</u>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RESERVES AT PRADERA CDD	3629519463	02/16/2026	03/09/2026

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	01/15/2026	32787	02/13/2026	33044	25700 GAL	ACTUAL	WATER

Service Address Charges

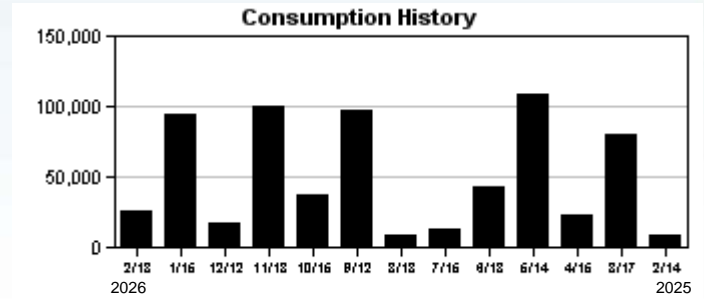
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$77.61
Water Base Charge	\$60.16
Water Usage Charge	\$35.78
Sewer Base Charge	\$149.48
Sewer Usage Charge	\$181.70

Summary of Account Charges

Previous Balance	\$1,466.28
Net Payments - Thank You	\$-1,466.28
Total Account Charges	\$511.27
AMOUNT DUE	\$511.27

Important Message

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



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

4.525 8

DUE DATE	03/09/2026
AMOUNT DUE	\$511.27
AMOUNT PAID	



0036295194637 00000511279



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RESERVES AT PRADERA CDD	3629519463	03/17/2026	04/07/2026

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	02/13/2026	33044	03/16/2026	33175	13100 GAL	ACTUAL	WATER

Service Address Charges

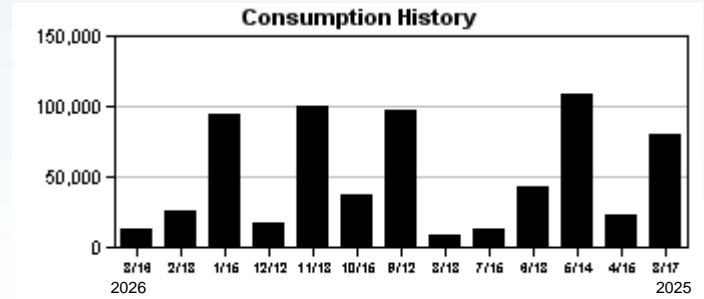
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$39.56
Water Base Charge	\$60.16
Water Usage Charge	\$14.67
Sewer Base Charge	\$149.48
Sewer Usage Charge	\$92.62

Summary of Account Charges

Previous Balance	\$511.27
Net Payments - Thank You	\$-511.27
Total Account Charges	\$363.03
AMOUNT DUE	\$363.03

Important Message

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



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

4,160 8

DUE DATE	04/07/2026
AMOUNT DUE	\$363.03
AMOUNT PAID	



0036295194637 00000363036

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

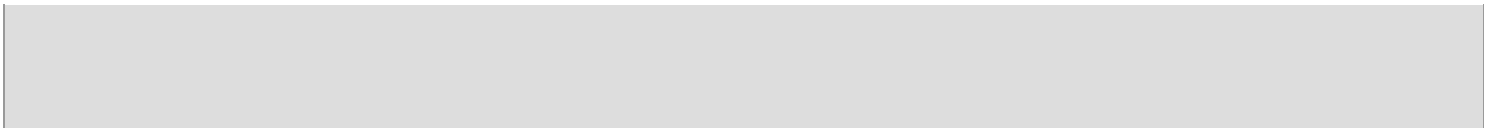
Service Slip / Invoice

INVOICE: 118033420
DATE: 03/02/26
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
03/02/26			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

RESERVE AT PRADERA CDD

Meeting Date: February 26, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
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:	11:44
Total Meeting Time:	

Time Over _____ Hours:

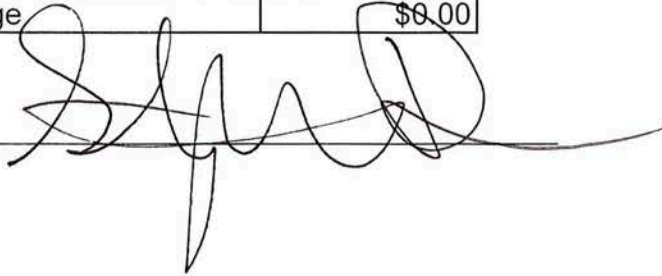
Total at \$ _____ per Hour:

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: _____





KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 14333
Date: 02/24/2026
Due On: 03/26/2026

Reserve at Pradera CDD

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,492.00) - (\$0.00) = \$1,492.00

RPRCDD-01

Reserve at Pradera CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AH	12/31/2025	Confer with Steady regarding transfer of district documents.	0.10	\$200.00	\$20.00
Service	SH	01/05/2026	Monitor and report on bills affecting special districts.	0.20	\$295.00	\$59.00
Service	AH	01/12/2026	Initiate draft of letter authorizing electronic transfer of files.	0.50	\$200.00	\$100.00
Service	AH	01/13/2026	Finalize draft of letter authorizing electronic transfer of files.	0.40	\$200.00	\$80.00
Service	SH	01/15/2026	Review agenda and back up materials in preparation for monthly Board of Supervisors meeting.	0.60	\$295.00	\$177.00
Service	JK	01/18/2026	Analyze district budget and flat fee arrangement, review agenda	0.30	\$395.00	\$118.50
Service	SH	01/20/2026	Review draft flat fee proposal for presentation to the Board of Supervisors; call with prior District Counsel to discuss District issues and commercial property assessments; strategize presentation of flat fee proposal and scope of work.	1.40	\$295.00	\$413.00
Service	AH	01/22/2026	Confer with district staff regarding	0.30	\$200.00	\$60.00

			landscape proposal; calendar follow up regarding same.			
Service	SH	01/22/2026	Participate in monthly Board of Supervisors meeting.	1.10	\$295.00	\$324.50
Service	AH	01/27/2026	Confer with DeLuna regarding status of proposal for landscape mulching.	0.30	\$200.00	\$60.00
Service	AH	01/30/2026	Follow up with district staff regarding revised proposal regarding dead tree removal; prepare notes to district file; calendar follow up.	0.40	\$200.00	\$80.00
					Total	\$1,492.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 14522
Date: 03/19/2026
Due On: 04/18/2026

Reserve at Pradera CDD

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,286.00) - (\$0.00) = \$1,286.00

RPRCDD-01

Reserve at Pradera CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AH	02/03/2026	Confer with district manager regarding proposal for landscaping mulching and executed landscaping agreement with contractor; prepare updates to construction status report.	0.20	\$200.00	\$40.00
Service	AH	02/13/2026	Prepare updates to district file regarding proposal for mulch installation.	0.30	\$200.00	\$60.00
Service	SH	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$295.00	\$59.00
Service	SH	02/24/2026	Review records and relative statutes relating to commercial property assessments and discuss with S. DeLuna; review agenda and back up materials in preparation for monthly Board of Supervisors meeting.	1.30	\$295.00	\$383.50
Service	SH	02/26/2026	Participate in monthly Board of Supervisors meeting.	1.30	\$295.00	\$383.50
Service	AH	02/26/2026	Confer with Gargaro regarding preparation of general election resolution; prepare notice of workshop regarding fiscal year 2026	0.40	\$200.00	\$80.00

budget.						
Service	AH	02/27/2026	Prepare general election resolution and notice of board of supervisors' meeting; finalize notice of workshop on fiscal year 2026 budget; transmit same.	1.10	\$200.00	\$220.00
Service	CD	02/28/2026	Research District Website; Draft Appropriation Resolution and Budget Resolutions for FY2027 with Letters, and Affidavit of Mailing and email to District Staff for review.	0.30	\$200.00	\$60.00
					Total	\$1,286.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
02/16/26	9277
Terms	Due Date
Net 30	03/18/26

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
\$509.07	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$509.07	\$0.00	\$509.07

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
January irrigation
Inspection.**

	<i>Irrigation Enhancement</i>		\$509.07	\$0.00	\$509.07
Total			\$509.07	\$0.00	\$509.07



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/01/26	9353
Terms	Due Date
Net 30	03/31/26

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 March 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.
03/18/26	9537
Terms	Due Date
Net 30	04/17/26

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
\$16,050.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$16,050.00	\$0.00	\$16,050.00

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 install 300
cubic yards of Pine Bark
Nugget Mulch in all common
areas at Reserve at Pradera
CDD**

<i>PINE BARK NUGGET MULCH</i>	<i>\$16,050.00</i>	<i>\$0.00</i>	<i>\$16,050.00</i>
Total	\$16,050.00	\$0.00	\$16,050.00



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/20/26	9560
Terms	Due Date
Net 30	04/19/26

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
\$670.05	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$670.05	\$0.00	\$670.05

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 break reported
3-17-26.

