



Rizzetta & Company

# **Reserve at Pradera Community Development District**

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## **Board of Supervisors Regular Meeting July 24, 2025**

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

**[www.reserveatpraderacdd.org](http://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](http://www.reserveatpraderacdd.org)

<b>Board of Supervisors</b>	Maya Wyatt Jayson Caines Jason Newbold Kenny Belcher Lindsay Felix	Chairman Vice Chairman Asst. Secretary Asst. Secretary Asst. Secretary
<b>District Manager</b>	Stephanie DeLuna	Rizzetta & Company, Inc.
<b>District Attorney</b>	Scott Steady	Burr Forman, LLP
<b>District Engineer</b>	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

July 17, 2025

## FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, July 24, 2025, at 6:00 p.m.** at the office of **Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.**

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
  - A. Aquatics Services
    1. Presentation of the Sitex Waterway Inspection Reports..... Tab 1
    2. Presentation of Fountain Kings June Report.....Tab 2
  - B. Landscape Inspection Services
    1. Presentation of the Landscape Inspection Report..... Tab 3
  - C. District Counsel
  - D. District Engineer
  - E. District Manager
    1. Consideration of 2024-2025 Goals and Objectives Report
4. **BUSINESS ITEMS**
  - A. Discussion of On-Site Pool Employee/Security and Insurance..... Tab 4
  - B. Discussion of HOA
  - C. Consideration of Blitzen Holiday Lighting Proposal.....Tab 5
  - D. Acceptance of the 2024 Final Audit.....Tab 6
  - E. Public Hearing on Fiscal Year 2025-2026 Final Budget
    1. Consideration of Resolution 2025-06; Adopting  
Fiscal Year 2025-2026 Final Budget..... Tab 7
  - F. Public Hearing on Fiscal Year 2025-2026 Assessments
    1. Consideration of Resolution 2025-07; Levying O&M  
Assessments for Fiscal Year 2025-2026.....Tab 8
  - G. Consideration of Resolution 2025-08; Setting the  
Meeting Schedule for Fiscal Year 2025-2026.....Tab 9
5. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors  
Regular Meeting held on May 22, 2025.....Tab 10
  - B. Consideration of Operations and Maintenance Expenditures  
for May 2025.....Tab 11
  - C. Consideration of Financial Report for April 2025.....Tab 12
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

JUNE, 2025





# THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD  
RIVERVIEW, FL 33579  
14 PONDS



Google Earth

Image © 2022 Maxar Technologies



Prepared for: Stephany de Luna

Prepared By: Devon Craig

## SUMMARY:

We are still pretty drought ridden but fingers crossed we have some rain coming. Things to remember when rains start. Expect a temporary jump in blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water. Lastly there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant. These are a few things to be aware of but the rain is needed and welcome.

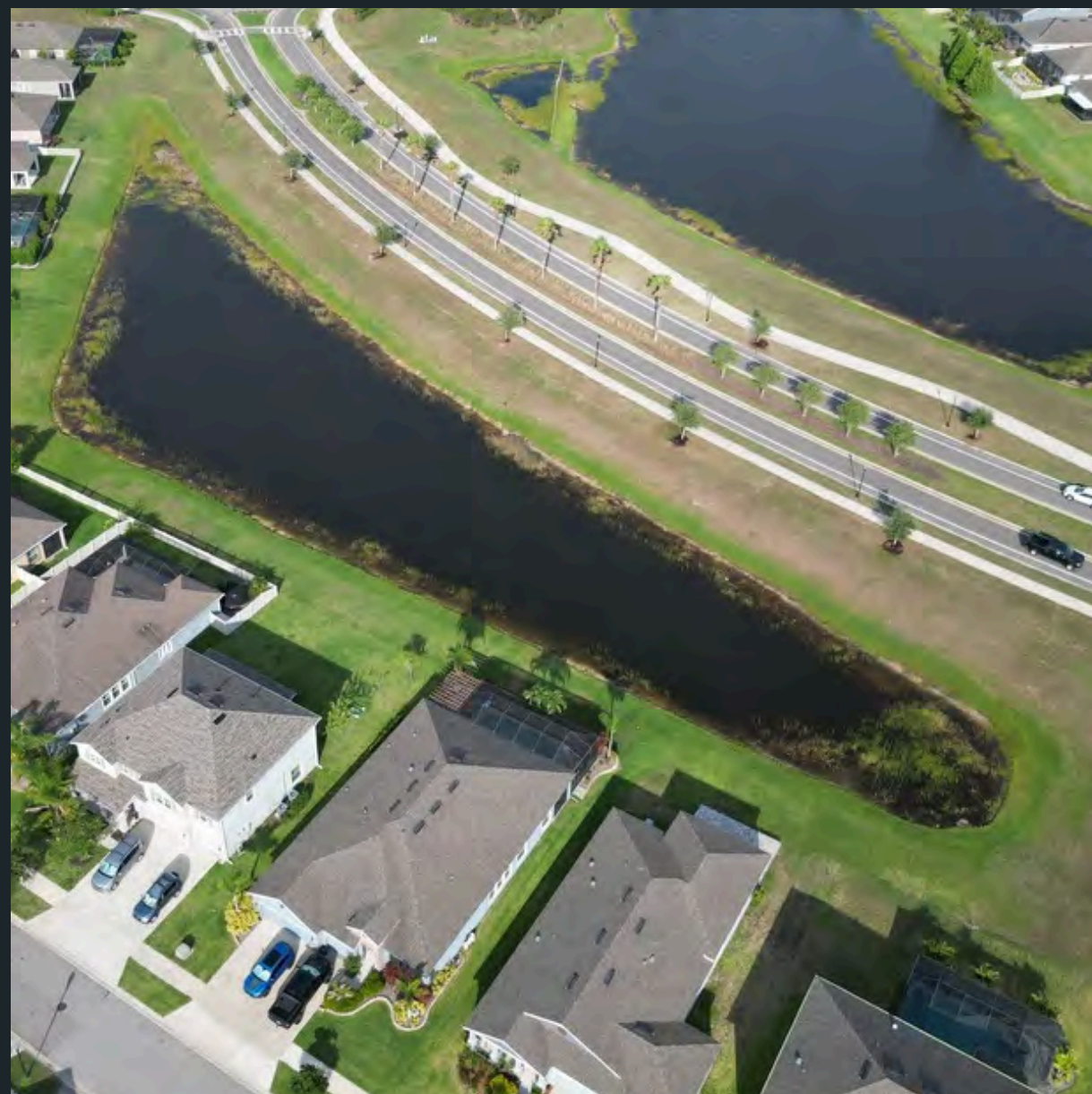




Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.





Pond #4 Treated for Algae and Shoreline vegetation.

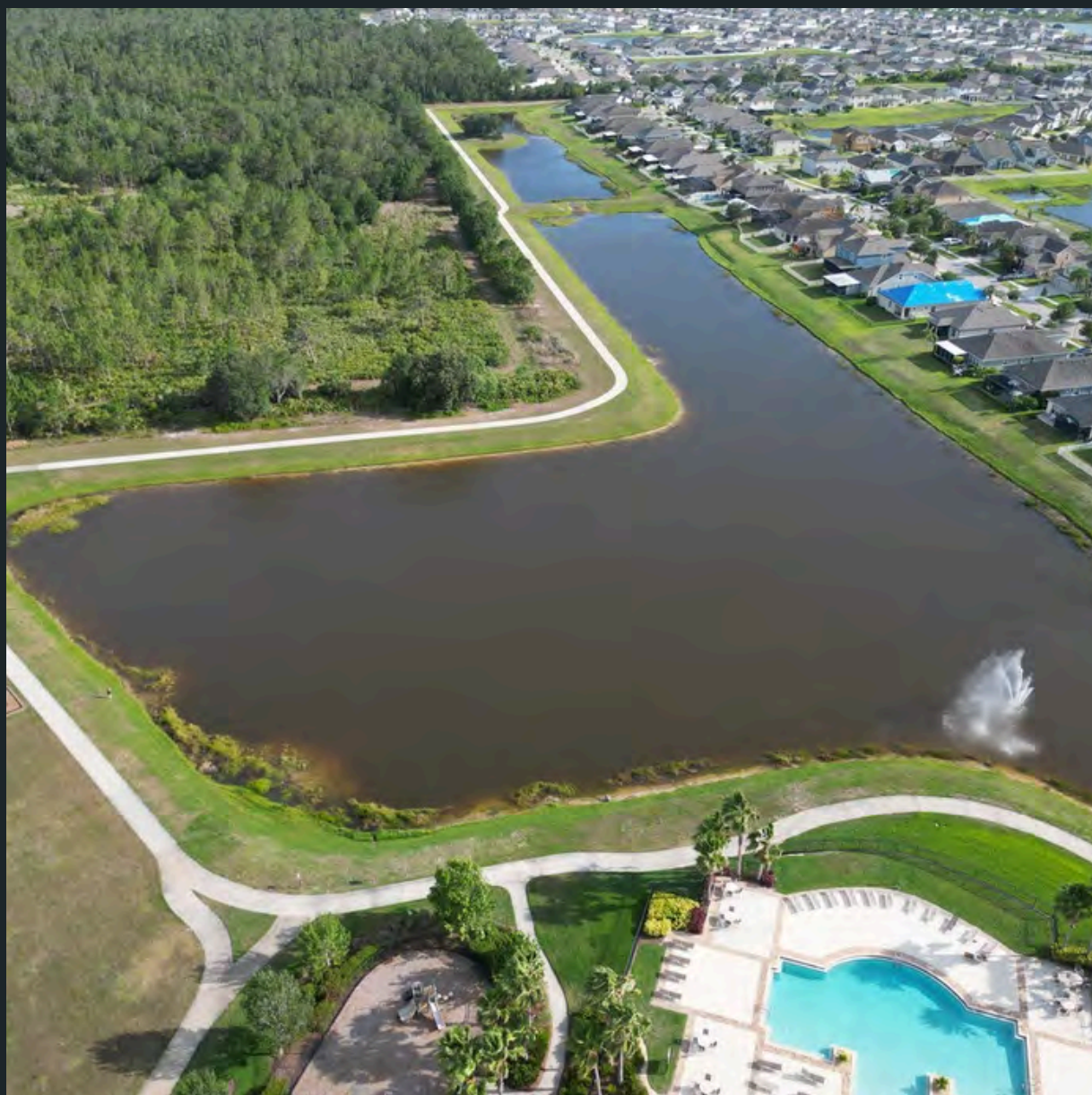


Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline vegetation.





Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for 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 Algae and Shoreline Vegetation.





Pond #14 Treated for Shoreline Vegetation.





# MONTHLY REPORT

JULY, 2025





# THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD  
RIVERVIEW, FL 33579  
14 PONDS



Google Earth

Image © 2022 Maxar Technologies



Prepared for: Stephany de Luna

Prepared By: Devon Craig

## SUMMARY:

Dog days of summer are here. Water temps will be as high as there going to get through the next 3 months. Algae blooms will be aggressively prevented or treated. Remember dissolved oxygen levels are really low and treatments sometimes are strategically done to prevent oxygen loss. As rainy season comes water levels will rise and carry nutrient loads with is. Inspections will be much more frequent.





Pond #1 Treated for Spike rush and Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.





Pond #4 Treated for Algae and  
Shoreline vegetation.



Pond #5 Treated for Algae and  
Shoreline Vegetation.



Pond #6 Treated for Algae and  
Shoreline vegetation.

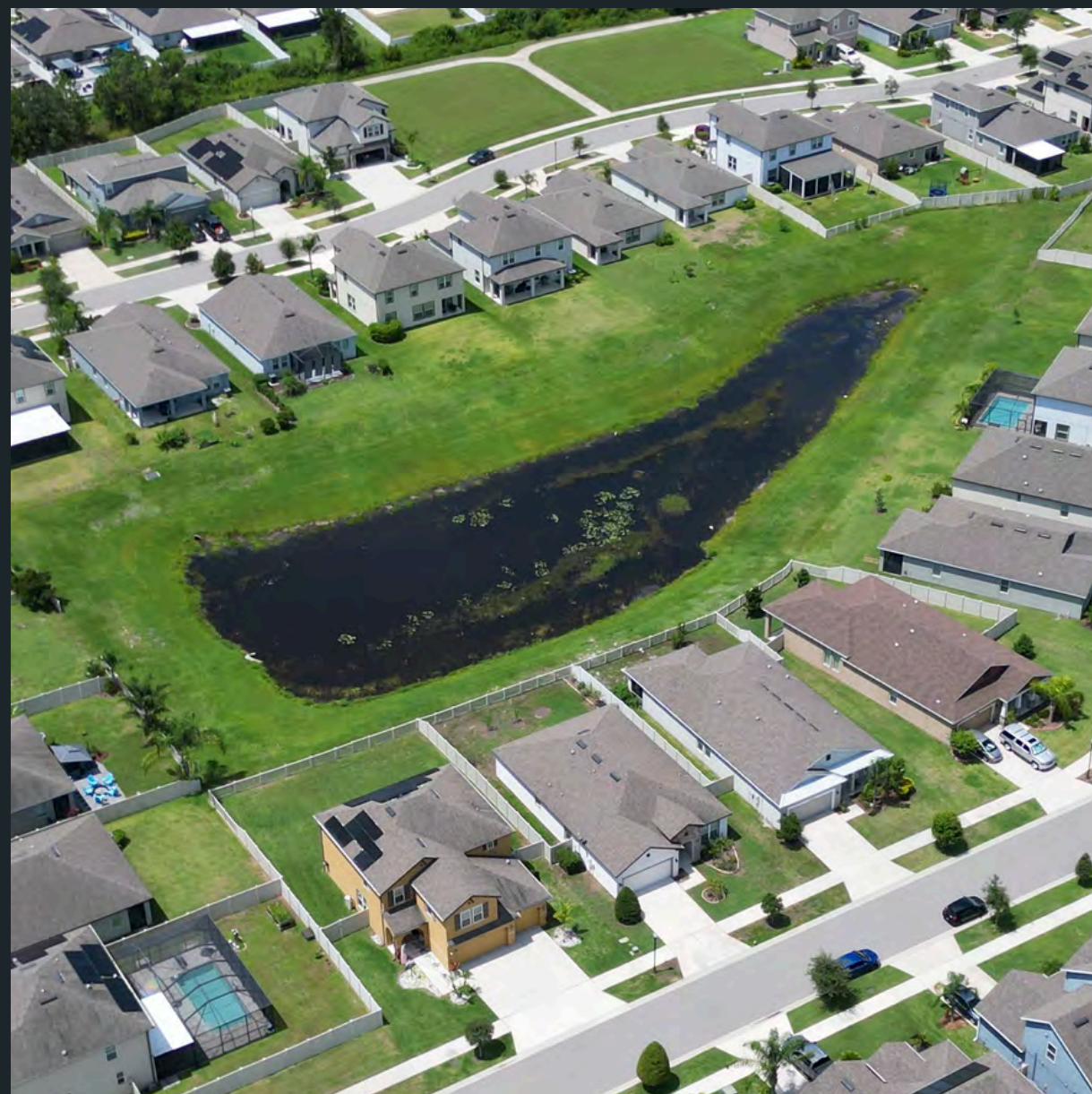




Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for 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 Algae and Shoreline Vegetation.

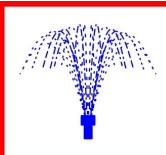




Pond #14 Treated for Shoreline Vegetation.



## Tab 2



After - North Side



After - South Side



Before - North Side



Soap Bottle - found in feature

## 6/08/2025 Water Feature Deep Clean:

We drained the water from the feature, deep cleaned and acid washed as needed, cleaned filters. The feature was then refilled and treated.

All ok at departure.

## Tab 3

# THE RESERVE AT PRADERA

## Landscape Inspection Report



July 16, 2025  
Rizzetta & Company  
John Fowler – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# Summary, Pradera Reserve Blvd., Quackgrass

## General Updates, Recent & Upcoming Maintenance Events

### ➤ Rainy season is here.

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 a

1. Noting still construction for the new stop light at the intersection of Pradera Reserve Blvd. and Balm Riverview Rd.
2. Noting the more recent annuals installed, that the Coleus has overtaken the Pentas. Can this be resolved? (Pic. 2)
3. Asking when the new Gold Mound will be installed and the median bullnose of Pradera Reserve Blvd. at Balm Riverview intersection.
4. Noting the new Bismark has replaced the dead one on the entrance median on Pradera Reserve Blvd. and is establishing nicely.
5. Remove Cogangrass growing up in the Ornamental Grasses in the median of Pradera Reserve Blvd. by the community amenities parking lot.
6. Noting the Oaks have been straightened and staked at the North and South intersection of Pradera Reserve Blvd. and Palmera Vista Dr.
7. Treat weeds in the Indian Hawthorn in the North roundabout on Pradera Reserve Blvd.
8. Remove sucker growth off the Crepe Myrtles in the bed with the Oaks monument on PRB.
9. Remove sucker growth off the trunks of the Bottle Brush trees at the Quack Grass roundabout bed. (Pic. 9)
10. Schedule a pruning event for the Gold Mound at the Quack Grass roundabout bed.
11. Continue to feed and improve the health of the Crepe Myrtle trees around Paw Park on Tetrafin and Palmera Vista Dr.





12. Treat weeds in the beds on PRB from Palmera Vista Dr. to Grassland Way.
13. Treat weeds and set a hard bed edge for the tree rings at the passive park on Bermuda Grass and Moss Grass Way.
14. Need to straighten a Magnolia on Bermuda Grass Way on the North end across from 13203 resident.
15. Noting a couple of the staking systems are down for trees along PRB and need to be reinstalled.
16. Schedule a pruning event for the Jasmine in the median of PRB from Grassland Way South to the large roundabout. Remove any growing up the Crepe Myrtles. (Pic. 16)

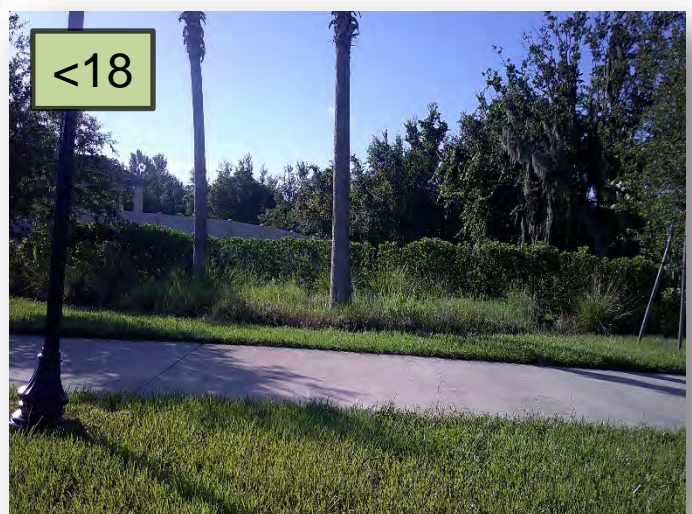


17. Treat weeds growing up in the Jasmine and shrubs at the South roundabout on PRB.
18. There are a lot of weeds in the Blue Daze in the beds at the intersections of Pradera Reserve Blvd. and Palmera Vista Dr. at the South end. Can these be controlled? (Pic. 18>)
19. There is a small washout on the berm of PRB South ROW near the South roundabout shared with Palmera Vista Dr. It is next to pond 6. Will need a few pieces of sod installed to rectify.

