



Rizzetta & Company

Reserve at Pradera Community Development District

Board of Supervisors Regular Meeting August 28, 2025

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

www.reserveatpraderacdd.org

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

www.reserveatpraderacdd.org

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

August 26, 2025

REVISED 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, August 28, 2025, at 10:30 a.m.** at the office of **Riverview Public Library, 9951 Balm Riverview Rd., Riverview FL 33569.**

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS

3. STAFF REPORTS

A. Aquatics Services

1. Presentation of the Sitex Waterway Inspection Reports.....Tab 1

B. Landscape Inspection Services

1. Presentation of the Landscape Inspection Report.....Tab 2

2. Pine Lake Fall Annual Flower Rotation Proposal #6446.....Tab 3

3. Pine Lake Irrigation Repair Proposal #6226.....Tab 4

4. Pine Lake Irrigation Pump Plants #6428.....Tab 5

5. Pine Lake Green Privacy Screen #6543.....Tab 6

C. District Counsel

D. District Engineer

E. District Manager

1. Consideration of 2024-2025 Goals and Objectives.....Tab 7

4. BUSINESS ITEMS

A. Consideration of First Addendum to Contract for Professional

Technology Services.....Tab 8

B. Consideration of First Addendum to Contract for District Services...Tab 9

C. Acceptance of Second Quarter Website Audit.....Tab 10

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors

Regular Meeting held on July 24, 2025.....Tab 11

B. Consideration of Operations and Maintenance Expenditures

for June and July 2025.....Tab 12

C. Consideration of Financial Report for June and July.....Tab 13

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

AUGUST, 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:

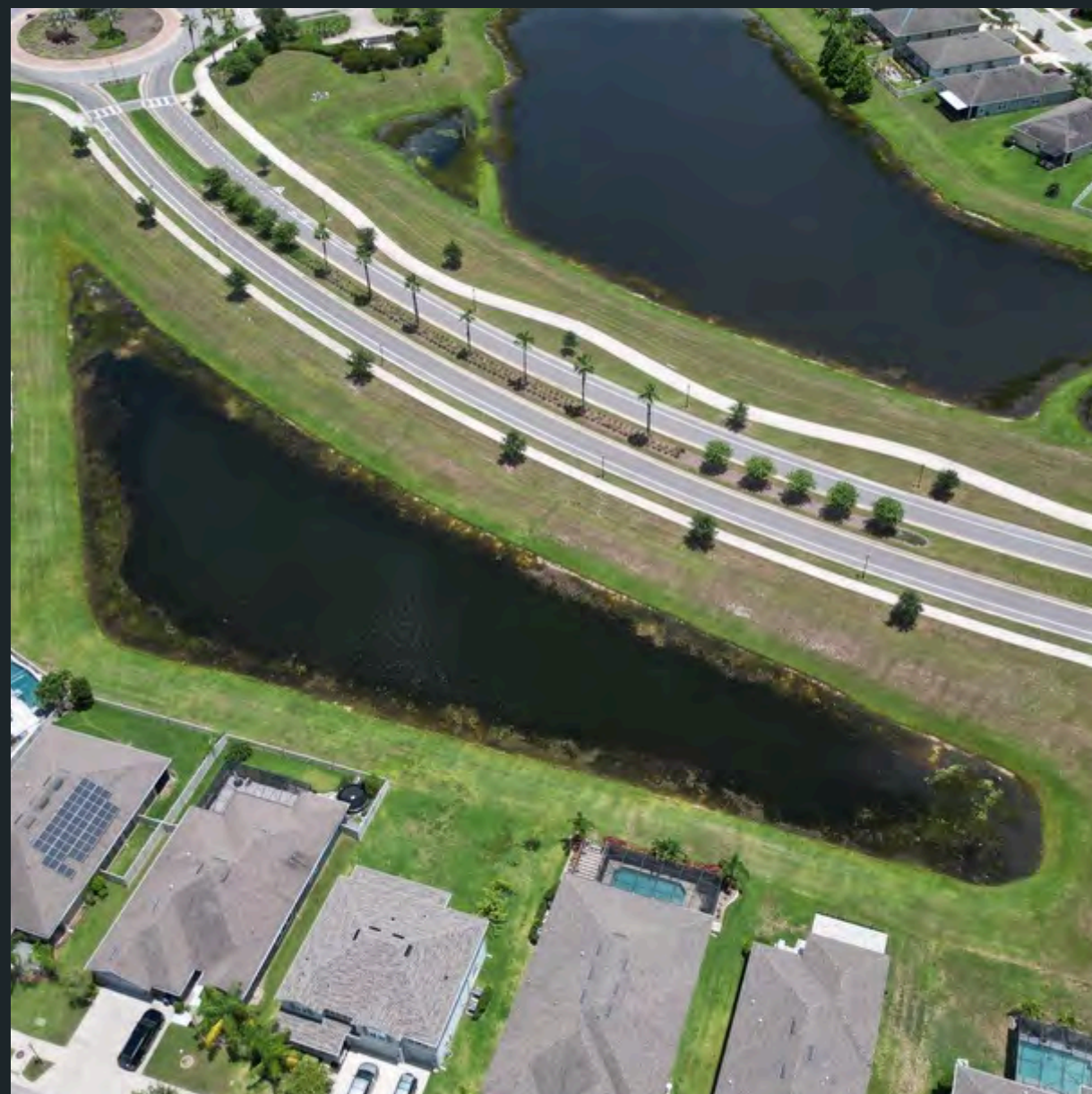
The air temperatures and periodic rain falls are definitely taking its toll through out Florida right now. Sweltering heats and high water temps are causing blooms. This is temporary and are expected. Storm water retention ponds are catching all the runoff from the rainfall by design and prevent maintenance is tough to maintain during this time. Between dilution and overflow it is tough to keep in the ponds. Technicians are on-site a lot more this time of year and are reactive to these blooms.