	<i>Irrigation Enhancement</i>		\$670.05	\$0.00	\$670.05
Total			\$670.05	\$0.00	\$670.05

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

Invoice

Date	Invoice #
3/2/2026	INV0000107438

Bill To:

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

Services for the month of	Terms	Client Number
March	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 #
	03/01/2026	21442	03/31/2026	

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!

February 19, 2026

Invoice Number: 2490284021926
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 1-833-574-1237 now.

Contact Us

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

Summary *Service from 02/19/26 through 03/18/26
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	5.00
Taxes, Fees and Charges	0.38
Current Charges	\$175.38
<i>YOUR AUTO PAY WILL BE PROCESSED 03/05/26</i>	
Total Due by Auto Pay	\$175.38



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 02202026 NNNNNNNN 01 000812 0003

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

February 19, 2026

RESERVE AT PRADERA CDD

Invoice Number: 2490284021926
Account Number: 8337 12 029 2490284
Service At: 12051 PRADERA RESERVE
BLVD PLHS
RIVERVIEW FL 33579-9323

Total Due by Auto Pay **\$175.38**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712029249028400175380

February 19, 2026

RESERVE AT PRADERA CDD

Invoice Number: 2490284021926
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 02202026 NNNNNNNN 01 000812 0003

Charge Details

Previous Balance		170.00
EFT Payment	02/05	-170.00
Remaining Balance		\$0.00

Payments received after 02/19/26 will appear on your next bill.

Service from 02/19/26 through 03/18/26

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	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

State and Local Sales Tax	0.38
Taxes, Fees and Charges Total	\$0.38

Current Charges \$175.38

Total Due by Auto Pay \$175.38

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.



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: February 17, 2026


Amount Due:	\$2,326.80
Due Date:	March 10, 2026
Account #:	211004653369

DO NOT PAY. Your account will be drafted on March 10, 2026

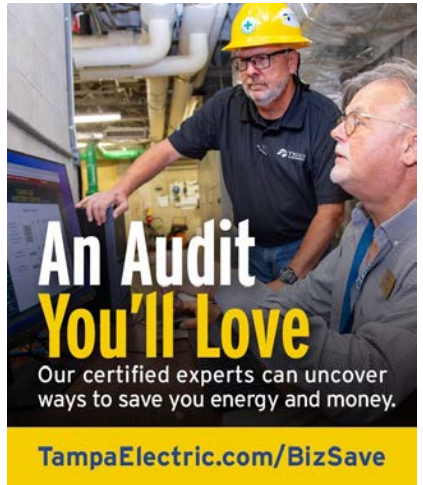
Account Summary

Current Service Period: January 14, 2026 - February 11, 2026	
Previous Amount Due	\$2,324.92
Payment(s) Received Since Last Statement	-\$2,324.92
Current Month's Charges	\$2,326.80
Amount Due by March 10, 2026	\$2,326.80

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: March 10, 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:	\$2,326.80
Payment Amount:	\$ _____

616816700232

Your account will be drafted on March 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: February 17, 2026
Charges Due: March 10, 2026

Service Period: Jan 14, 2026 - Feb 11, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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	\$14.43
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		\$162.76
Lighting Charges		\$2,326.80

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges **\$2,326.80**

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 PHIA
RIVERVIEW, FL 33579-0000

Statement Date: February 17, 2026


Amount Due:	\$1,273.49
Due Date:	March 10, 2026
Account #:	211004653575

DO NOT PAY. Your account will be drafted on March 10, 2026

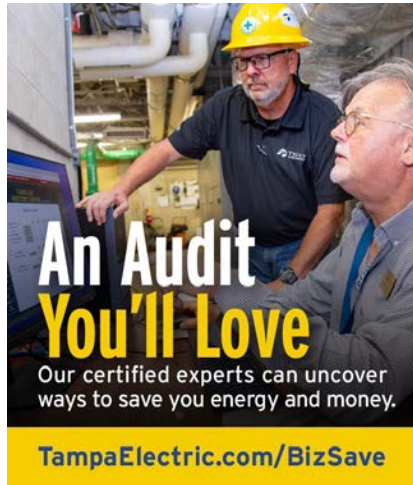
Account Summary

Current Service Period: January 14, 2026 - February 11, 2026	
Previous Amount Due	\$1,273.49
Payment(s) Received Since Last Statement	-\$1,273.49
Current Month's Charges	\$1,273.49
Amount Due by March 10, 2026	\$1,273.49

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: March 10, 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:	\$1,273.49
Payment Amount:	\$ _____

616816700233

Your account will be drafted on March 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: February 17, 2026
Charges Due: March 10, 2026

Service Period: Jan 14, 2026 - Feb 11, 2026

Rate Schedule: Lighting Service

Charge Details

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


Important Messages


Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.