20. There are a couple Magnolias that need to be straightened in the roundabout with the model homes on Palmera Vista Dr.
21. Schedule a pruning event to even out the Wax Myrtles and to keep at a controllable maintenance height at the lift station on Palmera Vista Dr. (Pic. 21)



22. Remove sucker growth off the Bald Cypress trees behind the lift station on Palmera Vista Dr.
23. Treat the weeds in the bed at the roundabout on Green Chop.
24. Thin out and remove any dead fruiting structures in the Flax Lilies located next to the mailbox kiosk in the parking lot of the community amenities area.



25. Diagnose and treat the declining Ornamental Grasses behind the playground area. Cut back any dead or diseased material.  
(Pic. 25)





# Proposals

1. Pine Lake to provide a proposal to create a bed to hide the irrigation pumps on the corner of Pradera Reserve Blvd. and Palmera Vista Dr. Install 3 gallon species that will provide a screen as well as mulch needed to create the bed. (Pic. 1)



2. Pine Lake to provide a proposal to secure green screen to the aluminum fence inside the pool pumps to hide from the splash pad and the view from the pool. This will also include the gate door.





## Tab 4



# COMMERCIAL INSURANCE APPLICATION

## APPLICANT INFORMATION SECTION

DATE (MM/DD/YYYY)

06/27/2025

<b>AGENCY</b> Egis Insurance & Risk Advisors 250 International Parkway Suite 260 Lake Mary FL 32746		<b>CARRIER</b> FIA WC		<b>NAIC CODE</b>
		<b>COMPANY POLICY OR PROGRAM NAME</b>		<b>PROGRAM CODE</b>
		<b>POLICY NUMBER</b> RESERVVOLWC		
<b>CONTACT NAME:</b> Yvette Nunez		<b>UNDERWRITER</b>		<b>UNDERWRITER OFFICE</b>
<b>PHONE (A/C, No, Ext):</b> (888) 232-3971				
<b>FAX (A/C, No):</b>				
<b>E-MAIL ADDRESS:</b>				
<b>CODE:</b>		<b>SUBCODE:</b>		
<b>AGENCY CUSTOMER ID:</b> 00000560				
		<b>STATUS OF TRANSACTION</b>		<input checked="" type="checkbox"/> QUOTE <input type="checkbox"/> BOUND (Give Date and/or Attach Copy): <input type="checkbox"/> CHANGE <input type="checkbox"/> CANCEL
		<b>DATE</b> 06/27/2025		<b>TIME</b> 12:01 <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM
		<b>ISSUE POLICY</b>		<b>RENEW</b>

### LINES OF BUSINESS

INDICATE LINES OF BUSINESS	PREMIUM			PREMIUM			PREMIUM
BOILER & MACHINERY	\$			CYBER AND PRIVACY	\$		
BUSINESS AUTO	\$			FIDUCIARY LIABILITY	\$		
BUSINESS OWNERS	\$			GARAGE AND DEALERS	\$		
COMMERCIAL GENERAL LIABILITY	\$			LIQUOR LIABILITY	\$		
COMMERCIAL INLAND MARINE	\$			MOTOR CARRIER	\$		
COMMERCIAL PROPERTY	\$			TRUCKERS	\$		
CRIME	\$			UMBRELLA	\$		

### ATTACHMENTS

ACCOUNTS RECEIVABLE / VALUABLE PAPERS	GLASS AND SIGN SECTION	STATEMENT / SCHEDULE OF VALUES
ADDITIONAL INTEREST SCHEDULE	HOTEL / MOTEL SUPPLEMENT	STATE SUPPLEMENT (If applicable)
ADDITIONAL PREMISES INFORMATION SCHEDULE	INSTALLATION / BUILDERS RISK SECTION	VACANT BUILDING SUPPLEMENT
APARTMENT BUILDING SUPPLEMENT	INTERNATIONAL LIABILITY EXPOSURE SUPPLEMENT	VEHICLE SCHEDULE
CONDO ASSN BYLAWS (for D&O Coverage only)	INTERNATIONAL PROPERTY EXPOSURE SUPPLEMENT	
CONTRACTORS SUPPLEMENT	LOSS SUMMARY	
COVERAGES SCHEDULE	OPEN CARGO SECTION	
DEALERS SECTION	PREMIUM PAYMENT SUPPLEMENT	
DRIVER INFORMATION SCHEDULE	PROFESSIONAL LIABILITY SUPPLEMENT	
ELECTRONIC DATA PROCESSING SECTION	RESTAURANT / TAVERN SUPPLEMENT	

### POLICY INFORMATION

<b>PROPOSED EFF DATE</b> 06/27/2025	<b>PROPOSED EXP DATE</b> 10/01/2025	<b>BILLING PLAN</b> <input type="checkbox"/> DIRECT <input checked="" type="checkbox"/> AGENCY	<b>PAYMENT PLAN</b>	<b>METHOD OF PAYMENT</b>	<b>AUDIT</b>	<b>DEPOSIT</b> \$	<b>MINIMUM PREMIUM</b> \$	<b>POLICY PREMIUM</b> \$ 0.00
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### APPLICANT INFORMATION

<b>NAME (First Named Insured) AND MAILING ADDRESS (including ZIP+4)</b> Reserve at Pradera Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa FL 33614		<b>GL CODE</b>	<b>SIC</b>	<b>NAICS</b>	<b>FEIN OR SOC SEC #</b> 473367533
		<b>BUSINESS PHONE #:</b> (813)993-5571 x2772			
		<b>WEBSITE ADDRESS</b>			
<input type="checkbox"/> CORPORATION	<input type="checkbox"/> JOINT VENTURE	<input type="checkbox"/> NOT FOR PROFIT ORG	<input type="checkbox"/> SUBCHAPTER "S" CORPORATION		
<input type="checkbox"/> INDIVIDUAL	<input type="checkbox"/> LLC NO. OF MEMBERS AND MANAGERS: _____	<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> TRUST		
<b>NAME (Other Named Insured) AND MAILING ADDRESS (including ZIP+4)</b>		<b>GL CODE</b>	<b>SIC</b>	<b>NAICS</b>	<b>FEIN OR SOC SEC #</b>
		<b>BUSINESS PHONE #:</b>			
		<b>WEBSITE ADDRESS</b>			
<input type="checkbox"/> CORPORATION	<input type="checkbox"/> JOINT VENTURE	<input type="checkbox"/> NOT FOR PROFIT ORG	<input type="checkbox"/> SUBCHAPTER "S" CORPORATION		
<input type="checkbox"/> INDIVIDUAL	<input type="checkbox"/> LLC NO. OF MEMBERS AND MANAGERS: _____	<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> TRUST		
<b>NAME (Other Named Insured) AND MAILING ADDRESS (including ZIP+4)</b>		<b>GL CODE</b>	<b>SIC</b>	<b>NAICS</b>	<b>FEIN OR SOC SEC #</b>
		<b>BUSINESS PHONE #:</b>			
		<b>WEBSITE ADDRESS</b>			
<input type="checkbox"/> CORPORATION	<input type="checkbox"/> JOINT VENTURE	<input type="checkbox"/> NOT FOR PROFIT ORG	<input type="checkbox"/> SUBCHAPTER "S" CORPORATION		
<input type="checkbox"/> INDIVIDUAL	<input type="checkbox"/> LLC NO. OF MEMBERS AND MANAGERS: _____	<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> TRUST		

## CONTACT INFORMATION

AGENCY CUSTOMER ID: 00000560

CONTACT TYPE: Accounting Records		CONTACT TYPE: Inspection	
CONTACT NAME: Matthew Huber		CONTACT NAME: Matthew Huber	
PRIMARY PHONE # <input type="checkbox"/> HOME <input checked="" type="checkbox"/> BUS <input type="checkbox"/> CELL (813) 933-5571 2772	SECONDARY PHONE # <input type="checkbox"/> HOME <input type="checkbox"/> BUS <input type="checkbox"/> CELL	PRIMARY PHONE # <input type="checkbox"/> HOME <input checked="" type="checkbox"/> BUS <input type="checkbox"/> CELL (813) 933-5571 2772	SECONDARY PHONE # <input type="checkbox"/> HOME <input type="checkbox"/> BUS <input type="checkbox"/> CELL
PRIMARY E-MAIL ADDRESS: mhuber@rizzetta.com		PRIMARY E-MAIL ADDRESS: mhuber@rizzetta.com	
SECONDARY E-MAIL ADDRESS:		SECONDARY E-MAIL ADDRESS:	

## PREMISES INFORMATION (Attach ACORD 823 for Additional Premises)

LOC # 1	STREET 12051 Pradera Reserve Blvd	CITY LIMITS <input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	INTEREST <input type="checkbox"/> OWNER <input type="checkbox"/> TENANT	# FULL TIME EMPL	ANNUAL REVENUES: \$
BLD #	CITY: Riverview STATE: FL COUNTY: ZIP: 33579			# PART TIME EMPL	OCCUPIED AREA: SQ FT
DESCRIPTION OF OPERATIONS:					OPEN TO PUBLIC AREA: SQ FT
					TOTAL BUILDING AREA: SQ FT
					ANY AREA LEASED TO OTHERS? Y / N

LOC #	STREET	CITY LIMITS <input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	INTEREST <input type="checkbox"/> OWNER <input type="checkbox"/> TENANT	# FULL TIME EMPL	ANNUAL REVENUES: \$
BLD #	CITY: STATE: ZIP:			# PART TIME EMPL	OCCUPIED AREA: SQ FT
DESCRIPTION OF OPERATIONS:					OPEN TO PUBLIC AREA: SQ FT
					TOTAL BUILDING AREA: SQ FT
					ANY AREA LEASED TO OTHERS? Y / N

LOC #	STREET	CITY LIMITS <input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	INTEREST <input type="checkbox"/> OWNER <input type="checkbox"/> TENANT	# FULL TIME EMPL	ANNUAL REVENUES: \$
BLD #	CITY: STATE: ZIP:			# PART TIME EMPL	OCCUPIED AREA: SQ FT
DESCRIPTION OF OPERATIONS:					OPEN TO PUBLIC AREA: SQ FT
					TOTAL BUILDING AREA: SQ FT
					ANY AREA LEASED TO OTHERS? Y / N

LOC #	STREET	CITY LIMITS <input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	INTEREST <input type="checkbox"/> OWNER <input type="checkbox"/> TENANT	# FULL TIME EMPL	ANNUAL REVENUES: \$
BLD #	CITY: STATE: ZIP:			# PART TIME EMPL	OCCUPIED AREA: SQ FT
DESCRIPTION OF OPERATIONS:					OPEN TO PUBLIC AREA: SQ FT
					TOTAL BUILDING AREA: SQ FT
					ANY AREA LEASED TO OTHERS? Y / N

## NATURE OF BUSINESS

<input type="checkbox"/> APARTMENTS	<input type="checkbox"/> CONTRACTOR	<input type="checkbox"/> MANUFACTURING	<input type="checkbox"/> RESTAURANT	<input type="checkbox"/> SERVICE	DATE BUSINESS STARTED (MM/DD/YYYY)
<input type="checkbox"/> CONDOMINIUMS	<input type="checkbox"/> INSTITUTIONAL	<input type="checkbox"/> OFFICE	<input type="checkbox"/> RETAIL	<input type="checkbox"/> WHOLESALE	

## DESCRIPTION OF PRIMARY OPERATIONS

CDD

RETAIL STORES OR SERVICE OPERATIONS % OF TOTAL SALES:	INSTALLATION, SERVICE OR REPAIR WORK %	OFF PREMISES INSTALLATION, SERVICE OR REPAIR WORK %
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## DESCRIPTION OF OPERATIONS OF OTHER NAMED INSUREDS

## ADDITIONAL INTEREST (Not all fields apply to all scenarios - provide only the necessary data) Attach ACORD 45 for more Additional Interests

INTEREST	NAME AND ADDRESS RANK: _____	EVIDENCE: _____	CERTIFICATE _____	POLICY _____	SEND BILL _____	INTEREST IN ITEM NUMBER	
<input type="checkbox"/> ADDITIONAL INSURED <input type="checkbox"/> BREACH OF WARRANTY <input type="checkbox"/> CO-OWNER <input type="checkbox"/> EMPLOYEE AS LESSOR <input type="checkbox"/> LEASEBACK OWNER <input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LIENHOLDER <input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE <input type="checkbox"/> OWNER <input type="checkbox"/> REGISTRANT <input type="checkbox"/> TRUSTEE					LOCATION:	BUILDING:
						VEHICLE:	BOAT:
						AIRPORT:	AIRCRAFT:
						ITEM CLASS:	ITEM:
						ITEM DESCRIPTION	
REASON FOR INTEREST:		REFERENCE / LOAN #:	INTEREST END DATE:				
		LIEN AMOUNT:	PHONE (A/C, No, Ext):			FAX (A/C, No):	
		E-MAIL ADDRESS:					

**GENERAL INFORMATION**

EXPLAIN ALL "YES" RESPONSES				Y / N
1a. IS THE APPLICANT A SUBSIDIARY OF ANOTHER ENTITY ?				N
PARENT COMPANY NAME		RELATIONSHIP DESCRIPTION	% OWNED	
1b. DOES THE APPLICANT HAVE ANY SUBSIDIARIES?				N
SUBSIDIARY COMPANY NAME		RELATIONSHIP DESCRIPTION	% OWNED	
2. IS A FORMAL SAFETY PROGRAM IN OPERATION?				
<input type="checkbox"/>	SAFETY MANUAL	<input type="checkbox"/>	SAFETY POSITION	<input type="checkbox"/>
<input type="checkbox"/>	MONTHLY MEETINGS	<input type="checkbox"/>	OSHA	<input type="checkbox"/>
3. ANY EXPOSURE TO FLAMMABLES, EXPLOSIVES, CHEMICALS?				N
4. ANY OTHER INSURANCE WITH THIS COMPANY? (List policy numbers)				N
LINE OF BUSINESS	POLICY NUMBER	LINE OF BUSINESS	POLICY NUMBER	
CPKGE	100124253			
5. ANY POLICY OR COVERAGE DECLINED, CANCELLED OR NON-RENEWED DURING THE PRIOR THREE (3) YEARS FOR ANY PREMISES OR OPERATIONS? (Missouri Applicants - Do not answer this question)				N
<input type="checkbox"/>	NON-PAYMENT	<input type="checkbox"/>	AGENT NO LONGER REPRESENTS CARRIER	<input type="checkbox"/>
<input type="checkbox"/>	NON-RENEWAL	<input type="checkbox"/>	UNDERWRITING	<input type="checkbox"/>
CONDITION CORRECTED (Describe):				
6. ANY PAST LOSSES OR CLAIMS RELATING TO SEXUAL ABUSE OR MOLESTATION ALLEGATIONS, DISCRIMINATION OR NEGLIGENT HIRING?				N
7. DURING THE LAST FIVE YEARS (TEN IN RI), HAS ANY APPLICANT BEEN INDICTED FOR OR CONVICTED OF ANY DEGREE OF THE CRIME OF FRAUD, BRIBERY, ARSON OR ANY OTHER ARSON-RELATED CRIME IN CONNECTION WITH THIS OR ANY OTHER PROPERTY? (In RI, this question must be answered by any applicant for property insurance. Failure to disclose the existence of an arson conviction is a misdemeanor punishable by a sentence of up to one year of imprisonment).				N
8. ANY UNCORRECTED FIRE AND/OR SAFETY CODE VIOLATIONS?				N
OCCUR DATE	EXPLANATION	RESOLUTION	RESOLVE DATE	
9. HAS APPLICANT HAD A FORECLOSURE, REPOSSESSION, BANKRUPTCY OR FILED FOR BANKRUPTCY DURING THE LAST FIVE (5) YEARS?				N
OCCUR DATE	EXPLANATION	RESOLUTION	RESOLVE DATE	
10. HAS APPLICANT HAD A JUDGEMENT OR LIEN DURING THE LAST FIVE (5) YEARS?				N
OCCUR DATE	EXPLANATION	RESOLUTION	RESOLVE DATE	
11. HAS BUSINESS BEEN PLACED IN A TRUST? NAME OF TRUST:				N
12. ANY FOREIGN OPERATIONS, FOREIGN PRODUCTS DISTRIBUTED IN USA, OR US PRODUCTS SOLD / DISTRIBUTED IN FOREIGN COUNTRIES? (If "YES", attach ACORD 815 for Liability Exposure and/or ACORD 816 for Property Exposure)				N
13. DOES APPLICANT HAVE OTHER BUSINESS VENTURES FOR WHICH COVERAGE IS NOT REQUESTED?				N
14. DOES APPLICANT OWN / LEASE / OPERATE ANY DRONES? (If "YES", describe use)				N
15. DOES APPLICANT HIRE OTHERS TO OPERATE DRONES? (If "YES", describe use)				N

**REMARKS / PROCESSING INSTRUCTIONS (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)****PRIOR CARRIER INFORMATION**

YEAR	CATEGORY	GENERAL LIABILITY	AUTOMOBILE	PROPERTY	OTHER:
	CARRIER				
	POLICY NUMBER				
	PREMIUM	\$	\$	\$	\$
	EFFECTIVE DATE				
	EXPIRATION DATE				

## PRIOR CARRIER INFORMATION (continued)

AGENCY CUSTOMER ID: 00000560

YEAR	CATEGORY	GENERAL LIABILITY	AUTOMOBILE	PROPERTY	OTHER:
	CARRIER				
	POLICY NUMBER				
	PREMIUM	\$	\$	\$	\$
	EFFECTIVE DATE				
	EXPIRATION DATE				
	CARRIER				
	POLICY NUMBER				
	PREMIUM	\$	\$	\$	\$
	EFFECTIVE DATE				
	EXPIRATION DATE				

LOSS HISTORY ☒ Check if none (Attach Loss Summary for Additional Loss Information)

ENTER ALL CLAIMS OR LOSSES (REGARDLESS OF FAULT AND WHETHER OR NOT INSURED) OR OCCURRENCES THAT MAY GIVE RISE TO CLAIMS FOR THE LAST \_\_\_\_ YEARS

TOTAL LOSSES: \$

DATE OF OCCURRENCE	LINE	TYPE / DESCRIPTION OF OCCURRENCE OR CLAIM	DATE OF CLAIM	AMOUNT PAID	AMOUNT RESERVED	SUBROGATION Y / N	CLAIM OPEN Y / N

## SIGNATURE

Copy of the Notice of Information Practices (Privacy) has been given to the applicant. (Not required in all states, contact your agent or broker for your state's requirements.)

PERSONAL INFORMATION ABOUT YOU, INCLUDING INFORMATION FROM A CREDIT OR OTHER INVESTIGATIVE REPORT, MAY BE COLLECTED FROM PERSONS OTHER THAN YOU IN CONNECTION WITH THIS APPLICATION FOR INSURANCE AND SUBSEQUENT AMENDMENTS AND RENEWALS. SUCH INFORMATION AS WELL AS OTHER PERSONAL AND PRIVILEGED INFORMATION COLLECTED BY US OR OUR AGENTS MAY IN CERTAIN CIRCUMSTANCES BE DISCLOSED TO THIRD PARTIES WITHOUT YOUR AUTHORIZATION. CREDIT SCORING INFORMATION MAY BE USED TO HELP DETERMINE EITHER YOUR ELIGIBILITY FOR INSURANCE OR THE PREMIUM YOU WILL BE CHARGED. WE MAY USE A THIRD PARTY IN CONNECTION WITH THE DEVELOPMENT OF YOUR SCORE. YOU MAY HAVE THE RIGHT TO REVIEW YOUR PERSONAL INFORMATION IN OUR FILES AND REQUEST CORRECTION OF ANY INACCURACIES. YOU MAY ALSO HAVE THE RIGHT TO REQUEST IN WRITING THAT WE CONSIDER EXTRAORDINARY LIFE CIRCUMSTANCES IN CONNECTION WITH THE DEVELOPMENT OF YOUR CREDIT SCORE. THESE RIGHTS MAY BE LIMITED IN SOME STATES. PLEASE CONTACT YOUR AGENT OR BROKER TO LEARN HOW THESE RIGHTS MAY APPLY IN YOUR STATE OR FOR INSTRUCTIONS ON HOW TO SUBMIT A REQUEST TO US FOR A MORE DETAILED DESCRIPTION OF YOUR RIGHTS AND OUR PRACTICES REGARDING PERSONAL INFORMATION.