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
 13411 BALM RIVERVIEW RD
 RIVERVIEW, FL 33579-9622

Statement Date: February 20, 2026

Amount Due:	\$97.94
Due Date: March 13, 2026	
Account #: 211004653823	

DO NOT PAY. Your account will be drafted on March 13, 2026

Account Summary

Current Service Period: January 16, 2026 - February 16, 2026	
Previous Amount Due	\$633.74
Payment(s) Received Since Last Statement	-\$633.74
Current Month's Charges	\$97.94
Amount Due by March 13, 2026	\$97.94

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

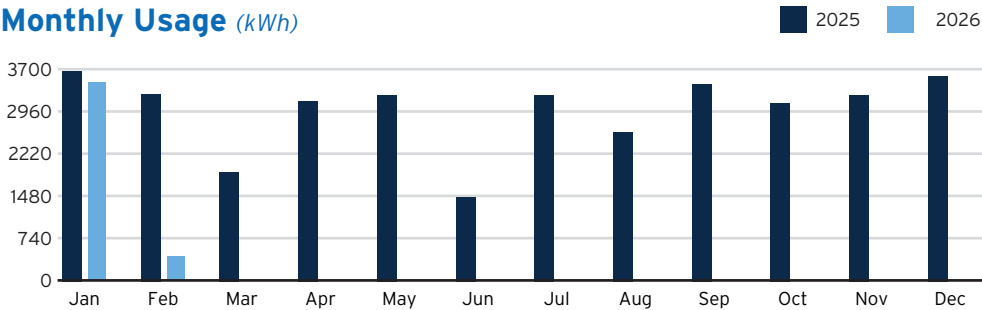
Your Energy Insight

Your average daily kWh used was **87.96% lower** than the same period last year.

Your average daily kWh used was **88.39% 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

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



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

Account #: 211004653823
Due Date: March 13, 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:	\$97.94
Payment Amount:	\$ _____

632866057783

Your account will be drafted on March 13, 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: February 20, 2026
Charges Due: March 13, 2026

Meter Read

Meter Location: Sgn

Service Period: Jan 16, 2026 - Feb 16, 2026

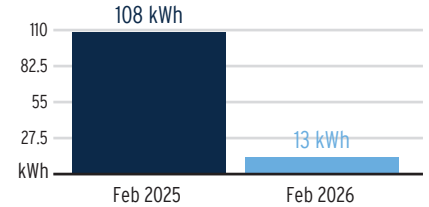
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000841112	02/16/2026	37,641		37,218		423 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	423 kWh @ \$0.09202/kWh	\$38.92
Fuel Charge	423 kWh @ \$0.03516/kWh	\$14.87
Storm Protection Charge	423 kWh @ \$0.00568/kWh	\$2.40
Clean Energy Transition Mechanism	423 kWh @ \$0.00418/kWh	\$1.77
Storm Surcharge	423 kWh @ \$0.02121/kWh	\$8.97
Florida Gross Receipt Tax		\$2.26
Electric Service Cost		\$90.31
State Tax		\$7.63
Total Electric Cost, Local Fees and Taxes		\$97.94

Avg kWh Used Per Day








Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$97.94

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
 13309 PRADERA RESERVE DR
 RIVERVIEW, FL 33579-0000

Statement Date: February 20, 2026

Amount Due: \$206.01

Due Date: March 13, 2026
Account #: 211004654029

DO NOT PAY. Your account will be drafted on March 13, 2026

Account Summary

Current Service Period: January 16, 2026 - February 16, 2026	
Previous Amount Due	\$267.60
Payment(s) Received Since Last Statement	-\$267.60
Current Month's Charges	\$206.01
Amount Due by March 13, 2026	\$206.01

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

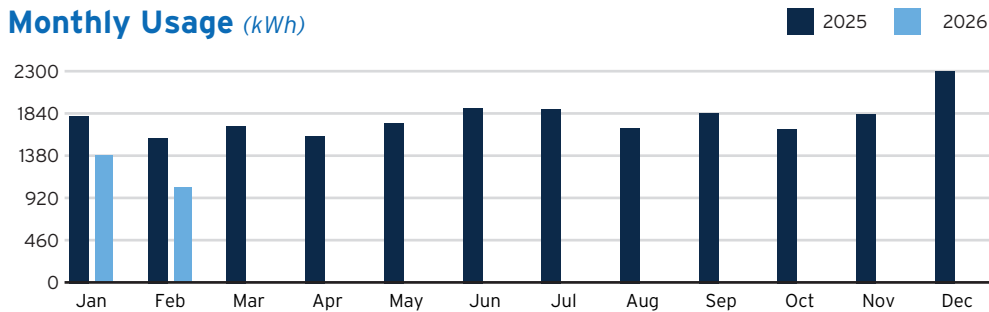
Your Energy Insight

Your average daily kWh used was **38.46% lower** than the same period last year.