(Not applicable in AZ, CA, DE, KS, MA, MN, ND, NY, OR, VA, or WV. Specific ACORD 38s are available for applicants in these states.)

(Applicant's Initials): \_\_\_\_\_

**Applicable in AL, AR, DC, LA, MD, NM, RI and WV:** Any person who knowingly (or willfully)\* presents a false or fraudulent claim for payment of a loss or benefit or knowingly (or willfully)\* presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison. \*Applies in MD Only.

**Applicable in CO:** It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

**Applicable in FL and OK:** Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony (of the third degree)\*. \*Applies in FL Only.

**Applicable in KS:** Any person who, knowingly and with intent to defraud, presents, causes to be presented or prepares with knowledge or belief that it will be presented to or by an insurer, purported insurer, broker or any agent thereof, any written statement as part of, or in support of, an application for the issuance of, or the rating of an insurance policy for personal or commercial insurance, or a claim for payment or other benefit pursuant to an insurance policy for commercial or personal insurance which such person knows to contain materially false information concerning any fact material thereto; or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act.

**Applicable in KY, NY, OH and PA:** Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties (not to exceed five thousand dollars and the stated value of the claim for each such violation)\*. \*Applies in NY Only.

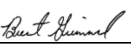
**Applicable in ME, TN, VA and WA:** It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties (may)\* include imprisonment, fines and denial of insurance benefits. \*Applies in ME Only.

**Applicable in NJ:** Any person who includes any false or misleading information on an application for an insurance policy is subject to criminal and civil penalties.

**Applicable in OR:** Any person who knowingly and with intent to defraud or solicit another to defraud the insurer by submitting an application containing a false statement as to any material fact may be violating state law.

**Applicable in PR:** Any person who knowingly and with the intention of defrauding presents false information in an insurance application, or presents, helps, or causes the presentation of a fraudulent claim for the payment of a loss or any other benefit, or presents more than one claim for the same damage or loss, shall incur a felony and, upon conviction, shall be sanctioned for each violation by a fine of not less than five thousand dollars (\$5,000) and not more than ten thousand dollars (\$10,000), or a fixed term of imprisonment for three (3) years, or both penalties. Should aggravating circumstances [be] present, the penalty thus established may be increased to a maximum of five (5) years, if extenuating circumstances are present, it may be reduced to a minimum of two (2) years.

THE UNDERSIGNED IS AN AUTHORIZED REPRESENTATIVE OF THE APPLICANT AND REPRESENTS THAT REASONABLE INQUIRY HAS BEEN MADE TO OBTAIN THE ANSWERS TO QUESTIONS ON THIS APPLICATION. HE/SHE REPRESENTS THAT THE ANSWERS ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE.

PRODUCER'S SIGNATURE 	PRODUCER'S NAME (Please Print) Brent Grimm	STATE PRODUCER LICENSE NO (Required in Florida)
APPLICANT'S SIGNATURE	DATE	NATIONAL PRODUCER NUMBER

PRODUCER	PHONE (A/C, No, Ext): (888) 232-3971 FAX (A/C, No):	COMPANY FIA WC	UNDERWRITER
Egis Insurance & Risk Advisors 250 International Parkway Suite 260 Lake Mary FL 32746	APPLICANT NAME - INCLUDE ALL SUBSIDIARIES & DBA'S TO BE INCLUDED IN COVERAGE, ALONG WITH THEIR FEIN Reserve at Pradera Community Development District		
MAILING ADDRESS (INCLUDING ZIP CODE) - INCLUDE PRINCIPAL PHYSICAL LOCATION AND ALL INSURED ENTITIES c/o Rizzetta & Company Tampa FL 33614		CHECK HERE IF LIST OF ADDITIONAL LOCATIONS ATTACHED 3434 Colwell Ave, Suite 200 FL 33614	
LICENSE #:	YRS IN BUS	SIC CODE	INDIVIDUAL CORPORATION OTHER:
CODE:	SUB CODE:	PARTNERSHIP	SUBCHAPTER "S" CORP
AGENCY CUSTOMER ID 00000560	FEDERAL EMPLOYER ID NUMBER 473367533	NCCI ID NUMBER	OTHER RATING BUREAU ID NUMBER

## STATUS OF SUBMISSION

## BILLING / AUDIT INFORMATION

<input checked="" type="checkbox"/> QUOTE	<input type="checkbox"/> ISSUE POLICY	BILLING PLAN <input checked="" type="checkbox"/> AGENCY BILL <input type="checkbox"/> DIRECT BILL	PAYMENT PLAN ANNUAL SEMI-ANNUAL QUARTERLY % DOWN:	PREM FINANCED OTHER:	AUDIT AT EXPIRATION SEMI-ANNUAL QUARTERLY	MONTHLY OTHER:
---	---------------------------------------	---	---	-------------------------	--	-------------------

## LOCATIONS - LIST ALL PHYSICAL LOCATIONS, INCLUDING OTHER STATES, WHETHER COVERAGE IS REQUESTED OR NOT. IF APPLICANT IS A PROFESSIONAL EMPLOYER ORGANIZATION (PEO) / EMPLOYEE LEASING COMPANY, LIST ALL CLIENT COMPANIES AND THEIR LOCATIONS

#	STREET, CITY, COUNTY, STATE, ZIP CODE
1	12051 Pradera Reserve Blvd Riverview FL 33579

## POLICY INFORMATION

PROPOSED EFF DATE 06/27/2025	PROPOSED EXP DATE 10/01/2025	NORMAL ANNIVERSARY RATING DATE	PARTICIPATING NON-PARTICIPATING	RETRO PLAN
PART 1 - WORKERS COMPENSATION (States) FL	PART 2 - EMPLOYER'S LIABILITY \$ 1,000,000 EACH ACCIDENT \$ 1,000,000 DISEASE - POLICY LIMIT \$ 1,000,000 DISEASE - EACH EMPLOYEE	PART 3 - OTHER STATES INS	DEDUCTIBLE COINSURANCE LIMIT	OTHER COVERAGES U.S.L. & H. VOLUNTARY COMPENSATION
DIVIDEND PLAN / SAFETY GROUP	ADDITIONAL COMPANY INFORMATION			

## RATING INFORMATION

## CHECK HERE IF LIST OF ADDITIONAL CLASS CODES ATTACHED

LOC	CLASS CODE	COMPANY USE	CATEGORIES, DUTIES, CLASSIFICATIONS	# OF EM-PLOYEES	ACTUAL REMUNERATION PAST 12 MONTHS	ESTIMATED REMUNERATION FOR NEXT POLICY PERIOD	RATE	ESTIMATED ANNUAL PREMIUM
1	7720		Volunteer Coverage - Property Management			52,000		\$1,800.00

## SPECIFY ADDITIONAL COVERAGES / ENDORSEMENTS

	FACTOR	FACTORED PREMIUM
	TOTAL	\$ 0.00
		\$
		\$
	EXPERIENCE MODIFICATION	\$
	MODIFIED PREMIUM	\$
	PREMIUM DISCOUNT	\$
	EXPENSE CONSTANT	N/A \$ 160.00
	TOTAL ESTIMATED ANNUAL PREMIUM	\$
	MINIMUM PREMIUM	DEPOSIT PREMIUM \$

**INDIVIDUALS INCLUDED / EXCLUDED**

PARTNERS, OFFICERS, OWNERS TO BE INCLUDED OR EXCLUDED. (REMUNERATION TO BE INCLUDED MUST BE PART OF RATING INFORMATION SECTION.) ATTACH LIST OF ADDITIONS/EXEMPTIONS, IF ANY. PROVIDE COPIES OF EVIDENCE OF EXCLUSIONS/INCLUSIONS. DISCLOSURES OF THE SOCIAL SECURITY NUMBERS IS VOLUNTARY. AS AN ALTERNATIVE, ATTACH A COPY OF EXEMPTION OR INCLUSION FORM FILED WITH THE STATE OF FLORIDA.

#	NAME	DATE OF BIRTH	SOCIAL SECURITY #	TITLE / RELATIONSHIP	OWNR- SHP %	DUTIES	INC / EXC	CLASS CODE	REMUNERATION
1									
2									
3									

**PRIOR CARRIER INFORMATION / LOSS HISTORY**

PROVIDE INFORMATION FOR THE PAST 5 YEARS AND USE THE REMARKS SECTION FOR LOSS DETAILS							LOSS RUN ATTACHED		
YEAR	CARRIER & POLICY NUMBER	ACTUAL/AUDITED PREMIUM	MOD	# CLAIMS	AMOUNT PAID	RESERVE			
	CO:								
	POL #:								
	CO:								
	POL #:								
	CO:								
	POL #:								
	CO:								
	POL #:								
	CO:								
	POL #:								
	CO:								
	POL #:								

**NATURE OF BUSINESS / DESCRIPTION OF OPERATIONS**

GIVE COMMENTS AND DESCRIPTIONS OF ALL BUSINESSES, OPERATIONS AND PRODUCTS (INCLUDING OTHER STATES): MANUFACTURING - RAW MATERIALS, PROCESSES, PRODUCT, EQUIPMENT; CONTRACTOR - TYPE OF WORK, SUB-CONTRACTS; MERCANTILE - MERCHANDISE, CUSTOMERS, DELIVERIES; SERVICE - TYPE, LOCATION; FARM - ACREAGE, ANIMALS, MACHINERY, SUB-CONTRACTS. IF CONTRACTOR, PROVIDE LICENSE NUMBER.

☐ PROFESSIONAL EMPLOYER ORGANIZATION (PEO) / EMPLOYEE LEASING COMPANY ☐ TEMPORARY EMPLOYMENT SERVICE

CDD

**EMPLOYEES - ATTACH A LIST OF ADDITIONAL EMPLOYEE NAMES**

NAME	CLASS CODE	SOCIAL SECURITY #	NAME	CLASS CODE	SOCIAL SECURITY #

ATTACH THE LAST FOUR (4) EMPLOYERS QUARTERLY REPORTS OR IRS FORM 941. PLEASE EXPLAIN IF THE EMPLOYERS QUARTERLY REPORTS OR 941 IS NOT AVAILABLE. DISCLOSURE OF THE SOCIAL SECURITY NUMBERS IS VOLUNTARY. AS AN ALTERNATIVE, THE LATEST EMPLOYERS QUARTERLY REPORT WITH CLASS CODES ADDED CAN BE USED IN LIEU OF A SEPARATE LISTING OF EMPLOYEE NAMES, SOCIAL SECURITY NUMBER AND CLASS CODE. ANY EMPLOYEES NOT ON THE EMPLOYERS QUARTERLY REPORT SHOULD BE SHOWN SEPARATELY.

**GENERAL INFORMATION**

EXPLAIN ALL "YES" RESPONSES	YES	NO	EXPLAIN ALL "YES" RESPONSES	YES	NO
1. DOES APPLICANT OWN, OPERATE OR LEASE AIRCRAFT / WATERCRAFT?		✗	16. ARE PHYSICALS REQUIRED AFTER OFFERS OF EMPLOYMENT ARE MADE?		✗
2. DO / HAVE PAST, PRESENT OR DISCONTINUED OPERATIONS INVOLVE(D) STORING, TREATING, DISCHARGING, APPLYING, DISPOSING, OR TRANSPORTING OF HAZARDOUS MATERIAL? (e.g. landfills, wastes, fuel tanks, etc)		✗	17. ANY OTHER INSURANCE WITH THIS INSURER?	✗	
			18. ANY PRIOR COVERAGE DECLINED / CANCELLED / NON-RENEWED (Last 3 years)?		✗
3. ANY WORK PERFORMED UNDERGROUND OR ABOVE 15 FEET?		✗	19. ARE EMPLOYEE HEALTH PLANS PROVIDED?		✗
4. ANY WORK PERFORMED ON BARGES, VESSELS, DOCKS, BRIDGE OVER WATER?		✗	20. IS THERE A LABOR INTERCHANGE WITH ANY OTHER BUSINESS / SUBSIDIARY?		✗
5. IS APPLICANT ENGAGED IN ANY OTHER TYPE OF BUSINESS?		✗	21. DO YOU LEASE EMPLOYEES TO OR FROM OTHER EMPLOYERS?		✗
6. ARE SUB-CONTRACTORS AND/OR INDEPENDENT CONTRACTORS USED?		✗	22. DO ANY EMPLOYEES PREDOMINANTLY WORK AT HOME?		✗
7. ANY WORK SUBLET WITHOUT CERTIFICATES OF INS.?		✗	23. WHAT ARE YOUR ESTIMATED ANNUAL REVENUES? \$		
8. IS A FORMAL SAFETY PROGRAM IN OPERATION?			24. IS THERE ANY CURRENT OR ANTICIPATED DEBT FOR UNPAID PREMIUMS OWED TO ANY PREVIOUS WORKERS' COMPENSATION PROVIDER?		
9. ANY GROUP TRANSPORTATION PROVIDED?		✗	CONTACT INFORMATION		
10. ANY EMPLOYEES UNDER 16 OR OVER 60 YEARS OF AGE?		✗	IN- SPECTION	PHONE: (813)933-5571 x2772	
11. ANY PART TIME OR SEASONAL EMPLOYEES?		✗		NAME: Matthew Huber	
12. IS THERE ANY VOLUNTEER OR DONATED LABOR?	✗		ACCTNG RECORD	PHONE: (813)933-5571 x2772	
13. ANY EMPLOYEES WITH PHYSICAL HANDICAPS?		✗		NAME: Matthew Huber	
14. DO EMPLOYEES TRAVEL OUT OF STATE?		✗	CLAIMS INFO	PHONE: (813)933-5571 x2772	
15. ARE ATHLETIC TEAMS SPONSORED?		✗		NAME: Matthew Huber	
REMARKS					





## Tab 5

# PROPOSAL

ACCEPT

DECLINE

Proposal Prepared For:  
**Reserves of Pradera (CDD)**  
Pradera Reserve Blvd  
Riverview, FL 33579

Attn: Stephanie DeLuna

Proposal Prepared By:



727-331-9014



info@BlitzenLighting.com



www.BlitzenLighting.com

## Introduction

Ho ho ho, Stephanie!

Welcome to your 2025 holiday lighting proposal, part of our Christmas in July campaign!

### Why Book Now?

**?? Lock in 2024 Pricing:** Your only chance to secure last year's rates before prices increase on **September 1st**.

**?? Save 10%:** Enjoy an exclusive **10% discount** when you book during **July only**.

**?? Priority October Scheduling:** Secure a spot on our install schedule between **October 6–November 9** to take advantage of the **price lock** and **10% savings**—available ONLY for installations during the period noted above due to our limited November availability.

**?? Go Bigger at 2024 Rates:** Want to add more this year? Book now and pay 2024 pricing on all upgrades.

### Your proposal includes everything we installed last season.

Get ready to sit back, relax, and simply enjoy the Christmas season with friends, family, and love ones while we handle everything once again!

### Here's how to proceed:

1. **Review your proposal:** It includes everything we installed in 2024 - Have a question? Review the FAQ.
2. **Make Changes:** Want to enhance or modify your package? Call, text, or email us to discuss.
3. **Sign, Accept, and Pay:** Sign, Click 'Accept', and make your deposit payment on the last screen.
4. **Sit Back and Relax:** Rest easy knowing we'll make your property the envy of the neighborhood this Christmas!

## Proposal

**Presented To:**

Reserves of Pradera (CDD)  
Stephanie DeLuna  
Pradera Reserve Blvd  
Riverview, FL 33579  
301-653-1077 Cell  
SDeluna@rizzetta.com

**Service location:**

Pradera Reserve Blvd  
Riverview, FL 33579

Description	Amount
-------------	--------

<b>Monument Wall</b>	\$2,603.00
----------------------	------------

Custom Fit - Commercial C9 LED bulbs - 12in Spacing - Warm White Color - **Main Entrance Monument Wall (All Ledges & Pillars)**

---

<b>Palm Tree Wrap(s)</b>	\$987.00
--------------------------	----------

Commercial LED Light Strands - 4" Spacing - Red/Warm White Pattern (Candy Cane ) - **Main Entrance - x3 Palm Trunk Wraps.**

---

<b>Wreath - Commercial</b>	\$363.00
----------------------------	----------

LED Commercial Grade High Density Lighted Wreath - Warm White Color - **x3 at Front Pillar.**

---

<b>Automatic Timer</b>	\$18.00
------------------------	---------

Timer install and setup to control lights on/off automatically daily.

---

**48 Hour Guarantee**

Blitzen Lighting guarantees a perfectly working display through midnight December 23rd. Any issues reported will be resolved within 48 hours or less at no additional cost.

---

**Take Down and Storage**

Blitzen Lighting includes take down with every lighting package. We take down, label, repair as needed, and perfectly package the lights. No more boxes in your garage or storage space!

<b>Subtotal</b>	\$3,971.00
<b>Christmas in July Discount (10%)</b>	-\$397.10
<b>Total</b>	\$3,573.90
<b>Deposit Due (50%)</b>	\$1,786.95

# Agreement

## Terms and Conditions Agreement

Please review and sign.

This agreement (The "Agreement") is entered into on the date of signature by the client ("Client") and Blitzen Lighting LLC (The "Company") for the provision of holiday lighting as a service for one season. The terms and conditions of this Agreement are as follows:

1. **Deposits:** a deposit in the amount of 50% (half) of the estimated total cost of the job is required before the job will be scheduled.
2. **Deposit/Payment Refund:** Deposits/payments made from January 1st through October 15th of each year are 50% refundable (25% of the estimated job total) if requested in writing prior to October 15th of the year in which the install estimate was for. After October 15th, all deposits/payments for services to be completed in that year are non-refundable in their entirety, regardless of when the payment was paid.
3. **Material Ownership:** The Company provides an all-inclusive lighting service that includes the use of product owned by The Company. Proposals will list items that are being PROVIDED FOR USE for a period of ONE season (installation through take-down) for each year that a Client contracts The Companies services. **The Company does not sell materials to Clients.**
4. **Take-Down:** Take-down service is provided but shall be considered to have no cash value. Full payment is expected upon installation and acceptance. Take-downs occur in January subsequent to the install and are completed based on route optimization and employee capacity. Dates and times of the service are not scheduled. Take-downs will be completed by the end of January of each year.
5. **Subsequent Years:** Subsequent year installations are not guaranteed. Pricing is subject to change year over year based on the market and the discretion of The Company. Discounts for repeat Clients or early installs are not guaranteed.
6. **Power Failure (GFCI/Breaker Tripping):** The presence of water or heavy moisture, sometimes caused by rain, fog, dew, and sprinklers, can cause the outlets to trip and interrupt power to décor or lighting. Wet décor, lighting, outlets, and surrounding areas may take several hours after exposure, and in some cases days, to completely dry before outlets can be reset and power restored. Power failure or tripping of GFI circuits that occur as a result of inclement weather or aged outlets no longer capable of holding consistent power cannot be the responsibility of The Company and a licensed electrician should be consulted by the Client.

Service calls to reset a GFCI or breaker due to moisture/rain is subject to a \$100 service fee if no other issue is responsible for non-functioning lights. **The Client is responsible for resetting GFCI's and breakers once adequate time has passed allowing the materials to dry to verify the issue is not due to moisture.**

7. **Early Install Discounts:** Discounts offered for September and/or October installation dates are not guaranteed and are subject to change. Early install discounts do not guarantee early installation. The actual installation date is subject to change and is to be agreed upon with the Client after a deposit is paid in full.
8. **Invoicing and Payment Terms:** The Company will invoice the Client upon proposal approval for the deposit amount due, and the Client shall make payment immediately. Installation dates are only scheduled once the deposit is made in full. **Upon completion of the installation, the Client shall make payment immediately, and payment is considered past due 7 days (30 days for commercial) after the installation date.**

The Client agrees to pay a finance charge of 1.5% per month or a minimum **\$50.00** for any amount past due. This amount will be added to the amount normally due.

**Once an invoice is past due 14 days (45 days for commercial) or more, The Company reserves the right to stop service and/or remove the product.** If service has been disconnected/removed, additional charges may be incurred upon reconnection/re-installation.

The Client agrees to pay any collection costs, attorney fees, and any other costs incurred in collecting fees agreed to in accepting a proposal.

9. **Installation Service:** The Company reserves the right to refuse service to any property deemed unsafe by The Company.

The Company will fasten light strands to gutters or roof line using disposable clips. If standard fastening methods are not possible, additional charges may apply.

The Company is not responsible for paint chipping or surface damage due to highly oxidized or deteriorating fascia boards, columns, railing, shingles, or gutters.

10. **Media:** The Company reserves the right to take and use photographs or video of the Client's property for marketing and media purposes.



**11. Electricity:** The property owner must provide The Company with clear access to safe and adequate electricity commensurate with the volume of lights requested by the Client.

The Company will require enough free circuits to successfully handle the electrical load of the lighting package. High wattage devices such as refrigerators or hair dryers must not be tethered to the lighting package circuits.

The Company will not be held responsible for inadequate, faulty, or overloaded electrical sources at the place of service. If circuit breakers frequently need to be reset, this is often an indication of inadequate power supply and may require a service call to locate additional clean circuits and redistribute power.

The Client may be required to provide electrical connection from inside the house. Clients requesting large lighting packages may need to consult with their electrician to provide additional power sources commensurate with package needs. Persistent moisture such as rain will create an increase in electrical resistance up to double the load of the lighting package in dry weather.

**12. Service Calls:** The Company shall test all lighting at completion of installation and shall leave the project fully functional. The Company shall provide Client with free service calls between the installation date and December 23rd; however, a \$50.00 service fee shall apply to repeat (after the first incident) repairs that result from the following:

1. Tampering by animals such as chewing through wires.
2. Changes made by the Client, such as tethering personal lights to The Company's lights.
3. Changes or damage made by landscapers, i.e., unplugging power source to get to destination, mowing over power lines, etc.

**13. Theft/Vandalism/Nature:** The Company shall not be responsible for the theft of or vandalism to product. Client shall be responsible for replacement costs at The Company's cost of any item stolen or vandalized beyond repair. The Company shall not be responsible for product lost or damaged beyond repair as a result of mother- nature. Clients may choose to replace product at The Company's cost plus a reduced labor rate.

**14. Insurance:** The Company shall carry Liability coverage and Worker Compensation coverage as required by law on employees and shall provide proof of same to the Client if requested.

Acceptance. The Client, by signing below, acknowledges that they have read, understood, and agree to be bound by the terms and conditions of this Agreement in their entirety.

**Click Here to Sign a Proposal**

## Frequently Asked Questions

**We understand you may have some questions.** See our Frequently Asked Questions below and do not hesitate to send us an email if there is anything we can do to assure you we are ready to make the season BRIGHT!

### What if I am not ready to book?

No worries! We completely understand that sometimes you may not be ready to commit to installation this early. However, please know that we only offer early install discounts and price locks in July of each year as part of our Christmas in July special. Further, due to demand, we can not guarantee installs in November.

### Will my lights be on for Halloween?

No, while we do installs in September (Commercial) and October (Residential), you will have full control of the timer and when it is plugged in.

### What about wreaths, garland, and bows?

We understand that having greenery up during Halloween isn't ideal for everyone. As part of our early install process, **all wreaths, garland, and bows will be installed at the same time as your lighting**—unless we receive a request **in advance** to delay this.

If you'd prefer to have your greenery installed closer to the holidays, we're happy to schedule it separately between **November 10-30**. Just be sure to let us know **before October 6th**, when installations begin via a quick text or email.

? 727-331-9014

?? [info@blitzenlighting.com](mailto:info@blitzenlighting.com)

### When will my install be completed?

We begin installs in September (Commercial) and October (Residential) each year. By booking between July 1st and October 1st you are committing to an install that will be completed between October 6th and the first week of November based on route optimization. Once the Deposit is paid we guarantee a spot on our schedule.

Each Sunday beginning October 1st, we will notify all installs tentatively scheduled for the following week (Monday-Sunday). As always, there is no need to be present during the install process - we will handle everything.

### Why do I have to sign an agreement?

The purpose of our terms and conditions agreement is to ensure that you, our valued client, know what to expect from our professional holiday lighting services. This agreement outlines important details such as the services we will provide, the timeline for installation and removal, our payment policies, and how we handle any unforeseen circumstances that may arise. It's our way to ensure complete transparency so we can focus on what we do best - making your home or business shine bright each holiday season!

## In Closing

Thanks for reviewing this proposal Stephanie.

We would like to extend our sincerest gratitude for your continued trust in our services. Year after year, it's been our absolute pleasure to bring a little extra sparkle to everyone's holiday season. Your property isn't just another address to us –it's part of the Blitzen Reindeer family!

With this proposal, we are excited to continue this journey and create more enchanting holiday memories for you in 2025.

As always, we're here to answer any questions you may have about the upcoming season. Please do not hesitate to reach out.

Let's make the upcoming holiday season the brightest yet!

Warm Regards,

Devin



## Blitzen Lighting

Phone: (727) 331-9014

Email: [info@BlitzenLighting.com](mailto:info@BlitzenLighting.com)

Serving Pinellas and Hillsborough Counties

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## Tab 6

**Reserve at Pradera Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**Reserve at Pradera Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-28
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	29-30
MANAGEMENT LETTER	31-33
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	34



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Reserve at Pradera Community Development District  
Hillsborough County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Reserve at Pradera Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Reserve at Pradera Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors  
Reserve at Pradera Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors  
Reserve at Pradera Community Development District

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated May 19, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Reserve at Pradera Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 19, 2025



**Reserve at Pradera Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

Management's discussion and analysis of Reserve at Pradera Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Reserve at Pradera Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets exceeded total liabilities by \$687,850 (net position). Net investment in capital assets for the District was \$463,000. Restricted net position was \$63,766 and unrestricted net position was \$161,084.
- ◆ Governmental activities revenues totaled \$942,450 while governmental activities expenses totaled \$1,024,291.

**Reserve at Pradera Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Current assets	\$ 170,653	\$ 133,816
Restricted assets	247,478	233,938
Capital assets	3,184,763	3,356,431
Total Assets	<u>3,602,894</u>	<u>3,724,185</u>
Current liabilities	156,124	165,751
Non-current liabilities	2,758,920	2,788,743
Total Liabilities	<u>2,915,044</u>	<u>2,954,494</u>
Net Position		
Net investment in capital assets	463,000	614,249
Restricted	63,766	48,773
Unrestricted	161,084	106,669
Total Net Position	<u>\$ 687,850</u>	<u>\$ 769,691</u>

The increase in current and restricted assets is related to revenues exceeding expenditures in the current year.

The reduction in non-current liabilities is primarily the result of the principal payment on bonds payable in the current year.

The reduction in capital assets and net investment in capital assets is primarily due to depreciation.

**Reserve at Pradera Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Program Revenues		
Special assessments	\$ 928,426	\$ 813,268
General Revenues		
Investment income	13,699	5,119
Miscellaneous revenues	325	325
Total Revenues	<u>942,450</u>	<u>818,712</u>
Expenses		
General government	110,571	103,791
Physical environment	658,620	666,525
Culture/recreation	90,171	106,826
Interest and other charges	164,929	167,727
Total Expenses	<u>1,024,291</u>	<u>1,044,869</u>
Change in Net Position	(81,841)	(226,157)
Net Position - Beginning of Year	<u>769,691</u>	<u>995,848</u>
Net Position - End of Year	<u>\$ 687,850</u>	<u>\$ 769,691</u>

The increase in charges for services is related to the increase in special assessments in the current year.

The decrease in culture/recreation is related to the decrease in pool repair and contingency expenses in the current year.

**Reserve at Pradera Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023:

<b>Description</b>	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Buildings	\$ 701,805	\$ 701,805
Infrastructure	4,441,804	4,441,804
Equipment	23,105	23,105
Right-to-use leased equipment, net	49,060	-
Less: accumulated depreciation	(2,031,011)	(1,810,283)
Governmental Activities Capital Assets	<u>\$ 3,184,763</u>	<u>\$ 3,356,431</u>

During the year, depreciation was \$220,728, additions to right-to-use leased equipment was \$53,520, and amortization was \$4,460.

**General Fund Budgetary Highlights**

The budgeted expenditures exceeded actual expenditures in the current year because landscape mulching, furniture repair/replacement, and reserve expenditures were less than anticipated.

The General Fund budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In August 2015, the District issued \$3,295,000 of Capital Improvement Revenue Bonds Series 2015 maturing in May 2045. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2024 was \$2,800,000.

**Economic Factors and Next Year's Budget**

Reserve at Pradera Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

**Reserve at Pradera Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Request for Information**

The financial report is designed to provide a general overview of Reserve at Pradera Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Reserve at Pradera Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**Reserve at Pradera Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 135,789
Investments	20,216
Prepaid expenses	4,944
Deposits	9,704
Total Current Assets	<u>170,653</u>
Non-Current Assets	
Restricted Assets	
Investments	247,478
Capital Assets, Being Depreciated	
Buildings	701,805
Infrastructure	4,441,804
Equipment	23,105
Right-to-use leased equipment, net	49,060
Less: accumulated depreciation	<u>(2,031,011)</u>
Total Non-Current Assets	<u>3,432,241</u>
Total Assets	<u>3,602,894</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	9,251
Bonds payable	70,000
Accrued interest	67,151
Leases payable	9,722
Total Current Liabilities	<u>156,124</u>
Non-Current Liabilities	
Bonds payable	2,719,264
Leases payable	39,656
Total Non-current Liabilities	<u>2,758,920</u>
Total Liabilities	<u>2,915,044</u>
<b>NET POSITION</b>	
Net investment in capital assets	463,000
Restricted for debt service	63,766
Unrestricted	161,084
Total Net Position	<u><u>\$ 687,850</u></u>

See accompanying notes to financial statements.



**Reserve at Pradera Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expenses) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (110,571)	\$ 120,793	\$ 10,222
Physical environment	(658,620)	499,056	(159,564)
Culture/recreation	(90,171)	72,953	(17,218)
Interest and other charges	(164,929)	235,624	70,695
Total Governmental Activities	<u>\$ (1,024,291)</u>	<u>\$ 928,426</u>	<u>(95,865)</u>
<b>General Revenues</b>			
Miscellaneous revenues			325
Investment income			13,699
Total General Revenues			<u>14,024</u>
Changes in Net Position			(81,841)
Net Position - Beginning of Year			<u>769,691</u>
Net Position - End of Year			<u>\$ 687,850</u>

See accompanying notes to financial statements.

**Reserve at Pradera Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 135,789	\$ -	\$ 135,789
Investments	20,216	-	20,216
Prepaid expenses	4,944	-	4,944
Deposits	9,704	-	9,704
Restricted assets			
Investments	-	247,478	247,478
Total Assets	<u>\$ 170,653</u>	<u>\$ 247,478</u>	<u>\$ 418,131</u>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable and accrued expenses	<u>\$ 9,251</u>	<u>\$ -</u>	<u>\$ 9,251</u>
<b>FUND BALANCES</b>			
Nonspendable - prepaid expenses/deposits	14,648	-	14,648
Restricted:			
Debt service	-	247,478	247,478
Assigned capital reserve	70,906	-	70,906
Unassigned	<u>75,848</u>	<u>-</u>	<u>75,848</u>
Total Fund Balances	<u>161,402</u>	<u>247,478</u>	<u>408,880</u>
Total Liabilities and Fund Balances	<u>\$ 170,653</u>	<u>\$ 247,478</u>	<u>\$ 418,131</u>

See accompanying notes to financial statements.

**Reserve at Pradera Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2024**

Total Governmental Fund Balances	\$ 408,880
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, buildings, \$701,805, equipment, \$23,105, infrastructure, \$4,441,804, net of accumulated depreciation, \$(2,031,011), and right-to-use leased equipment, net, \$49,060, used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	3,184,763
Long-term liabilities, bonds payable, \$(2,800,000), net of bond discount, net, \$10,736, and lease payable, \$(49,378), are not due and payable in the current period, and therefore, are not reported at the fund level.	(2,838,642)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(67,151)</u>
Net Position of Governmental Activities	<u><u>\$ 687,850</u></u>

See accompanying notes to financial statements.

**Reserve at Pradera Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2024**

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 692,802	\$ 235,624	\$ 928,426
Miscellaneous revenues	325	-	325
Investment income	700	12,999	13,699
	<hr/>	<hr/>	<hr/>
Total Revenues	693,827	248,623	942,450
	<hr/>	<hr/>	<hr/>
Expenditures			
Current			
General government	110,571	-	110,571
Physical environment	456,824	-	456,824
Culture/recreation	66,779	-	66,779
Capital outlay	53,520	-	53,520
Debt service			
Principal	4,142	70,000	74,142
Interest	958	165,083	166,041
	<hr/>	<hr/>	<hr/>
Total Expenditures	692,794	235,083	927,877
	<hr/>	<hr/>	<hr/>
Excess of revenues over/(under) expenditures	1,033	13,540	14,573
Other Financing Sources/(Uses)			
Initiation of lease	53,520	-	53,520
	<hr/>	<hr/>	<hr/>
Net Change in Fund Balances	54,553	13,540	68,093
Fund Balances - Beginning of Year	106,849	233,938	340,787
	<hr/>	<hr/>	<hr/>
Fund Balances - End of Year	<u>\$ 161,402</u>	<u>\$ 247,478</u>	<u>\$ 408,880</u>

See accompanying notes to financial statements.

**Reserve at Pradera Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ 68,093
Amounts reported for governmental activities in the Statement of Activities are different because:	
Capital outlays are reported as expenditures at the fund level. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation and amortization. This is the amount depreciation, \$(220,728), and amortization, \$(4,460), exceeded capital outlay, \$53,520, in the current period.	(171,668)
Initiation of a lease is recognized as an other financing source at the fund level; however, increases liabilities at the government-wide level.	(53,520)
Repayments of principal are expenditures at the fund level, but the repayment reduces long-term liabilities at the government-wide level.	74,142
Bond discounts on long term debt are reported as an other financing use at the fund level; however, they are netted against long term debt and amortized over the life of the bond at the government-wide level as interest. This is the current year interest.	(521)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	1,633
Change in Net Position of Governmental Activities	<u>\$ (81,841)</u>

See accompanying notes to financial statements.

**Reserve at Pradera Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND**  
**For the Year Ended September 30, 2024**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 686,094	\$ 686,094	\$ 692,802	\$ 6,708
Miscellaneous revenues	-	-	325	325
Investment income	-	-	700	700
Total Revenues	<u>686,094</u>	<u>686,094</u>	<u>693,827</u>	<u>7,733</u>
Expenditures				
Current				
General government	109,912	109,912	110,571	(659)
Physical environment	487,978	487,978	456,824	31,154
Culture/recreation	120,604	120,604	66,779	53,825
Capital outlay	-	-	53,520	(53,520)
Debt Service				
Principal	-	-	4,142	(4,142)
Interest	-	-	958	(958)
Total Expenditures	<u>718,494</u>	<u>718,494</u>	<u>692,794</u>	<u>25,700</u>
Exceeds revenues over/(under) expenditures	(32,400)	(32,400)	1,033	33,433
Other Financing Sources/(Uses)				
Initiation of lease	-	-	53,520	53,520
Net Change in Fund Balances	(32,400)	(32,400)	54,553	86,953
Fund Balances - Beginning of Year	<u>32,400</u>	<u>32,400</u>	<u>106,849</u>	<u>74,449</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 161,402</u>	<u>\$ 161,402</u>

See accompanying notes to financial statements.

**Reserve at Pradera Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on November 6, 2014, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Hillsborough County Ordinance #14-35 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Reserve at Pradera Community Development District. The District is governed by a five member Board of Supervisors who are elected on an at large basis by landowners within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Reserve at Pradera Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements



**Reserve at Pradera Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Reserve at Pradera Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Reserve at Pradera Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Reserve at Pradera Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the Special Assessment Revenues and Pledged Funds.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as capital improvement bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Reserve at Pradera Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Restricted Net Position**

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include buildings, infrastructure, and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets range from 5 years for equipment to 15-30 years for infrastructure.

**d. Unamortized Bond Discount**

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**Reserve at Pradera Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**f. Leases**

The District determines if an arrangement is a lease at inception. Lessee arrangements for governmental funds are included as right-to-use lease assets and lease liabilities in the Statement of Net Position, however, these leases are not reflected in the fund financial statements since they are not payable from available resources. Lessee arrangements for proprietary funds are included as right-to-use lease assets and lease liabilities in the Statement of Net Position.

Payment for short-term leases with a lease term of twelve months or less are recognized as expenses as incurred. The District has a \$5,000 threshold, for total annual payments, for leases subject to GASB 87. Short-term leases and leases under the threshold are not included as lease liabilities or right-to-use lease assets on the Statement of Net Position. The right-to-use assets are amortized on a straight-line basis over the terms of the related leases.

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$137,433 and the carrying value was \$135,789. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

**Reserve at Pradera Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
U S Bank Managed Money Market	N/A	\$ 247,478
FLCLASS	30 days*	20,216
		<u>\$ 267,694</u>

\*Maturity is a weighted average

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in U S Bank Managed Money Market are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in U S Managed Money Market represent 92% of District's total investments. The District's investments in FLCLASS represent 8% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.



**Reserve at Pradera Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C – CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Disposals	Balance September 30, 2024
<b><u>Governmental Activities:</u></b>				
Capital assets, being depreciated:				
Buildings	\$ 701,805	\$ -	\$ -	\$ 701,805
Infrastructure	4,441,804	-	-	4,441,804
Equipment	23,105	-	-	23,105
Right-to-use leased equipment, net	-	53,520	(4,460)	49,060
Total Capital Assets, Being Depreciated	<u>5,166,714</u>	<u>53,520</u>	<u>(4,460)</u>	<u>5,215,774</u>
Less accumulated depreciation for:				
Buildings	(191,053)	(23,392)	-	(214,445)
Infrastructure	(1,596,125)	(197,336)	-	(1,793,461)
Equipment	(23,105)	-	-	(23,105)
Total Accumulated Depreciation	<u>(1,810,283)</u>	<u>(220,728)</u>	<u>-</u>	<u>(2,031,011)</u>
Total Capital Assets Depreciated, Net	<u>\$ 3,356,431</u>	<u>\$ (167,208)</u>	<u>\$ (4,460)</u>	<u>\$ 3,184,763</u>

Current year depreciation of \$220,728 was charged to physical environment, \$197,336, and culture/recreation, \$23,392.