Your average daily kWh used was **28.89% 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

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



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

Account #: 211004654029
Due Date: March 13, 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: \$206.01

Payment Amount: \$ _____

632866057784

Your account will be drafted on March 13, 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: February 20, 2026
Charges Due: March 13, 2026

Meter Read

Meter Location: IR

Service Period: Jan 16, 2026 - Feb 16, 2026

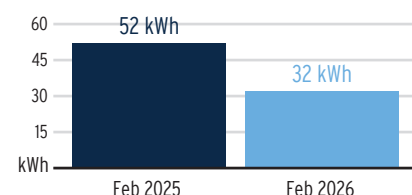
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851388	02/16/2026	92,677		91,640		1,037 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	1,037 kWh @ \$0.09202/kWh	\$95.42
Fuel Charge	1,037 kWh @ \$0.03516/kWh	\$36.46
Storm Protection Charge	1,037 kWh @ \$0.00568/kWh	\$5.89
Clean Energy Transition Mechanism	1,037 kWh @ \$0.00418/kWh	\$4.33
Storm Surcharge	1,037 kWh @ \$0.02121/kWh	\$21.99
Florida Gross Receipt Tax		\$4.75
Electric Service Cost		\$189.96
State Tax		\$16.05
Total Electric Cost, Local Fees and Taxes		\$206.01

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$206.01

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
 12051 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: February 20, 2026

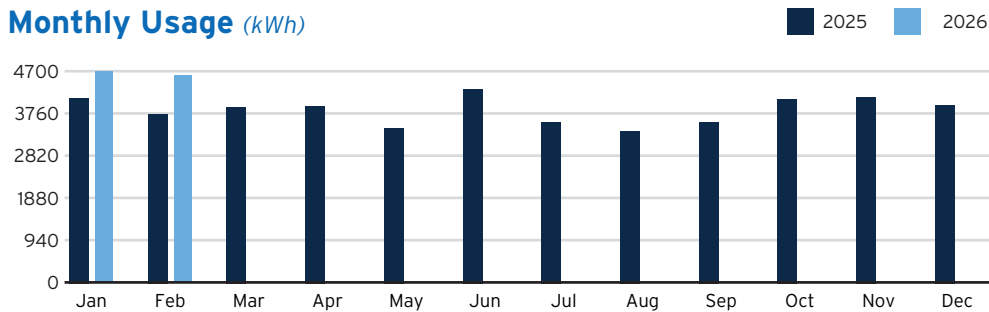
DO NOT PAY. Your account will be drafted on March 13, 2026

Account Summary

Current Service Period: January 16, 2026 - February 16, 2026	
Previous Amount Due	\$849.71
Payment(s) Received Since Last Statement	-\$849.71
Current Month's Charges	\$833.73
Amount Due by March 13, 2026	\$833.73

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

Monthly Usage (kWh)



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



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

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: March 13, 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.

Amount Due: **\$833.73**

Due Date: March 13, 2026
Account #: 211004654276

Your Energy Insight

Your average daily kWh used was **17.07% higher** than the same period last year.

Your average daily kWh used was **5.26% lower** than it was in your previous period.

Scan here to view your account online.

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

Amount Due: **\$833.73**

Payment Amount: \$ _____

632866057785
 Your account will be drafted on March 13, 2026



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

Account #: 211004654276
Statement Date: February 20, 2026
Charges Due: March 13, 2026