**NOTE D – LONG-TERM DEBT**

**Capital Improvement Revenue Bonds – Series 2015**

In August 2015, the District issued \$3,295,000 Series 2015 Capital Improvement Revenue Bonds to finance the acquisition, construction and installation of roads, water management and control facilities, recreational facilities and certain other related projects and improvements located within and without the boundaries of the District.

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 2,870,000
Principal payments	<u>(70,000)</u>
Long-term debt at September 30, 2024	2,800,000
Less bond discount, net	<u>(10,736)</u>
Long-term Debt, Net at September 30, 2024	<u>\$ 2,789,264</u>

**Reserve at Pradera Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE D – LONG-TERM DEBT (CONTINUED)**

Long-term debt is comprised of the following:

Capital Improvement Revenue Bonds

\$3,295,000 Series 2015 Capital Improvement Revenue Bonds, interest ranging from 5.6% to 5.85%, maturing May 1, 2045, payable on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners. Current portion is \$70,000.

\$ 2,800,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 70,000	\$ 161,163	\$ 231,163
2026	75,000	157,242	232,242
2027	80,000	153,042	233,042
2028	85,000	148,562	233,562
2029	90,000	143,802	233,802
2030-2034	530,000	637,813	1,167,813
2035-2039	705,000	469,443	1,174,443
2040-2044	940,000	237,510	1,177,510
2045	225,000	13,163	238,163
Totals	<u>\$ 2,800,000</u>	<u>\$ 2,121,740</u>	<u>\$ 4,921,740</u>

Significant Bond Resolution Terms and Covenants

The Bond Indenture established certain amounts be maintained in a reserve account. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**Reserve at Pradera Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE D – LONG-TERM DEBT (CONTINUED)**

Significant Bond Resolution Terms and Covenants (Continued)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

**CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015**

Reserve Fund – The 2015 Reserve Account is funded from the proceeds of the Series 2015 Bonds in an amount equal to a certain 50 percent of the maximum annual debt service requirement of the 2015 bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Capital Improvement Bonds	
	Reserve Balance	Reserve Requirement
Series 2015 Capital Improvement Revenue Bonds	<u>\$ 116,561</u>	<u>\$ 116,561</u>

**NOTE E – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and Maintenance Assessments are based upon the adopted budget and levied annually at a public hearing by the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

**NOTE F – LEASES**

The District, as lessee, entered into an agreement to lease security equipment. The agreement qualifies as a lease under GASB 87 and, therefore, has been recorded at the present value of future minimum lease payments as of the date of its inception. In addition, in accordance with the implementation of GASB 87, the District has recorded a right-to-use asset for leased security equipment.

**Reserve at Pradera Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE F – LEASES (CONTINUED)**

The agreement was executed in March 2024 to lease certain security equipment and requires sixty monthly payments of \$1,020. The lease liability was measured at a discount rate of 5.6%, which is the District's incremental borrowing rate. The District reported a right-to-use asset with a net book value of \$49,060 at September 30, 2024.

The future minimum payments under these lease agreements and the present value of the minimum payments as of September 30, 2024, are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 9,722	\$ 2,518	\$ 12,240
2026	10,280	1,960	12,240
2027	10,871	1,369	12,240
2028	11,496	744	12,240
2029	7,009	131	7,140
Totals	\$ 49,378	\$ 6,722	\$ 56,100

The District has recorded a right-to-use leased asset for leased security equipment. Right-to-use asset activity for the year ended September 30, 2024, was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities</u>				
Right-to-use assets				
Security Equipment	\$ -	\$ 53,520	\$ -	\$ 53,520
Less accumulated amortization:				
Security Equipment	-	(4,460)	-	(4,460)
Right-to-use Assets, Net	\$ -	\$ 49,060	\$ -	\$ 49,060

**NOTE G – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks did not exceed commercial coverage in the past three years.



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Reserve at Pradera Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Reserve at Pradera Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated May 19, 2025.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Reserve at Pradera Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Reserve at Pradera Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Reserve at Pradera Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors  
Reserve at Pradera Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Reserve at Pradera Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 19, 2025



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## MANAGEMENT LETTER

To the Board of Supervisors  
Reserve at Pradera Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Reserve at Pradera Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated May 19, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated May 19, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors  
Reserve at Pradera Community Development District

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Reserve at Pradera Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Reserve at Pradera Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Reserve at Pradera Community Development District. It is management's responsibility to monitor the Reserve at Pradera Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Reserve at Pradera Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 10
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$82,208
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.





To the Board of Supervisors  
Reserve at Pradera Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Reserve at Pradera Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:  
\$1,501.07 – \$2,029.08 for the General Fund and \$642.55 – \$759.38 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$928,426.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$2,800,000 due on May 1, 2045 at various rates from 5.60% to 5.85%.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 19, 2025



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Reserve at Pradera Community Development District  
Hillsborough County, Florida

We have examined Reserve at Pradera Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Reserve at Pradera Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Reserve at Pradera Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Reserve at Pradera Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Reserve at Pradera Community Development District's compliance with the specified requirements.

In our opinion, Reserve at Pradera Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

May 19, 2025

## **Tab 7**

## **RESOLUTION 2025-06**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026**

**WHEREAS**, the District Manager has, prior to the 15th day in June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reserve at Pradera Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

**WHEREAS**, the Board set July 24, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Hillsborough County for posting on its website; and

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

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

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024/2025 and/or revised projections for Fiscal Year 2025/2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Reserve at Pradera Community Development District for the Fiscal Year Ending September 30, 2026,” as adopted by the Board of Supervisors on July 24, 2025.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Hillsborough County for posting on its website.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Reserve at Pradera Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, exclusive of collection costs, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
RESERVE FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
TOTAL ALL FUNDS	\$_____

## **Section 3. Supplemental Appropriations**

Pursuant to Section 189.016, *Florida Statutes*, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

Introduced, considered favorably, and adopted this 24th of July, 2025.

ATTEST:

**RESERVE AT PRADERA  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2025/2026 Final Budget

## **Exhibit A**

## Tab 8



## **RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in the Hillsborough County, Florida (the “County”); and

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

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2025-2026 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

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

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

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll of the Reserve at Pradera Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B,” and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. Collection and Enforcement; Penalties; Interest.**

- A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”
- B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such

method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Reserve at Pradera Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reserve at Pradera Community Development District.

**PASSED AND ADOPTED** this 24th day of July, 2025.

ATTEST:

**RESERVE AT PRADERA  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

Exhibit A: FY 2025/2026 Budget  
Exhibit B: Assessment Roll

EXHIBIT A:  
Fiscal Year 2025/2026 Budget



Exhibit B  
Assessment Roll

Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

**EXHIBIT B**  
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

## Tab 9



## **RESOLUTION 2025-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, RESERVE AT PRADERA Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Tampa, Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

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

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.
2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 24TH DAY OF JULY 2025.**

**RESERVE AT PRADERA COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY / ASST. SECRETARY**

**EXHIBIT “A”**  
**BOARD OF SUPERVISORS MEETING DATES**  
**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**

October 23, 2025 *	10:30 a.m.
November 20, 2025 *	10:30 a.m.
December 11, 2025	10:30 a.m.
January 22, 2026	6:00 p.m.
February 26, 2026	6:00 p.m.
March 26, 2025	10:30 a.m.
April 23, 2026	10:30 a.m.
May 26, 2026*	6:00 p.m.
June 23, 2026	10:30 a.m.
July 23, 2026*	6:00 p.m.
August 27, 2026	10:30 a.m.
September 24, 2026	10:30 a.m.

All meetings with \* will be held at the Rizzetta Office located at 2700 S Falkenburg Rd  
Riverview, FL 33578

All other meetings will be held at the Riverview Public Library, 9951 Balm Riverview Rd,  
Riverview, Florida 33569.

## **Tab 10**



*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.*

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on **Thursday, May 22, 2025, at 6:00 p.m.** at Riverview Public Library, located at 9951 Balm Riverview Rd., Riverview Florida 33578.

Maya Wyatt	<b>Board Supervisor; Chair</b>
Jayson Caines	<b>Board Supervisor; Vice Chair</b>
Jason Newbold	<b>Board Supervisor; Asst Secretary</b>
Kenneth Belcher	<b>Board Supervisor; Asst. Secretary</b>
Lindsay Felix	<b>Board Supervisor; Asst. Secretary</b>

Stephanie DeLuna  
Scott Steady  
Bert Smith  
Epi Carvajal

**District Manager; Rizzetta & Company**  
**District Counsel, Burr Forman LLP (via phone)**  
**Account Manager, Sitex Aquatics**  
**Pine Lake Landscaping**

**FIRST ORDER OF BUSINESS** **Call to Order**

SECOND ORDER OF BUSINESS	Audience Comments
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## THIRD ORDER OF BUSINESS Staff Reports

## 1. Presentation of Waterway Inspection Report

Mr. Smith stated the Pond 12 bottleneck was cleared out and will start looking better after decomposition. A discussion ensued on Lily Pads, and they will continue to be treated.

**B. Landscape Inspection Services****1. Presentation of Landscape Inspection Report**

Mr. Fowler was not present. Mr. Carvajal gave an update on work that has been done. There will be a review of irrigation on Tetrafin Drive. The weekly scheduled day for Pine Lake is Thursday. The Board commented on the Community looking good.

**2. Consideration of Pine Lake Proposals**

Proposal #5986 – Annual Fill In - \$250.00

On a Motion by Ms. Wyatt, seconded by Mr. Belcher, with all in favor, the Board of Supervisors approved proposal #5986 – annual fill in at \$250.00, for the Reserve at Pradera Community Development District.

Proposal #5826 - Remove Palm Tree or #5987 – Remove and Replace Palm Tree

On a Motion by Mr. Newbold, seconded by Ms. Felix, with all in favor, the Board of Supervisors approved to proposal #5987 remove and replace palm tree at \$4190.00, for the Reserve at Pradera Community Development District.

Proposal #5824 – Straightening 65 Oak Trees - \$2986.69

On a Motion by Mr. Caines, seconded by Ms. Felix, with all in favor, the Board of Supervisors approved to proposal #5986 straightening oak trees with a not to exceed amount of \$1500.00 for only critical trees, for the Reserve at Pradera Community Development District.

**C. District Counsel**

Mr. Steady reviewed the tow agreement that is in place for overnight parking. He stated the rules do not address commercial vehicles being parked at the Amenity Center during the day and asked for direction from the Board. This subject was tabled.

**D. District Engineer**

Mr. Thornton was not present. Ms. DeLuna asked if there were any questions that she could take back to Mr. Thornton. Ms. Wyatt asked if Mr. Thornton has the history on the colored column lights at the entrance.

**E. District Manager**

The next regular meeting of the Board of Supervisors is scheduled for Thursday, June 26, 2025 at 6:00 p.m.

The Board agreed to cancel the June 26, 2025, meeting.

On a Motion by Ms. Wyatt, seconded by Mr. Caines, with all in favor, the Board of Supervisors approved cancelling the June 26, 2025, Board of Supervisors meeting, for the Reserve at Pradera Community Development District.

The Board agreed to move the July meeting to July 24, 2025, at 6:00 p.m. at the office of Rizzetta & Company.

On a Motion by Mr. Caines, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors approved to change the July Board of Supervisors meeting to July 24, 2025, at 6:00 p.m., at the office of Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578, for the Reserve at Pradera Community Development District.

1. Presentation of Registered Voters – 761  
Ms. DeLuna announced there were 761 registered voters in the District.

#### **FOURTH ORDER OF BUSINESS**

#### **Business Items**

##### **A. Consideration of Grau & Associates Engagement Letter**

Ms. DeLuna presented the Grau & Associates Engagement Letter to the Board.

On a Motion by Ms. Wyatt, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved Grau & Associates engagement Letter, for the Reserve at Pradera Community Development District.

##### **B. Ratification of the Pine Lake Landscape Agreement**

On a Motion by Mr. Newbold, seconded by Mr. Belcher, with all in favor, the Board of Supervisors ratified the Pine Lake Landscape Agreement, for the Reserve at Pradera Community Development District.

##### **C. Review of Board Letter to Homeowners**

The Board reviewed the letter and approved for Ms. Felix to work with District Management on the wording of the letter.

On a Motion by Ms. Wyatt, seconded by Mr. Belcher, with all in favor, the Board of Supervisors approved for Ms. Felix to work with District Management on the wording of the letter outside of a meeting, for the Reserve at Pradera Community Development District.

##### **D. Presentation of Fiscal Year 2025-2026 Proposed Budget**

On a Motion by Mr. Belcher, seconded by Ms. Felix, with all in favor, the Board of Supervisors approved the Fiscal Year 2025-2026 Proposed Budget, for the Reserve at Pradera Community Development District.

1. Consideration of Resolution 2025-05, Approving the Fiscal Year  
2025-2026 Proposed Budget and Setting a Public Hearing

On a Motion by Ms. Wyatt, seconded by Mr. Belcher, with all in favor, the Board of Supervisors adopted Resolution 2025-05, Approving the Fiscal Year 2025-2026 Budget and Setting a Public Hearing, for the Reserve at Pradera Community Development District.

## **FIFTH ORDER OF BUSINESS**

## **Business Administration**

### **A. Consideration of the Audit Committee Minutes of the Meeting Held April 24, 2025**

On a motion by Ms. Wyatt, seconded by Mr. Belcher, and with all in favor, the Board of Supervisors approved the Audit Committee meeting minutes of the meeting held on April 24, 2025, as amended, for the Reserve at Pradera Community Development District.

### **B. Consideration of the Minutes of the Regular Meeting Held April 24, 2025**

On a motion by Mr. Newbold, seconded by Mr. Belcher, and with all in favor, the Board of Supervisors approved the regular meeting minutes for the Board of Supervisors meeting held on April 24, 2025, as presented, for the Reserve at Pradera Community Development District.

### **C. Consideration of the Budget Workshop Minutes of the Workshop Held April 30, 2025**

On a motion by Mr. Newbold, seconded by Mr. Belcher, and with all in favor, the Board of Supervisors approved the budget workshop minutes for the workshop held on April 30, 2025, as presented, for the Reserve at Pradera Community Development District.

### **D. Consideration of Operations and Maintenance Expenditures for April 2025**

On a motion by Ms. Wyatt, seconded by Mr. Newbold, and with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures of for April 2025 (\$64,538.18), for the Pradera Community Development District.

### **E. Consideration of March 2025 Financial Report**

On a motion by Ms. Wyatt, seconded by Ms. Felix, and with all in favor, the Board of Supervisors accepted the March 2025 financial report, as presented, for the Pradera Community Development District.



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SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Wyatt has requested a price for a camera be added to parking lot.

Ms. Wyatt requested the stop sign at the end of the driveway be straightened.

Mr. Belcher requested an inspection be done on the streetlights to get them straightened.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Caines, seconded by Mr. Newbold, with all in favor, the Board of Supervisors adjourned the meeting at 7:38 p.m., for the Reserve at Pradera Community Development District.

Assistant Secretary

Chair / Vice Chair

## **Tab 11**

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

WWW.RESERVEATPRADERACDD.ORG

## **Operation and Maintenance Expenditures May 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$42,263.68**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Reserve at Pradera Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Burr & Forman, LLP	300096	1564139	Legal Services 04/25	\$ 1,295.00
Fields Consulting Group, LLC	300094	3567	Signage Installation 05/25	\$ 575.00
Florida Department of Health Hillsborough County	300078	29-BID-7840893	Pool Permit 29-60-1569059 05/25	\$ 275.00
Florida Department of Health Hillsborough County	300078	29-BID-7841314	Pool Permit 29-60-1849168 05/25	\$ 150.00
Hillsborough County BOCC	300088	122974 Alarm	False Alarm Violations 03/19/25, 04/14/25	\$ 175.00
HomeTeam Pest Defense, Inc.	300079	109779196	Pest Control Services - Sentricon Monitoring AA 05/25	\$ 44.00
IPFS Corporation	300076	GAA-D60717 Pmnt #8 05/25	GAA-D60717 Pmnt #8 05/25	\$ 1,649.94
Jason Newbold	300083	JN043025	Board of Supervisors Meeting 04/30/25	\$ 200.00
Jason Newbold	300089	JN052225	Board of Supervisors Meeting 05/22/25	\$ 200.00
Jayson Caines	300084	JC043025	Board of Supervisors Meeting 04/30/25	\$ 200.00
Jayson Caines	300090	JC052225	Board of Supervisors Meeting 05/22/25	\$ 200.00
Jerry Richardson Trapper	300080	2028	Wildlife Services 05/25	\$ 1,100.00
Kenneth D Belcher Sr	300085	KB043025	Board of Supervisors Meeting 04/30/25	\$ 200.00



## Reserve at Pradera Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kenneth D Belcher Sr	300091	KB052225	Board of Supervisors Meeting 05/22/25	\$ 200.00
Lindsay Aliene Stover Felix	300086	LF043025	Board of Supervisors Meeting 04/30/25	\$ 200.00
Lindsay Aliene Stover Felix	300092	LF052225	Board of Supervisors Meeting 05/22/25	\$ 200.00
Maya Wyatt	300087	MW043025	Board of Supervisors Meeting 04/30/25	\$ 200.00
Maya Wyatt	300093	MW052225	Board of Supervisors Meeting 05/22/25	\$ 200.00
Pine Lake Services, LLC	300081	7374	Monthly Landscaping 05/25	\$ 12,468.80
Rizzetta & Company, Inc.	300075	INV0000098870	District Management Fees 05/25	\$ 4,863.92
SafeTouch, LLC	300082	19976	Monthly Monitoring Services 05/25	\$ 1,020.00
Spectrum	20250507-1	2490284041925 ACH	Internet Service 05/25	\$ 170.00
TECO	20250514-1	Monthly Summary 04/25 ACH 224	Electric Summary 04/25	\$ 15,427.02
Total Community Maintenance, LLC	300077	7756	Monthly Cleaning & Maintenance 05/25	<u>\$ 1,050.00</u>
<b>Report Total</b>				<u><b>\$ 42,263.68</b></u>



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

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

29 May 2025  
Invoice # 1564139  
Bill Atty: S. Steady  
As of 04/30/25

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0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Governmental Matters

**BILL SUMMARY THROUGH APRIL 30, 2025**

Professional Services	\$1,295.00
<b>TOTAL DUE THIS BILL</b>	<b>\$1,295.00</b>

05-29-2025

**REMITTANCE COPY**

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Hirneisen at [ehirneisen@burr.com](mailto:ehirneisen@burr.com) or [BFReceivables@burr.com](mailto:BFReceivables@burr.com)

# BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY  
DEVELOPMENT  
0000001 General Governmental Matters

29 May 2025

Invoice # 1564139  
Page 2

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

29 May 2025  
Invoice # 1564139  
Bill Atty: S. Steady  
As of 04/30/25

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT  
DISTRICT  
0000001 General Governmental Matters

Date	Description	Tkpr	Hours	Value
04/18/25	Draft resolution approving budget and email to Stephanie.	SIS	0.50	\$175.00
04/24/25	Attend Board meeting.	SIS	1.00	\$350.00
04/28/25	Review contract and bid proposal for landscaping; review contract to correct exhibits, update amounts and add affidavit; email John for exhibit for change order; email revised draft to John.	SIS	2.00	\$700.00
04/29/25	Email manager regarding award letter; email approval; follow-up on Landscape Agreement.	SIS	0.20	\$70.00
Total Services			3.70	\$1,295.00
Total Services and Disbursements				\$1,295.00
TOTAL NOW DUE				\$1,295.00

## SUMMARY OF SERVICES

Name	Rank	Rate	Hours	Amount
Scott I. Steady	Partner	\$350.00	3.70	\$1,295.00
TOTALS			3.70	\$1,295.00



11749 Crestridge Loop  
Trinity, FL 34655



# Invoice

Date	Invoice #
5/27/2025	3567

## Bill To

Rizzetta & Company  
Reserve at Pradera CDD  
Attn: Stephanie DeLuna  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

P.O. No.

Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"Basketball Court Rules" (30" x 48") reflective .080 metal sign with rounded corners (black on back); Install sign using (4) chainlink washer plates. Includes art setup.	1	375.00	375.00
Printing & Reprod...	"No Overnight Parking" (18x24) custom reflective .080 metal sign; Installed with 10-ft standard gray galvanized u-channel post	1	200.00	200.00

**Subtotal** \$575.00

**Sales Tax (7.0%)** \$0.00

**Total** \$575.00

**Payments/Credits** \$0.00

**Balance Due** \$575.00

**RECEIVED**  
05-27-2025

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com





Florida Department of Health  
in Hillsborough County  
Notification of Fees Due



29-BID-7840893

Permit Number

**29-60-1569059**

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

RECEIVED  
MAY 1 2025

Fee Amount: \$275.00

Previous Balance: \$0.00

**Total Amount Due: \$275.00**

Payment Due Date: 06/30/2025 or Upon Receipt

If not paid by **06/30/2025** then the fee will be **\$325.00**

Mail To: Reserve at Prodera CDD  
3434 Colwell Ave Ste 200  
Tampa, FL 33614

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Reserve at Pradera  
Location: 13411 Balm Riverview Road  
Riverview, FL 33579

Pool Volume: 62,700  
gallons  
Bathing Load: 53  
Flow Rate: 268

**Owner Information:**

Name: Reserve at Prodera CDD  
Address: 3434 Colwell Ave Ste 200  
(Mailing) Tampa, FL 33614  
Home Phone: (813) 418-0840 Work Phone: ()

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_

Card's Billing Address: \_\_\_\_\_

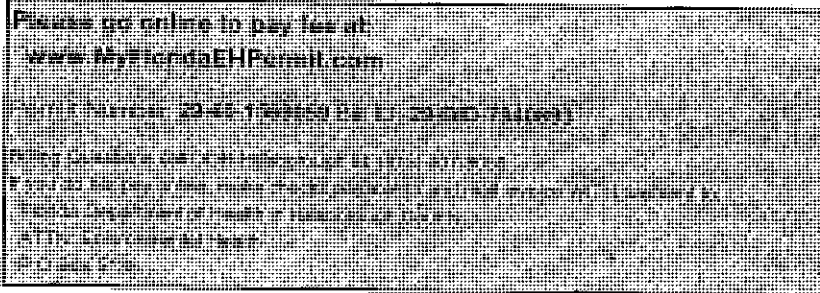
City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

I Authorize Florida Department of Health in  
Hillsborough County to charge my credit card  
account for the following:

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_



[Please RETURN invoice with your payment]

Batch Billing ID: 81257

**PERMIT HOLDERS CAN NOW**

**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- ☒ No sign-up cost.
- ☒ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ☒ Our safe and secure system will keep your information protected.
- ☒ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





RECEIVED  
MAY 1 2025

Florida Department of Health  
in Hillsborough County  
Notification of Fees Due



29-BID-7841314

Permit Number

**29-60-1849168**

For: **Swimming Pools - Water Activity**

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Fee Amount: \$150.00

Previous Balance: \$0.00

**Total Amount Due: \$150.00**

Payment Due Date: 06/30/2025 or Upon Receipt

If not paid by **06/30/2025** then the fee will be: **\$200.00**

Mail To: Reserve at Pradera CDD  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Pradera Amenity IWF  
Location: 12051 Pradera Reserve Boulevard  
Riverview, FL 33579

Pool Volume: 215  
gallons  
Bathing Load: 10  
Flow Rate: 50

**Owner Information:**

Name: Reserve at Pradera CDD  
Address: 3434 Colwell Avenue, Suite 200  
(Mailing) Tampa, FL 33614

Home Phone: (813) 414-3749 Work Phone: ()

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_

I Authorize Florida Department of Health in  
Hillsborough County to charge my credit card  
account for the following:

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

[Please RETURN invoice with your payment]

Batch Billing ID:81257

**PERMIT HOLDERS CAN NOW**

**pay invoices online!**

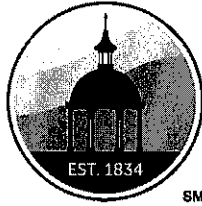
The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- ☒ No sign-up cost.
- ☒ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ☒ Our safe and secure system will keep your information protected.
- ☒ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





# Hillsborough County Florida

RECEIVED  
MAY 23 2025

Hillsborough County Board of County Commissioners  
Consumer Veterans Services  
601 E Kennedy Blvd., 16th Floor  
Tampa, FL 33602

## SUMMARY INVOICE

**Responsible Party**

CLUB HOUSE  
12051 PRADERA RESERVE BL  
RIVERVIEW FL, 33579

**Registration Address**

12051 PRADERA RESERVE BL  
RIVERVIEW FL 33579

Incident Number	Incident Date	Incident Time	SO Case Number	Charge	Payments	Count #
2244750	03/19/2025	6:09:00 AM	2025031910	\$75.00		3
2245863	04/14/2025	9:00:00 PM	2025041437	\$100.00		4
<b>TOTAL BALANCE DUE: \$175.00</b>						

**Save Time - Pay Online: [WWW.HCFLGOV.NET/CODE](http://WWW.HCFLGOV.NET/CODE)**

PLEASE BE ADVISED: This invoice shows charges for single incident and does not include any previous fines which may have occurred. For questions about your account, please contact the Alarm Administrator. Unpaid invoices are billed on a periodic basis

IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE

Please Remit Payments Within Ten (10) Business Days

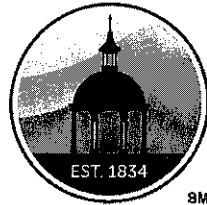
**Remit To:** Hillsborough County Board of County Commissioners  
Consumer Veterans Services  
601 E Kennedy Blvd., 16th Floor, Tampa, FL 33602  
  
Registration Number 122974  
12051 PRADERA RESERVE BL  
RIVERVIEW FL 33579

**Registration Number**

**122974**

Incident Date 04/14/2025

Incident Time 9:00:00 PM



# Hillsborough County Florida

RESERVE AT PRADERA CDD  
C/O RIZZETTA & CO INC  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Registration # 122974  
Registration Address  
CLUB HOUSE RESERVE AT PRADE  
12051 PRADERA RESERVE BL  
RIVERVIEW FL 33579

**OWNER NOTIFICATION (COPY)**  
**NOTICE OF DEFAULT, NON PAYMENT, VIOLATION OF ORDINANCE #04-16**  
**ALARM REGISTRATION NUMBER: 122974**

PAST DUE AMOUNT (STATEMENT TOTAL): see enclosed Invoice

Notice Dated: 05/19/2025

As the owner of the above property in Hillsborough County, this notice is to inform you that the above listed location has been assessed fines for false alarm violation(s) as required by Burglar Alarm Ordinance #04-16. This is to notify you that Consumer and Veterans Services has not received payment for a past due balance for the false alarm violation(s). Enclosed, for your review and resolution, is an Invoice, detailing the Statement Total, which is the past due amount for the listed alarm date(s). The statement also includes the Total Outstanding amount, which is the total amount outstanding for all unpaid alarm violations on registration # 122974. If payment for the Statement Total amount is not received within ten (10) business days from receipt of this notification, this case will be referred to the Code Enforcement Special Magistrate for a hearing for the violation of non-payment.

In accordance with FLORIDA STATUTE §162 and Hillsborough County Ordinance #05-5, the Special Magistrate has the authority to require the immediate payment of fines, as well as the payment of County costs incurred. If payment is not made by the date specified at the hearing, fines up to \$5,000.00 per day may be imposed. In addition, a lien will be placed on all properties owned by the property owner in question and will accrue until all fines and County costs have been paid.

It is the owner's /occupant's responsibility to ensure the alarm system is kept in good repair. In order to prevent future false alarm occurrences and to avoid future penalties, please contact your alarm company to provide them with notification information for at least two valid Key-Holder Representatives, in addition to the Alarm User, for each Alarm Site. Also, please ensure the above location is maintained in working order and that future alarm activations are verified prior to requesting Law Enforcement.

Payments, made payable to the Board of County Commissioners, may be sent to: Citizen Boards Support, 601 E Kennedy Blvd., 16th Floor Tampa FL 33602. If payment has already been sent, please disregard this notice or contact our office to ensure your payment has been applied to this registration correctly. NO CASH WILL BE ACCEPTED.

**Save Time - Pay Online: [WWW.HCFLGOV.NET/CODE](http://WWW.HCFLGOV.NET/CODE)**

If you have any questions, please contact the Alarm Administrator at (813) 274-6662. You may also contact our office by email at [FalseAlarmAdmin@HCFLGOV.NET](mailto:FalseAlarmAdmin@HCFLGOV.NET).



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

## Service Slip / Invoice

**INVOICE:** 109779196  
**DATE:** 05/05/25  
**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
05/05/25			DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	04/10/25	NA	N/A	

Service	Description	Amount
TBSMAA	Sentricon Monitoring AA	\$44.00
<b>SUBTOTAL</b>		\$44.00
<b>TAX</b>		\$0.00
<b>TOTAL</b>		\$44.00
<b>AMT. PAID</b>		\$0.00
<b>BALANCE</b>		\$44.00

**RECEIVED**  
05-06-2025

\* 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**

**IPFS CORPORATION**

P.O. BOX 412086  
KANSAS CITY MO 64141-2086  
(800) 584-9969 - FAX: (770) 225-2866

[ipfs.com](http://ipfs.com)

**NOTICE OF PAYMENT DUE**

Date Mailed	Account Number	Due Date
5/1/2025	GAA-D60717	6/1/2025

FOR QUESTIONS, PLEASE CALL: (800) 584-9969

**IMPORTANT**

To protect your account please make sure that your payment is made on or before the payment due date shown.

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

**Go Green!**

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at [ipfs.com](http://ipfs.com) to learn more.

**RECEIVED**  
05-01-2025

Current Balance	Payment Due
\$6,599.76	\$1,649.94

**PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES LISTED BELOW**

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

**Make payments, view account information or register for eForms at [ipfs.com](http://ipfs.com).**

First time users please use access code **L99JM3DAW** to register.

DETACH HERE

Written notifications on this coupon will NOT be received. To ensure proper credit, include coupon with payment.

PREBIL - Web (Agent)

RESERVE AT PRADERA CDD  
RIZETTA & COMPANY  
3434 COLWELL AVE., STE 200  
TAMPA, FL 33614

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
8	<b>GAA-D60717</b>	06/01/25

<b>For overnight or priority delivery, please mail to:</b> IPFS Corporation 1055 BROADWAY 11TH FLOOR KANSAS CITY MO 64105	<b>Make payments, view account information or register for eForms at <a href="http://ipfs.com">ipfs.com</a>.</b> First time users please access <b>L99JM3DAW</b> to register.  For questions, please call (800) 584-9969
---	---

**MAKE CHECK PAYABLE AND REMIT TO:**  
**IPFS CORPORATION**  
**P.O. BOX 730223**  
**DALLAS, TX 75373-0223**

PAYMENT DUE	\$1,649.94
OUTSTANDING FEES DUE	\$0.00
PAST DUE AMOUNT	\$0.00
<b>PAYMENT DUE</b>	<b>\$1,649.94</b>
IF RECEIVED AFTER 06/06/25	
A LATE FEE WILL APPLY	\$82.50
PLEASE PAY THIS AMOUNT	<b>\$1,732.44</b>

**RESERVE AT PRADERA CDD**Meeting Date: April 30, 2025**SUPERVISOR PAY REQUEST****RECEIVED**  
05-21-2025

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

*NOTE: Supervisors are only paid if checked.***EXTENDED MEETING TIMECARD**

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

Time Over _____ Hours:	
------------------------	--

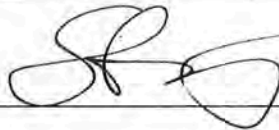
Total at \$ _____ per Hour:	
-----------------------------	--

**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: \_\_\_\_\_



RESERVE AT PRADERA CDD

Meeting Date: April 24, 2025

May 22, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Lindsay Felix	<input checked="" type="checkbox"/>
Jayson Caines	<input checked="" type="checkbox"/>
Maya Wyatt	<input checked="" type="checkbox"/>
Jason Newbold	<input checked="" type="checkbox"/>
Kenny Belcher	<input checked="" type="checkbox"/>

RECEIVED  
05-27-2025

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:03 pm
Meeting End Time:	7:38 pm
Total Meeting Time:	1:35

Time Over \_\_\_\_\_ Hours:

Total at \$ \_\_\_\_\_ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 



State Wildlife Trapper  
2103 w rio vista ave  
Tampa, FL 33603 US  
trapperjerry@gmail.com



## INVOICE

### BILL TO

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

INVOICE # 2028

DATE 05/16/2025

DUE DATE 06/02/2025

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Service for May 2025	1	1,100.00	1,100.00

2 cameras & 1 Trap on property.

LTD Hogs removed: 86  
YTD Hogs removed: 7  
MTD Hogs removed: 2

### Note:

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

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

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

SUBTOTAL	1,100.00
TAX	0.00
TOTAL	1,100.00
BALANCE DUE	<b>\$1,100.00</b>

**RECEIVED**  
05-16-2025



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
05/01/25	7374
Terms	Due Date
Net 30	05/31/25

### BILL TO

Reserve at Pradera CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

### PROPERTY

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

Amount Due	Enclosed
\$12,468.80	

*Please detach top portion and return with your payment.*

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#5381 - Reserve at Pradera CDD Maintenance Contract v2 TM May 2025		\$12,468.80	\$0.00	\$12,468.80
	#5381 - Reserve at Pradera CDD Maintenance Contract v2 TM May 2025		\$12,468.80	\$0.00	\$12,468.80
	<b>Total</b>		<b>\$12,468.80</b>	<b>\$0.00</b>	<b>\$12,468.80</b>

**RECEIVED**  
05-05-2025

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

Invoice

Date	Invoice #
5/2/2025	INV0000098870

Bill To:

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

Services for the month of	Terms	Client Number
May	Upon Receipt	00224

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,503.67	\$1,503.67
Administrative Services	1.00	\$331.33	\$331.33
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$284.00	\$284.00
Landscape Consulting Services	1.00	\$900.00	\$900.00
Management Services	1.00	\$1,328.25	\$1,328.25
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,863.92
		Total	\$4,863.92

RECEIVED  
04-29-2025



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

# Invoice

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. No.	Date	Invoice #	Due Date	Acct #
	05/01/2025	19976	05/31/2025	

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

<div>RECEIVED</div> <div>05-01-2025</div>	<b>Subtotal</b>	\$1,020.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$1,020.00
	<b>Balance Due</b>	\$1,020.00

*Securiteam is now a part of Safetouch!*



April 19, 2025  
Invoice Number: 2490284041925  
Account Number: **8337 12 029 2490284**

**Auto Pay Notice**

Service At: 12051 PRADERA RESERVE  
BLVD PLHS  
RIVERVIEW FL 33579-9323

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary**

*Service from 04/19/25 through 05/18/25  
details on following pages*

Previous Balance	170.00
Payments Received -Thank You!	-170.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	\$170.00
<i>YOUR AUTO PAY WILL BE PROCESSED 05/05/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$170.00</b>

**NEWS AND INFORMATION**

**Spectrum Store Hours.** To better serve our customers, effective Sunday, 04/06/25, the Spectrum Store located at 12970 S US Hwy 301 Ste 105, Riverview, FL 33579 will expand Sunday hours from 12pm - 5pm to 12pm - 7pm. Visit [Spectrum.com/stores](http://Spectrum.com/stores) for more details.

**Call 1-866-738-0242** and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

**RECEIVED**  
04-21-2025

**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 NO RP 19 04202025 NNNNNNNN 01 995743

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

April 19, 2025

**RESERVE AT PRADERA CDD**

Invoice Number: 2490284041925  
Account Number: 8337 12 029 2490284  
Service At: 12051 PRADERA RESERVE  
BLVD PLHS  
RIVERVIEW FL 33579-9323

**Total Due by Auto Pay** **\$170.00**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



Invoice Number: 2490284041925  
 Account Number: 8337 12 029 2490284

RESERVE AT PRADERA CDD

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 19 04202025 NNNNNNNN 01 995743

**Charge Details**

Previous Balance		170.00
EFT Payment	04/05	-170.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 04/19/25 will appear on your next bill.

Service from 04/19/25 through 05/18/25

**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
	<b>\$170.00</b>

**Spectrum Business™ Internet Total** **\$170.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges** **\$170.00**

**Total Due by Auto Pay** **\$170.00**

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://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](http://spectrum.com/policies).

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

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

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

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

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

Continued on the next page....

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

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



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



Invoice Number: 2490284041925  
Account Number: 8337 12 029 2490284

[RESERVE AT PRADERA CDD](#)

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

Or, call us at **855-252-0675**

8633 2390 NO RP 19 04202025 NNNNNNNN 01 995743

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**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Reserve at Pradera CDD**  
**03/13/25-04/10/25**  
**Statement Date: 04/16/25**  
**Due Date: 05/07/25**

<u>Acct #</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
211004653369	4/16/2025	Reserve at Pradera PH1Blvd	53100-4301	\$ 2,292.51
211004653575	4/16/2025	Reserve at Pradera PH 1A	53100-4301	\$ 1,260.39
211004653823	4/22/2025	13411 Balm Riverview Rd Sign	53100-4301	\$ 528.60
211004654029	4/22/2025	13309 Pradera Reserve Dr IR	53100-4301	\$ 277.55
211004654276	4/22/2025	12051 Pradera Reserve Blvd PO	53100-4301	\$ 656.80
211004654458	4/22/2025	12053 Pradera Reserve Blvd	53100-4301	\$ 486.73
211004654664	4/22/2025	The Reserve at Pradera PH1B	53100-4301	\$ 1,701.51
211024076591	4/16/2025	Pradera PH 4	53100-4301	\$ 3,344.58
221006977807	4/16/2025	Reserve at Pradera PH2	53100-4301	\$ 2,485.77
221006978904	4/16/2025	Reserve at Pradera Amenity	53100-4301	\$ 504.16
221006978920	4/16/2025	Reserve at Praderia PH3	53100-4301	\$ 1,006.15
221006978961	4/16/2025	Reserve at Pradera PH2Blvd	53100-4301	\$ 882.27
TOTAL 53100-4301				\$ 15,427.02





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

Statement Date: April 16, 2025

Amount Due: \$2,292.51

Due Date: May 07, 2025

Account #: 211004653369

DO NOT PAY. Your account will be drafted on May 07, 2025

## Account Summary

Current Service Period: March 13, 2025 - April 10, 2025

Previous Amount Due	\$2,292.51
Payment(s) Received Since Last Statement	-\$2,292.51

Current Month's Charges	\$2,292.51
-------------------------	------------

Amount Due by May 07, 2025	\$2,292.51
----------------------------	------------

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



Scan here to view  
your account online.

RECEIVED  
04-23-2025

## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [TECOaccount.com](http://TECOaccount.com) today!

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 211004653369

Due Date: May 07, 2025



## Pay your bill online at [TampaElectric.com](http://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$2,292.51

Payment Amount: \$ \_\_\_\_\_

608174587796

Your account will be  
drafted on May 07, 2025

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:** April 16, 2025  
**Charges Due:** May 07, 2025

**Service Period:** Mar 13, 2025 - Apr 10, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

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

Lighting Energy Charge	532 kWh @ \$0.03412/kWh	\$18.15
Fixture & Maintenance Charge	38 Fixtures	\$926.44
Lighting Pole / Wire	35 Poles	\$1175.65
Bracket & Maintenance Charge	1 PT Bracket	\$4.81
Lighting Fuel Charge	532 kWh @ \$0.03059/kWh	\$16.27
Storm Protection Charge	532 kWh @ \$0.00559/kWh	\$2.97
Clean Energy Transition Mechanism	532 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	532 kWh @ \$0.01230/kWh	\$6.54
Florida Gross Receipt Tax		\$1.13
State Tax		\$140.32

#### Lighting Charges

**\$2,292.51**

**Total Current Month's Charges**

**\$2,292.51**

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## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://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://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: April 16, 2025

Amount Due: **\$1,260.39**

Due Date: May 07, 2025

Account #: 211004653575

**DO NOT PAY.** Your account will be drafted on May 07, 2025

## Account Summary

**Current Service Period:** March 13, 2025 - April 10, 2025

Previous Amount Due	\$1,260.39
Payment(s) Received Since Last Statement	-\$1,260.39

<b>Current Month's Charges</b>	<b>\$1,260.39</b>
--------------------------------	-------------------

**Amount Due by May 07, 2025** **\$1,260.39**

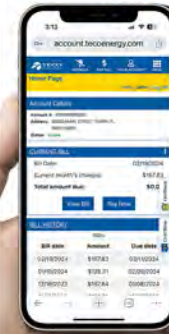
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view  
your account online.

**RECEIVED**  
04-23-2025

## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
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- Monitor your energy use
- Sign up for notifications and programs

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Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 211004653575

Due Date: May 07, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$1,260.39**

Payment Amount: \$ \_\_\_\_\_

608174587797

Your account will be  
drafted on May 07, 2025

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:** April 16, 2025  
**Charges Due:** May 07, 2025

**Service Period:** Mar 13, 2025 - Apr 10, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

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

Lighting Energy Charge	280 kWh @ \$0.03412/kWh	\$9.55
Fixture & Maintenance Charge	20 Fixtures	\$487.60
Lighting Pole / Wire	20 Poles	\$671.80
Lighting Fuel Charge	280 kWh @ \$0.03059/kWh	\$8.57
Storm Protection Charge	280 kWh @ \$0.00559/kWh	\$1.57
Clean Energy Transition Mechanism	280 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	280 kWh @ \$0.01230/kWh	\$3.44
Florida Gross Receipt Tax		\$0.60
State Tax		\$77.14

**Lighting Charges** **\$1,260.39**

**Total Current Month's Charges**

**\$1,260.39**

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: April 22, 2025

Amount Due: \$528.60

Due Date: May 13, 2025

Account #: 211004653823

DO NOT PAY. Your account will be drafted on May 13, 2025

## Account Summary

Current Service Period: March 18, 2025 - April 15, 2025

Previous Amount Due	\$326.54
Payment(s) Received Since Last Statement	-\$326.54

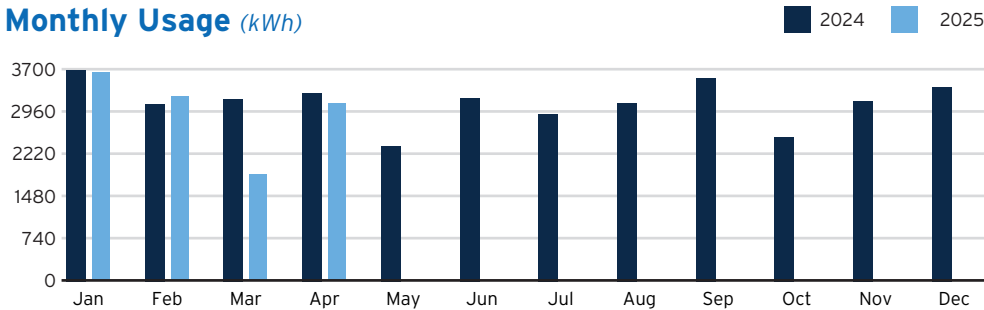
Current Month's Charges	\$528.60
-------------------------	----------

Amount Due by May 13, 2025 \$528.60

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

RECEIVED  
04-23-2025

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



## 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](https://TampaElectric.com/Paperless) to enroll now.

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

Account #: 211004653823

Due Date: May 13, 2025

Amount Due: \$528.60

Payment Amount: \$ \_\_\_\_\_

620520230907

Your account will be  
drafted on May 13, 2025

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.

## Your Energy Insight



Your average daily kWh used was  
**1.9% higher** than the same period  
last year.

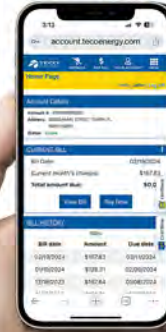


Your average daily kWh used was  
**78.33% higher** than it was in  
your previous period.



Scan here to view  
your account online.

## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [TECOaccount.com](https://TECOaccount.com) today!



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

**Account #:** 211004653823  
**Statement Date:** April 22, 2025  
**Charges Due:** May 13, 2025

## Meter Read

**Meter Location:** Sgn

**Service Period:** Mar 18, 2025 - Apr 15, 2025

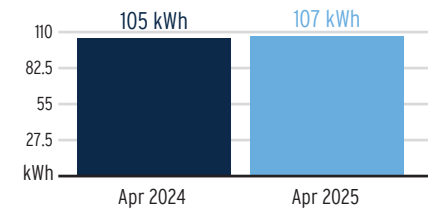
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000841112	04/15/2025	10,044		6,935		3,109 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	3,109 kWh @ \$0.08641/kWh		\$268.65
Fuel Charge	3,109 kWh @ \$0.03083/kWh		\$95.85
Storm Protection Charge	3,109 kWh @ \$0.00577/kWh		\$17.94
Clean Energy Transition Mechanism	3,109 kWh @ \$0.00418/kWh		\$13.00
Storm Surcharge	3,109 kWh @ \$0.02121/kWh		\$65.94
Florida Gross Receipt Tax			\$12.30
<b>Electric Service Cost</b>			<b>\$491.95</b>
State Tax			\$36.65
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$528.60</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$528.60**

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

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### In-Person

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### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://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:

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### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: April 22, 2025

Amount Due: \$277.55

Due Date: May 13, 2025

Account #: 211004654029

DO NOT PAY. Your account will be drafted on May 13, 2025

## Account Summary

Current Service Period: March 18, 2025 - April 15, 2025

Previous Amount Due	\$297.75
Payment(s) Received Since Last Statement	-\$297.75

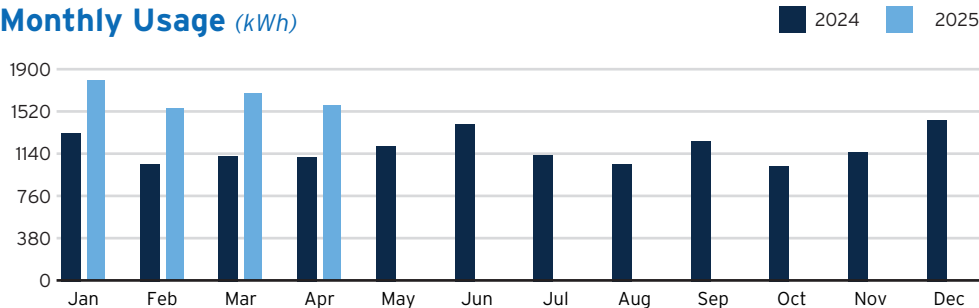
Current Month's Charges	\$277.55
-------------------------	----------

Amount Due by May 13, 2025 \$277.55

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

RECEIVED  
04-23-2025

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



## Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Account #: 211004654029

Due Date: May 13, 2025

Amount Due: \$277.55

Payment Amount: \$ \_\_\_\_\_

620520230908

Your account will be  
drafted on May 13, 2025

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.

## Your Energy Insight



Your average daily kWh used was  
**58.82% higher** than the same  
period last year.

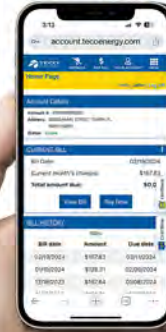


Your average daily kWh used was  
**0% higher** than it was in your  
previous period.



Scan here to view  
your account online.

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- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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

**Account #:** 211004654029  
**Statement Date:** April 22, 2025  
**Charges Due:** May 13, 2025

## Meter Read

**Meter Location:** IR

**Service Period:** Mar 18, 2025 - Apr 15, 2025

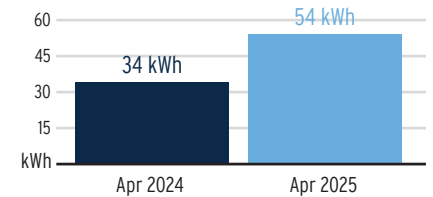
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851388	04/15/2025	75,523		73,949		1,574 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	1,574 kWh @ \$0.08641/kWh		\$136.01
Fuel Charge	1,574 kWh @ \$0.03083/kWh		\$48.53
Storm Protection Charge	1,574 kWh @ \$0.00577/kWh		\$9.08
Clean Energy Transition Mechanism	1,574 kWh @ \$0.00418/kWh		\$6.58
Storm Surcharge	1,574 kWh @ \$0.02121/kWh		\$33.38
Florida Gross Receipt Tax			\$6.46
<b>Electric Service Cost</b>			<b>\$258.31</b>
State Tax			\$19.24
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$277.55</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$277.55**

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

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

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### Phone

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

### All Other

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

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[TampaElectric.com](https://TampaElectric.com)

### Phone:

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866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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### Energy-Saving Programs:

813-275-3909

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

Statement Date: April 22, 2025

Amount Due: \$656.80

Due Date: May 13, 2025

Account #: 211004654276

DO NOT PAY. Your account will be drafted on May 13, 2025

## Account Summary

Current Service Period: March 18, 2025 - April 15, 2025

Previous Amount Due	\$655.42
Payment(s) Received Since Last Statement	-\$655.42

Current Month's Charges	\$656.80
-------------------------	----------

Amount Due by May 13, 2025 \$656.80

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

## Your Energy Insight



Your average daily kWh used was **7.2% higher** than the same period last year.



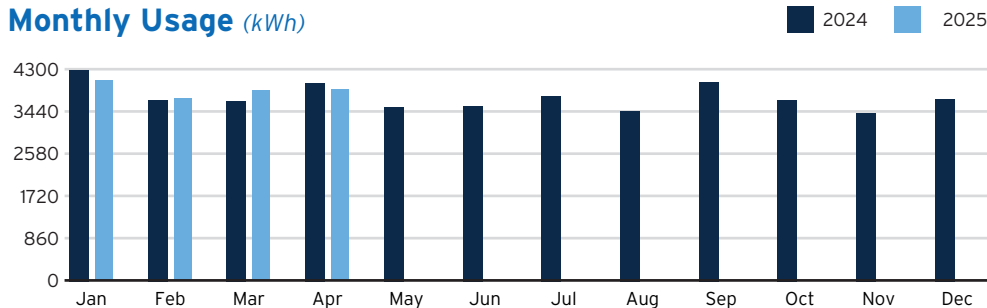
Your average daily kWh used was **7.2% higher** than it was in your previous period.



Scan here to view your account online.

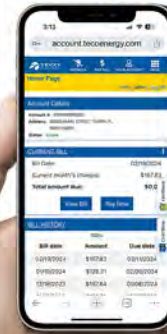
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04-23-2025

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [TECOaccount.com](https://TECOaccount.com) today!



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

Account #: 211004654276

Due Date: May 13, 2025



## Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$656.80

Payment Amount: \$ \_\_\_\_\_

620520230909

Your account will be drafted on May 13, 2025

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

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

Make check payable to: TECO

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



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

Account #: 211004654276  
 Statement Date: April 22, 2025  
 Charges Due: May 13, 2025

### Meter Read

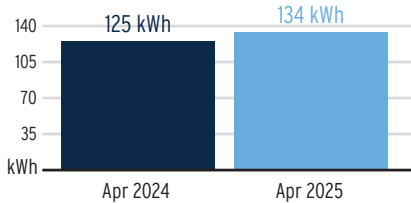
**Meter Location:** PO  
**Service Period:** Mar 18, 2025 - Apr 15, 2025  
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489694	04/15/2025	50,794		46,901		3,893 kWh	1	29 Days

### Charge Details

<div> <b>Electric Charges</b> </div>			
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27	
Energy Charge	3,893 kWh @ \$0.08641/kWh	\$336.39	
Fuel Charge	3,893 kWh @ \$0.03083/kWh	\$120.02	
Storm Protection Charge	3,893 kWh @ \$0.00577/kWh	\$22.46	
Clean Energy Transition Mechanism	3,893 kWh @ \$0.00418/kWh	\$16.27	
Storm Surcharge	3,893 kWh @ \$0.02121/kWh	\$82.57	
Florida Gross Receipt Tax		\$15.28	
<b>Electric Service Cost</b>		<b>\$611.26</b>	
State Tax		\$45.54	
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$656.80</b>	

### Avg kWh Used Per Day



### Important Messages

Total Current Month's Charges
 \$656.80

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

### Ways To Pay Your Bill

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**Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
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**All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

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

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

### Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:**  
 866-832-6249  
**Residential Customer Care:**  
 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

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

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

Statement Date: April 22, 2025

Amount Due: \$486.73

Due Date: May 13, 2025

Account #: 211004654458

DO NOT PAY. Your account will be drafted on May 13, 2025

## Your Energy Insight



Your average daily kWh used was **1.01% lower** than the same period last year.



Your average daily kWh used was **2.08% higher** than it was in your previous period.



Scan here to view your account online.

## Account Summary

Current Service Period: March 18, 2025 - April 15, 2025

Previous Amount Due	\$506.12
Payment(s) Received Since Last Statement	-\$506.12

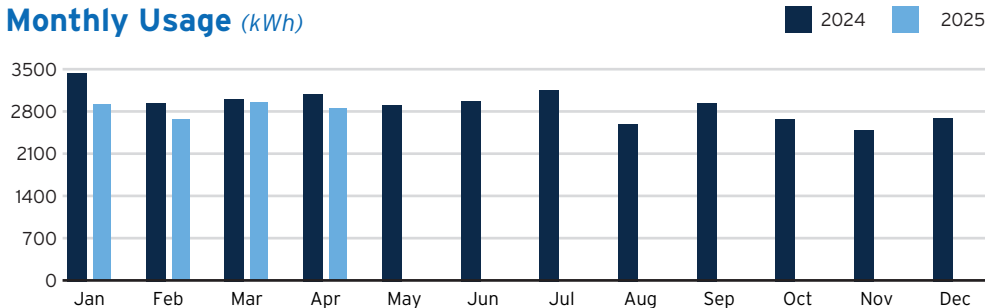
Current Month's Charges	\$486.73
-------------------------	----------

Amount Due by May 13, 2025 **\$486.73**

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

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04-23-2025

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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- Monitor your energy use
- Sign up for notifications and programs

Log in at [TECOaccount.com](https://TECOaccount.com) today!



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

Account #: 211004654458

Due Date: May 13, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$486.73

Payment Amount: \$ \_\_\_\_\_

620520230910

Your account will be  
drafted on May 13, 2025

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:** April 22, 2025  
**Charges Due:** May 13, 2025

### Meter Read

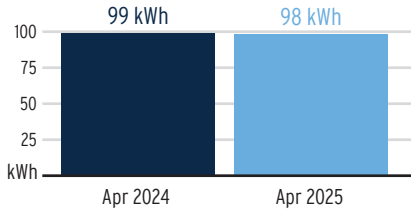
**Service Period:** Mar 18, 2025 - Apr 15, 2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	04/15/2025	78,183		75,330		2,853 kWh	1	29 Days

### Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	2,853 kWh @ \$0.08641/kWh		\$246.53
Fuel Charge	2,853 kWh @ \$0.03083/kWh		\$87.96
Storm Protection Charge	2,853 kWh @ \$0.00577/kWh		\$16.46
Clean Energy Transition Mechanism	2,853 kWh @ \$0.00418/kWh		\$11.93
Storm Surcharge	2,853 kWh @ \$0.02121/kWh		\$60.51
Florida Gross Receipt Tax			\$11.32
<b>Electric Service Cost</b>			<b>\$452.98</b>
State Tax			\$33.75
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$486.73</b>

### Avg kWh Used Per Day



### Important Messages

**Total Current Month's Charges** **\$486.73**

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Tampa, FL 33601-0111

**Credit or Debit Card**  
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**Phone**  
Toll Free: **866-689-6469**

### Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

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

**Hearing Impaired/TTY:** 7-1-1

**Power Outage:** 877-588-1010

**Energy-Saving Programs:** 813-275-3909

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

Statement Date: April 22, 2025

Amount Due: **\$1,701.51**

Due Date: May 13, 2025

Account #: 211004654664

**DO NOT PAY. Your account will be drafted on May 13, 2025**

## Account Summary

**Current Service Period:** March 18, 2025 - April 15, 2025

Previous Amount Due	\$1,701.51
Payment(s) Received Since Last Statement	-\$1,701.51

<b>Current Month's Charges</b>	<b>\$1,701.51</b>
--------------------------------	-------------------

<b>Amount Due by May 13, 2025</b>	<b>\$1,701.51</b>
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view  
your account online.

**RECEIVED**  
04-23-2025

## A one-stop shop to manage your account.



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

Account #: 211004654664

Due Date: May 13, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$1,701.51**

Payment Amount: \$ \_\_\_\_\_

620520230911

Your account will be  
drafted on May 13, 2025

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:** April 22, 2025  
**Charges Due:** May 13, 2025

**Service Period:** Mar 18, 2025 - Apr 15, 2025

**Rate Schedule:** Lighting Service

Charge Details

Important Messages



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	378 kWh @ \$0.03412/kWh		\$12.90
Fixture & Maintenance Charge	27 Fixtures		\$658.26
Lighting Pole / Wire	27 Poles		\$906.93
Lighting Fuel Charge	378 kWh @ \$0.03059/kWh		\$11.56
Storm Protection Charge	378 kWh @ \$0.00559/kWh		\$2.11
Clean Energy Transition Mechanism	378 kWh @ \$0.00043/kWh		\$0.16
Storm Surcharge	378 kWh @ \$0.01230/kWh		\$4.65
Florida Gross Receipt Tax			\$0.80
State Tax			\$104.14
Lighting Charges			\$1,701.51

**Total Current Month's Charges** **\$1,701.51**

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Ways To Pay Your Bill

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P.O. Box 31318  
Tampa, FL 33631-3318  
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- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

Contact Us

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

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

Statement Date: April 16, 2025

Amount Due: **\$3,344.58**

Due Date: May 07, 2025

Account #: 211024076591

**DO NOT PAY.** Your account will be drafted on May 07, 2025

## Account Summary

**Current Service Period:** March 13, 2025 - April 10, 2025

Previous Amount Due	\$3,344.58
Payment(s) Received Since Last Statement	-\$3,344.58

<b>Current Month's Charges</b>	<b>\$3,344.58</b>
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<b>Amount Due by May 07, 2025</b>	<b>\$3,344.58</b>
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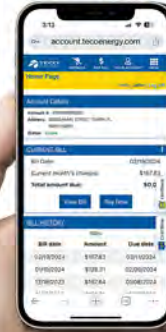
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**RECEIVED**  
04-23-2025



Scan here to view  
your account online.