Meter Read

Meter Location: PO

Service Period: Jan 16, 2026 - Feb 16, 2026

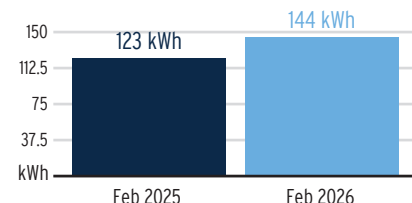
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000489694	02/16/2026	90,213	85,610	4,603 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	4,603 kWh @ \$0.09202/kWh	\$423.57
Fuel Charge	4,603 kWh @ \$0.03516/kWh	\$161.84
Storm Protection Charge	4,603 kWh @ \$0.00568/kWh	\$26.15
Clean Energy Transition Mechanism	4,603 kWh @ \$0.00418/kWh	\$19.24
Storm Surcharge	4,603 kWh @ \$0.02121/kWh	\$97.63
Florida Gross Receipt Tax		\$19.22
Electric Service Cost		\$768.77
State Tax		\$64.96
Total Electric Cost, Local Fees and Taxes		\$833.73

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$833.73

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 CDD
 12053 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: February 20, 2026

Amount Due: \$533.60

Due Date: March 13, 2026
Account #: 211004654458

DO NOT PAY. Your account will be drafted on March 13, 2026

Account Summary

Current Service Period: January 16, 2026 - February 16, 2026	
Previous Amount Due	\$512.99
Payment(s) Received Since Last Statement	-\$512.99
Current Month's Charges	\$533.60
Amount Due by March 13, 2026	\$533.60

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

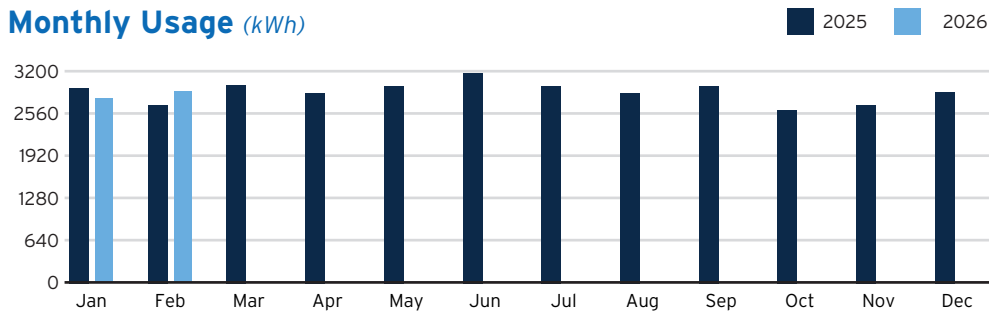
Your Energy Insight

Your average daily kWh used was **2.25% higher** than the same period last year.

Your average daily kWh used was **1.11% 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 #: 211004654458
Due Date: March 13, 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: \$533.60

Payment Amount: \$ _____

632866057786

Your account will be drafted on March 13, 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: February 20, 2026
Charges Due: March 13, 2026

Meter Read

Service Period: Jan 16, 2026 - Feb 16, 2026

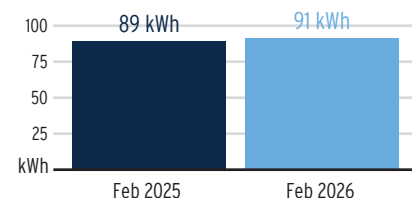
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	02/16/2026	6,811		3,913		2,898 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	2,898 kWh @ \$0.09202/kWh	\$266.67
Fuel Charge	2,898 kWh @ \$0.03516/kWh	\$101.89
Storm Protection Charge	2,898 kWh @ \$0.00568/kWh	\$16.46
Clean Energy Transition Mechanism	2,898 kWh @ \$0.00418/kWh	\$12.11
Storm Surcharge	2,898 kWh @ \$0.02121/kWh	\$61.47
Florida Gross Receipt Tax		\$12.30
Electric Service Cost		\$492.02
State Tax		\$41.58
Total Electric Cost, Local Fees and Taxes		\$533.60

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$533.60

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 PH1B
RIVERVIEW, FL 33579-0000

Statement Date: February 20, 2026

DO NOT PAY. Your account will be drafted on March 13, 2026


Account Summary

Current Service Period: January 16, 2026 - February 16, 2026	
Previous Amount Due	\$1,717.89
Payment(s) Received Since Last Statement	-\$1,717.89
Current Month's Charges	\$1,717.89
Amount Due by March 13, 2026	\$1,717.89

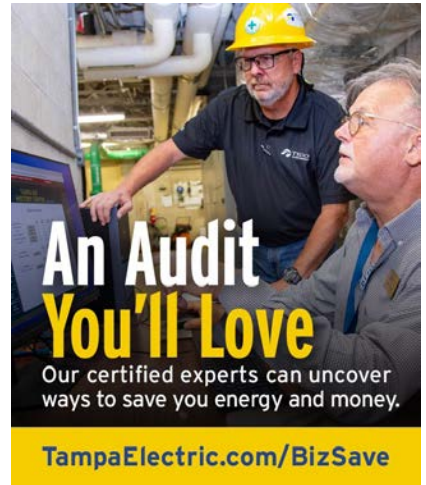
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Amount Due: \$1,717.89