## A one-stop shop to manage your account.



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

Account #: 211024076591

Due Date: May 07, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$3,344.58**

Payment Amount: \$ \_\_\_\_\_

690890286660

Your account will be  
drafted on May 07, 2025

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:** April 16, 2025  
**Charges Due:** May 07, 2025

**Service Period:** Mar 13, 2025 - Apr 10, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

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

Lighting Energy Charge	714 kWh @ \$0.03412/kWh	\$24.36
Fixture & Maintenance Charge	51 Fixtures	\$1171.38
Lighting Pole / Wire	51 Poles	\$1713.09
Lighting Fuel Charge	714 kWh @ \$0.03059/kWh	\$21.84
Storm Protection Charge	714 kWh @ \$0.00559/kWh	\$3.99
Clean Energy Transition Mechanism	714 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	714 kWh @ \$0.01230/kWh	\$8.78
Florida Gross Receipt Tax		\$1.52
Franchise Fee		\$192.92
State Tax		\$206.39

**Lighting Charges** **\$3,344.58**

**Total Current Month's Charges**

**\$3,344.58**

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

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://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:

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### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: April 16, 2025

Amount Due: **\$2,485.77**

Due Date: May 07, 2025

Account #: 221006977807

**DO NOT PAY.** Your account will be drafted on May 07, 2025

## Account Summary

**Current Service Period:** March 13, 2025 - April 10, 2025

Previous Amount Due \$2,485.77

Payment(s) Received Since Last Statement -\$2,485.77

**Current Month's Charges** **\$2,485.77**

**Amount Due by May 07, 2025** **\$2,485.77**

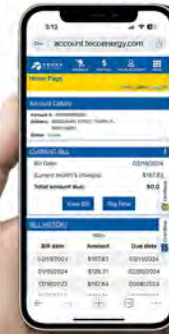
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view  
your account online.

**RECEIVED**  
04-23-2025

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

Account #: 221006977807

Due Date: May 07, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$2,485.77**

Payment Amount: \$ \_\_\_\_\_

672371857164

Your account will be  
drafted on May 07, 2025

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:** April 16, 2025  
**Charges Due:** May 07, 2025

**Service Period:** Mar 13, 2025 - Apr 10, 2025

**Rate Schedule:** Lighting Service

**Charge Details**

**Important Messages**

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	588 kWh @ \$0.03412/kWh	\$20.06
Fixture & Maintenance Charge	42 Fixtures	\$872.76
Lighting Pole / Wire	42 Poles	\$1410.78
Lighting Fuel Charge	588 kWh @ \$0.03059/kWh	\$17.99
Storm Protection Charge	588 kWh @ \$0.00559/kWh	\$3.29
Clean Energy Transition Mechanism	588 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	588 kWh @ \$0.01230/kWh	\$7.23
Florida Gross Receipt Tax		\$1.25
State Tax		\$152.16
<b>Lighting Charges</b>		<b>\$2,485.77</b>

**Total Current Month's Charges** **\$2,485.77**

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Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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

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**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1

**Power Outage:** 877-588-1010

**Energy-Saving Programs:** 813-275-3909

**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: April 16, 2025

Amount Due: **\$504.16**

Due Date: May 07, 2025

Account #: 221006978904

**DO NOT PAY.** Your account will be drafted on May 07, 2025

## Account Summary

**Current Service Period:** March 13, 2025 - April 10, 2025

Previous Amount Due	\$504.16
Payment(s) Received Since Last Statement	-\$504.16

<b>Current Month's Charges</b>	<b>\$504.16</b>
--------------------------------	-----------------

<b>Amount Due by May 07, 2025</b>	<b>\$504.16</b>
-----------------------------------	-----------------

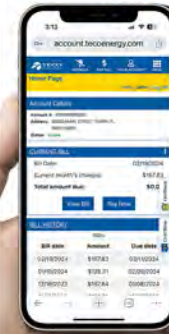
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**RECEIVED**  
04-23-2025



Scan here to view  
your account online.

## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [TECOaccount.com](http://TECOaccount.com) today!

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221006978904

Due Date: May 07, 2025



## Pay your bill online at [TampaElectric.com](http://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$504.16**

Payment Amount: \$ \_\_\_\_\_

672371857165

Your account will be  
drafted on May 07, 2025

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:** April 16, 2025  
**Charges Due:** May 07, 2025

**Service Period:** Mar 13, 2025 - Apr 10, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

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

Lighting Energy Charge	112 kWh @ \$0.03412/kWh	\$3.82
Fixture & Maintenance Charge	8 Fixtures	\$195.04
Lighting Pole / Wire	8 Poles	\$268.72
Lighting Fuel Charge	112 kWh @ \$0.03059/kWh	\$3.43
Storm Protection Charge	112 kWh @ \$0.00559/kWh	\$0.63
Clean Energy Transition Mechanism	112 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	112 kWh @ \$0.01230/kWh	\$1.38
Florida Gross Receipt Tax		\$0.24
State Tax		\$30.85

**Lighting Charges** **\$504.16**

**Total Current Month's Charges**

**\$504.16**

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: April 16, 2025

Amount Due: **\$1,006.15**

Due Date: May 07, 2025

Account #: 221006978920

**DO NOT PAY.** Your account will be drafted on May 07, 2025

## Account Summary

**Current Service Period:** March 13, 2025 - April 10, 2025

Previous Amount Due	\$1,006.15
Payment(s) Received Since Last Statement	-\$1,006.15

<b>Current Month's Charges</b>	<b>\$1,006.15</b>
--------------------------------	-------------------

<b>Amount Due by May 07, 2025</b>	<b>\$1,006.15</b>
-----------------------------------	-------------------

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



Scan here to view  
your account online.

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04-23-2025

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

Account #: 221006978920

Due Date: May 07, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$1,006.15**

Payment Amount: \$ \_\_\_\_\_

672371857166

Your account will be  
drafted on May 07, 2025

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:** April 16, 2025  
**Charges Due:** May 07, 2025

**Service Period:** Mar 13, 2025 - Apr 10, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

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

Lighting Energy Charge	238 kWh @ \$0.03412/kWh	\$8.12
Fixture & Maintenance Charge	17 Fixtures	\$353.26
Lighting Pole / Wire	17 Poles	\$571.03
Lighting Fuel Charge	238 kWh @ \$0.03059/kWh	\$7.28
Storm Protection Charge	238 kWh @ \$0.00559/kWh	\$1.33
Clean Energy Transition Mechanism	238 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	238 kWh @ \$0.01230/kWh	\$2.93
Florida Gross Receipt Tax		\$0.51
State Tax		\$61.59

**Lighting Charges** **\$1,006.15**

**Total Current Month's Charges**

**\$1,006.15**

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

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### Phone

Toll Free:  
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### All Other

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: April 16, 2025

Amount Due: \$882.27

Due Date: May 07, 2025

Account #: 221006978961

**DO NOT PAY.** Your account will be drafted on May 07, 2025

## Account Summary

**Current Service Period:** March 13, 2025 - April 10, 2025

Previous Amount Due \$882.27

Payment(s) Received Since Last Statement -\$882.27

**Current Month's Charges** \$882.27

**Amount Due by May 07, 2025** \$882.27

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



Scan here to view  
your account online.

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

Account #: 221006978961

Due Date: May 07, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$882.27

Payment Amount: \$ \_\_\_\_\_

672371857167

Your account will be  
drafted on May 07, 2025

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:** April 16, 2025  
**Charges Due:** May 07, 2025

**Service Period:** Mar 13, 2025 - Apr 10, 2025

**Rate Schedule:** Lighting Service

**Charge Details**

**Important Messages**

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	196 kWh @ \$0.03412/kWh		\$6.69
Fixture & Maintenance Charge	14 Fixtures		\$341.32
Lighting Pole / Wire	14 Poles		\$470.26
Lighting Fuel Charge	196 kWh @ \$0.03059/kWh		\$6.00
Storm Protection Charge	196 kWh @ \$0.00559/kWh		\$1.10
Clean Energy Transition Mechanism	196 kWh @ \$0.00043/kWh		\$0.08
Storm Surcharge	196 kWh @ \$0.01230/kWh		\$2.41
Florida Gross Receipt Tax			\$0.42
State Tax			\$53.99
	<b>Lighting Charges</b>		<b>\$882.27</b>

**Total Current Month's Charges \$882.27**

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

**Ways To Pay Your Bill**

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 P.O. Box 31318  
 Tampa, FL 33631-3318  
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**Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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](http://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
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**Energy-Saving Programs:** 813-275-3909

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INVOICE

TOTAL COMMUNITY  
MAINTENANCE LLC  
29642 Birds Eye Drive  
Wesley Chapel, FL 33543

samogden@tcmaintenance.org  
(813)466-4210  
http://www.tcmaintenance.org



Bill to  
The Reserve At Pradera CDD

Invoice details  
Invoice no.: 7756  
Terms: Due on receipt  
Invoice date: 05/01/2025  
Due date: 05/01/2025

#	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.

RECEIVED  
05-01-2025

## Tab 12



Rizzetta & Company

# **Reserve At Pradera Community Development District**

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**Financial Statements  
(Unaudited)**

**April 30, 2025**

**Prepared by: Rizzetta & Company, Inc.**

[reserveatpraderacdd.org](http://reserveatpraderacdd.org)  
[rizzetta.com](http://rizzetta.com)

**Reserve at Pradera Community Development District**

Balance Sheet  
As of 04/30/2025  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	435,801	0	0	435,801	0	0
Investments	0	112,779	409,793	522,571	0	0
Accounts Receivable	5,573	0	1,620	7,194	0	0
Prepaid Expenses	174	0	0	173	0	0
Refundable Deposits	9,704	0	0	9,704	0	0
Fixed Assets	0	0	0	0	5,215,675	0
Amount Available in Debt Service	0	0	0	0	0	411,413
Amount To Be Provided Debt Service	0	0	0	0	0	2,388,587
<b>Total Assets</b>	<b>451,252</b>	<b>112,779</b>	<b>411,413</b>	<b>975,443</b>	<b>5,215,675</b>	<b>2,800,000</b>
<b>Liabilities</b>						
Accounts Payable	15,597	0	0	15,597	0	0
Accrued Expenses	1,750	0	0	1,750	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,800,000
<b>Total Liabilities</b>	<b>17,347</b>	<b>0</b>	<b>0</b>	<b>17,347</b>	<b>0</b>	<b>2,800,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	91,638	71,606	247,478	410,723	0	0
Investment In General Fixed Assets	0	0	0	0	5,215,675	0
Net Change in Fund Balance	342,267	41,173	163,935	547,373	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>433,905</b>	<b>112,779</b>	<b>411,413</b>	<b>958,096</b>	<b>5,215,675</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>451,252</b>	<b>112,779</b>	<b>411,413</b>	<b>975,443</b>	<b>5,215,675</b>	<b>2,800,000</b>

See Notes to Unaudited Financial Statements



**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 04/30/2025 YTD Budget	Year To Date 04/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Special Assessments				
Tax Roll	763,015	763,015	776,276	13,261
<b>Total Revenues</b>	<b>763,015</b>	<b>763,015</b>	<b>776,276</b>	<b>13,261</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,000	8,167	4,600	3,567
<b>Total Legislative</b>	<b>14,000</b>	<b>8,167</b>	<b>4,600</b>	<b>3,567</b>
Financial & Administrative				
Accounting Services	18,044	10,525	10,526	0
Administrative Services	3,976	2,320	2,319	0
Assessment Roll	4,734	4,734	4,734	0
Auditing Services	4,500	0	0	0
Disclosure Report	5,000	2,916	2,917	0
District Engineer	10,000	5,834	3,426	2,407
District Management	15,939	9,297	9,298	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	3,408	1,988	1,988	0
Legal Advertising	1,500	875	616	258
Public Officials Liability Insurance	3,205	3,205	2,398	807
Trustees Fees	3,500	3,058	3,058	0
Website Hosting, Maintenance, Backup & E	2,738	1,598	1,853	(256)
<b>Total Financial &amp; Administrative</b>	<b>76,719</b>	<b>46,525</b>	<b>43,308</b>	<b>3,216</b>
Legal Counsel				
District Counsel	20,000	11,666	3,948	7,720
<b>Total Legal Counsel</b>	<b>20,000</b>	<b>11,666</b>	<b>3,948</b>	<b>7,720</b>
Security Operations				
Amenity Security Camera System-Maintenan	5,000	2,917	0	2,916
Security System Monitoring Services & Ma	15,000	8,750	8,715	35
<b>Total Security Operations</b>	<b>20,000</b>	<b>11,667</b>	<b>8,715</b>	<b>2,951</b>
Electric Utility Services				
Utility Services	175,000	102,083	103,242	(1,159)
<b>Total Electric Utility Services</b>	<b>175,000</b>	<b>102,083</b>	<b>103,242</b>	<b>(1,159)</b>
Water-Sewer Combination Services				
Utility Services	8,000	4,667	3,510	1,157
<b>Total Water-Sewer Combination Services</b>	<b>8,000</b>	<b>4,667</b>	<b>3,510</b>	<b>1,157</b>
Stormwater Control				
Aquatic Maintenance	25,500	14,875	15,995	(1,120)
Fountain Service Repair & Maintenance	2,500	1,458	335	1,123
Lake/Pond Bank Maintenance & Repair	500	292	0	292
Midge Fly Treatments	5,320	3,103	0	3,103

See Notes to Unaudited Financial Statements

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 04/30/2025	Year To Date 04/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Stormwater Control	33,820	19,728	16,330	3,398
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	2,917	484	2,433
General Liability Insurance	5,843	5,843	8,721	(2,878)
Holiday Decorations	5,000	5,000	3,772	1,228
Irrigation Maintenance & Repair	10,000	5,833	934	4,899
Landscape - Annuals/Flowers	10,500	6,125	655	5,470
Landscape - Fertilizer	22,346	13,036	17,631	(4,596)
Landscape - Mulch	31,000	15,500	25,133	(9,633)
Landscape - Pest Control/OTC Injections	6,080	3,546	282	3,265
Landscape Inspection Services	9,600	5,600	6,300	(700)
Landscape Maintenance	165,575	96,586	114,606	(18,021)
Landscape Replacement Plants, Shrubs, Tr	10,000	5,833	0	5,834
Pest Control	3,000	1,750	0	1,750
Property Insurance	10,332	10,332	1,961	8,371
Well Maintenance	1,500	875	0	875
Total Other Physical Environment	295,776	178,776	180,479	(1,703)
Parks & Recreation				
Access Control Maintenance & Repair	4,000	2,333	0	2,333
Basketball Court Maintenance & Supplies	1,000	584	1,900	(1,317)
Dog Waste Station Supplies & Maintenance	1,500	875	0	875
Fitness Equipment Maintenance & Repair	4,000	2,333	0	2,333
Furniture Repair & Replacement	20,000	11,667	8,220	3,447
Maintenance & Repairs	20,000	11,666	1,765	9,902
Pest Control	5,000	2,917	2,700	217
Playground Equipment & Maintenance	2,000	1,167	0	1,167
Pool Repair & Maintenance	5,000	2,916	29,597	(26,680)
Pool Service Contract	15,000	8,750	4,325	4,425
Telephone, Internet, Cable	2,500	1,459	1,190	268
Trail/Bike Path Maintenance	1,500	875	0	875
Wildlife Management Services	13,200	7,700	7,700	0
Total Parks & Recreation	94,700	55,242	57,397	(2,155)
Contingency				
Miscellaneous Contingency	25,000	14,583	12,481	2,102
Total Contingency	25,000	14,583	12,481	2,102
Total Expenditures	763,015	453,104	434,010	19,094
Total Excess of Revenues Over(Under) Expenditures	0	309,911	342,266	32,355
Fund Balance, Beginning of Period	0	0	91,639	91,639
Total Fund Balance, End of Period	0	309,911	433,905	123,994

See Notes to Unaudited Financial Statements

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 04/30/2025 YTD Budget	Year To Date 04/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,173	1,173
Special Assessments				
Tax Roll	40,000	40,000	40,000	0
Total Revenues	40,000	40,000	41,173	1,173
Expenditures				
Contingency				
Capital Reserve	40,000	23,333	0	23,333
Total Contingency	40,000	23,333	0	23,333
Total Expenditures	40,000	23,333	0	23,333
Total Excess of Revenues Over(Under) Expenditures	0	16,667	41,173	24,506
Fund Balance, Beginning of Period	0	0	71,606	71,606
Total Fund Balance, End of Period	0	16,667	112,779	96,112

224 Debt Service Fund S2015      **Reserve at Pradera Community Development District**  
Statement of Revenues and Expenditures  
As of 04/30/2025  
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 04/30/2025 YTD Budget	Year To Date 04/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,759	7,759
Special Assessments				
Tax Roll	233,342	233,342	236,757	3,415
Total Revenues	<u>233,342</u>	<u>233,342</u>	<u>244,516</u>	<u>11,174</u>
Expenditures				
Debt Service				
Interest	163,342	163,342	80,582	82,760
Principal	70,000	70,000	0	70,000
Total Debt Service	<u>233,342</u>	<u>233,342</u>	<u>80,582</u>	<u>152,760</u>
Total Expenditures	<u>233,342</u>	<u>233,342</u>	<u>80,582</u>	<u>152,760</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>163,934</u>	<u>163,934</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>247,479</u>	<u>247,479</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>411,413</u>	<u>411,413</u>

See Notes to Unaudited Financial Statements

**Reserve at Pradera CDD**  
**Investment Summary**  
**April 30, 2025**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Balance as of April 30, 2025</b></u>
Valley National Reserve	Governmental Checking	\$ 51,672
FL CLASS Reserve	Average Monthly Yield 4.3981%	61,107
<b>Total Reserve Fund Investments</b>		<b>\$ 112,779</b>
US Bank Series 2015 Revenue	US Bank GCTS 0490	\$ 293,227
US Bank Series 2015 Reserve	US Bank GCTC 0490	116,561
US Bank Series 2015 Prepayment	US Bank MMKT 5 - CT	5
<b>Total Debt Service Fund Investments</b>		<b>\$ 409,793</b>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.



**Reserve at Pradera Community Development District**  
**Summary A/R Ledger**  
**From 04/01/2025 to 04/30/2025**

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
224, 2234	224-001	224 General Fund	Hillsborough County Tax Collec- tor	AR00002153	12110	10/01/2024	5,573.84
Sum for 224, 2234							5,573.84
224, 2236	224-200	224 Debt Service Fund S2015	Hillsborough County Tax Collec- tor	AR00002153	12110	10/01/2024	1,619.65
Sum for 224, 2236							1,619.65
Sum for 224							7,193.49
Sum Total							7,193.49

**Reserve at Pradera Community Development District**  
**Summary A/P Ledger**  
**From 04/01/2025 to 04/30/2025**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
224, 2234						
	224 General Fund	04/19/2025	Spectrum	2490284041925 ACH	Internet Service 05/25	170.00
	224 General Fund	04/16/2025	TECO	Monthly Summary	Electric Summary	15,427.02
				04/25 ACH 224	04/25	
Sum for 224, 2234						15,597.02
Sum for 224						15,597.02
Sum Total						15,597.02

**Reserve at Pradera Community Development District  
Notes to Unaudited Financial Statements  
April 30, 2025**

**Balance Sheet**

1. Trust statement activity has been recorded through 4/30/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY24-25 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.