Due Date: March 13, 2026
Account #: 211004654664



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 #: 211004654664
Due Date: March 13, 2026

Amount Due: \$1,717.89

Payment Amount: \$ _____

632866057787

Your account will be drafted on March 13, 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: February 20, 2026
Charges Due: March 13, 2026

Service Period: Jan 16, 2026 - Feb 16, 2026

Rate Schedule: Lighting Service

Charge Details

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

Important Messages


Quarterly Fuel Source Update


Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.


Total Current Month's Charges **\$1,717.89**


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
PRADERA PH 4
RIVERVIEW, FL 33579

Statement Date: February 17, 2026


Amount Due:	\$3,169.98
Due Date:	March 10, 2026
Account #:	211024076591

DO NOT PAY. Your account will be drafted on March 10, 2026

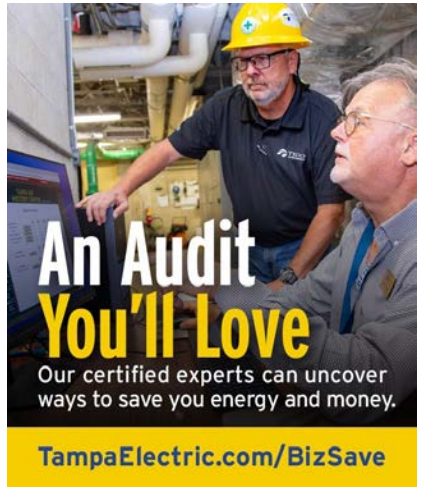
Account Summary

Current Service Period: January 14, 2026 - February 11, 2026	
Previous Amount Due	\$3,169.98
Payment(s) Received Since Last Statement	-\$3,169.98
Current Month's Charges	\$3,169.98
Amount Due by March 10, 2026	\$3,169.98

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 #: 211024076591
Due Date: March 10, 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:	\$3,169.98
Payment Amount:	\$ _____

679779418811

Your account will be drafted on March 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: February 17, 2026
Charges Due: March 10, 2026

Service Period: Jan 14, 2026 - Feb 11, 2026

Rate Schedule: Lighting Service

Charge Details

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

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

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
THE RESERVE @ PRADERA PH2
RIVERVIEW, FL 33579-0000

Statement Date: February 17, 2026


Amount Due:	\$2,511.78
Due Date:	March 10, 2026
Account #:	221006977807

DO NOT PAY. Your account will be drafted on March 10, 2026

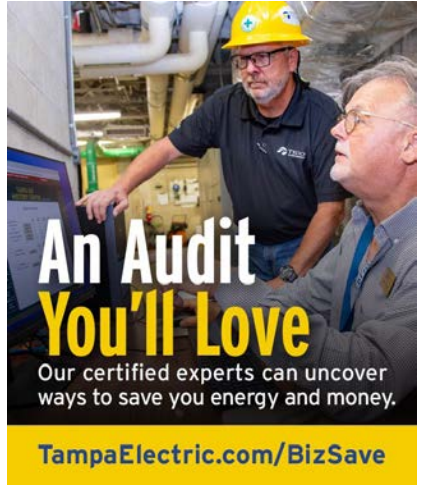
Account Summary

Current Service Period: January 14, 2026 - February 11, 2026	
Previous Amount Due	\$2,511.78
Payment(s) Received Since Last Statement	-\$2,511.78
Current Month's Charges	\$2,511.78
Amount Due by March 10, 2026	\$2,511.78

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 #: 221006977807
Due Date: March 10, 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:	\$2,511.78
Payment Amount:	\$ _____

661260949775

Your account will be drafted on March 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: February 17, 2026
Charges Due: March 10, 2026

Service Period: Jan 14, 2026 - Feb 11, 2026

Rate Schedule: Lighting Service

Charge Details

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

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

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
THE RESERVE @ PRADERA AMENITY
RIVERVIEW, FL 33579-0000

Statement Date: February 17, 2026


Amount Due:	\$509.40
Due Date:	March 10, 2026
Account #:	221006978904

DO NOT PAY. Your account will be drafted on March 10, 2026

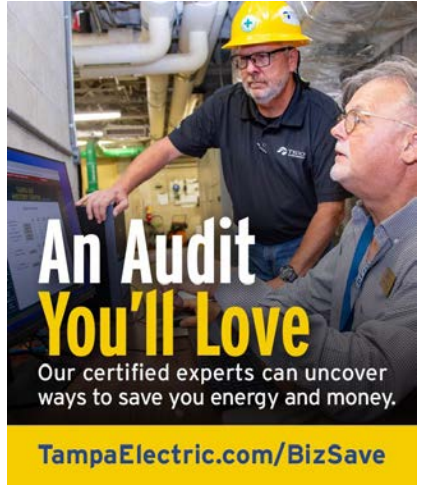
Account Summary

Current Service Period: January 14, 2026 - February 11, 2026	
Previous Amount Due	\$509.40
Payment(s) Received Since Last Statement	-\$509.40
Current Month's Charges	\$509.40
Amount Due by March 10, 2026	\$509.40

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



Scan here to view your account online.



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: March 10, 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:	\$509.40
Payment Amount:	\$ _____

661260949776

Your account will be drafted on March 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: February 17, 2026
Charges Due: March 10, 2026

Service Period: Jan 14, 2026 - Feb 11, 2026

Rate Schedule: Lighting Service

Charge Details

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


Important Messages


Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.


Total Current Month's Charges \$509.40


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:** 866-832-6249
- 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 PH3
RIVERVIEW, FL 33579-0000

Statement Date: February 17, 2026


Amount Due:	\$1,016.68
Due Date:	March 10, 2026
Account #:	221006978920

DO NOT PAY. Your account will be drafted on March 10, 2026

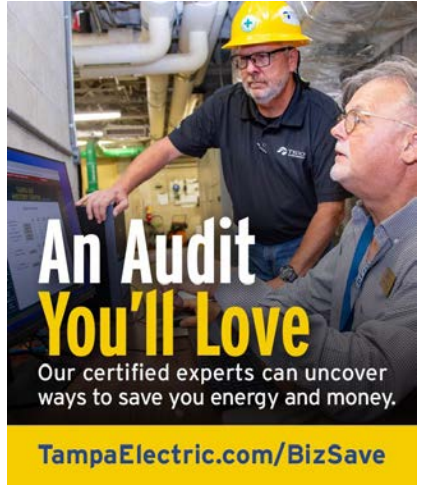
Account Summary

Current Service Period: January 14, 2026 - February 11, 2026	
Previous Amount Due	\$1,016.68
Payment(s) Received Since Last Statement	-\$1,016.68
Current Month's Charges	\$1,016.68
Amount Due by March 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.




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 #: 221006978920
Due Date: March 10, 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:	\$1,016.68
Payment Amount:	\$ _____

661260949777

Your account will be drafted on March 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: February 17, 2026
Charges Due: March 10, 2026

Service Period: Jan 14, 2026 - Feb 11, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



Electric Charges

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

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
THE RESERVE @ PRADERA PH2BLVD
RIVERVIEW, FL 33579-0000

Statement Date: February 17, 2026


Amount Due:	\$891.45
Due Date:	March 10, 2026
Account #:	221006978961

DO NOT PAY. Your account will be drafted on March 10, 2026

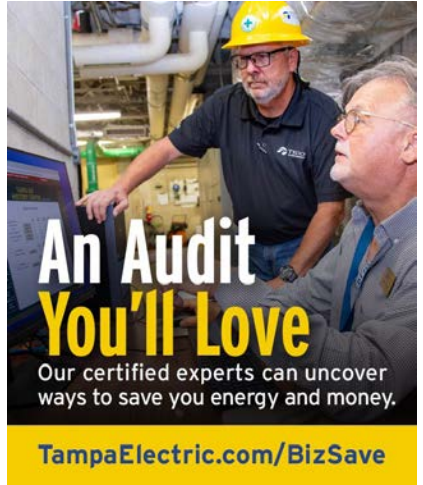
Account Summary

Current Service Period: January 14, 2026 - February 11, 2026	
Previous Amount Due	\$891.45
Payment(s) Received Since Last Statement	-\$891.45
Current Month's Charges	\$891.45
Amount Due by March 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.




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 #: 221006978961
Due Date: March 10, 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:	\$891.45
Payment Amount:	\$ _____

661260949778

Your account will be drafted on March 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: February 17, 2026
Charges Due: March 10, 2026

Service Period: Jan 14, 2026 - Feb 11, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



Electric Charges

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

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.: 8624
Terms: Due on receipt
Invoice date: 03/02/2026
Due date: 03/02/2026

#	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.