Pond #1 Treated for Algae and
Shoreline Vegetation.



Pond #2 Treated for Algae and
Shoreline Vegetation.



Pond #3 Treated for Algae and
Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for 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

THE RESERVE AT PRADERA

Landscape Inspection Report



August 20, 2025
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

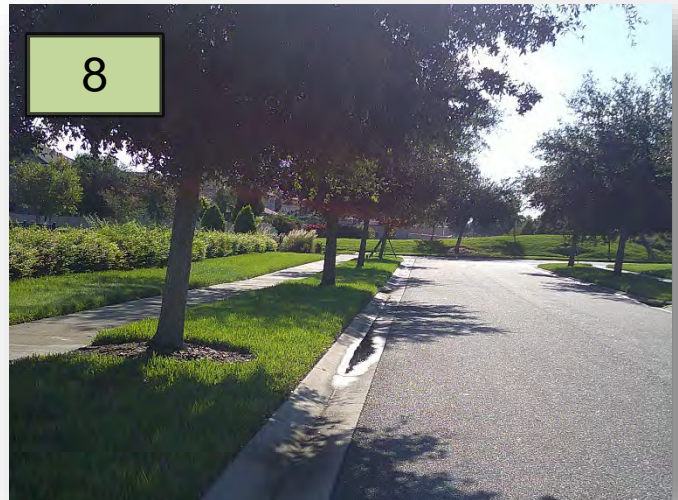
Summary, Pradera Reserve Blvd., Quackgrass

General Updates, Recent & Upcoming Maintance Events

- Nitrogen ban is lifted October 1st. Provide fertilizer schedule for the remainder of 2025 for turf, shrubs, and palms.

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

1. Asking when the approved Duranta Gold Mound will be installed in the median island on Pradera Reserve Blvd. bullnose at Balm Riverview Rd. intersection.
2. Clean out any dead material in the Flax Lilies in the entrance median off Balm Riverview.
3. A couple dead hanging fronds in the Bismark Palms at the Northwest roundabout of Pradera Reserve Blvd. and Palmera Vista Dr. (Pic. 3)
6. Treat the sedge in the turf at Quack Grass roundabout.
7. Remove dead fronds in the Pygmy Date Palms behind the Estancia monument at PRB and Palmera Vista Dr. intersection.
8. Raise the Oak canopies overhanging the road on Tetrafin Dr. at Paw Park. (Pic. 8)



4. Diagnose and treat a declining Pygmy Date Palm on the Northeast corner of the first intersection of PRB and Palmera Vista Dr.
5. Continue to monitor and treat the Crepe Myrtles at Paw Park. Hopefully, a fertilizer event for the first week of October.
9. Noting there is less Cogangrass in the medians of Pradera Reserve Blvd. but still some present in ornamental grasses.
10. **Need to straighten a Magnolia on Bermuda Grass Way on the North end across from 13203 resident.**
11. Have arborist investigate declining Magnolias on Grassland Way and report findings.



12. Diagnose and treat some declining Bahia turf between the sidewalk and the road on Bermuda Grass Way.

13. Noting there are several Oak trees on Pradera Reserve Blvd. where the staking systems are no longer secure. Ensure the stakes are grounded and connected to the tree.

14. 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.

15. Diagnose and treat a declining Juniper 'Parsoni' in the median of Pradera Reserve Blvd. median South of Grass Land Way. Remove any dead or diseased material. (Pic. 15)



16. What is the latest plan to clean out the Torpedo grass within the Blue Daze on the corners of the intersections of the Southwest PRB and Palmera Vista Dr. roundabout?

17. Diagnose and treat a declining Juniper 'Parsoni' in the Southwest roundabout bed shared with PRB and Palmera Vista Dr. Remove any dead or diseased material.

18. Treat weeds growing up in the Jasmine in the Southwest roundabout bed of PRB and Palmera Vista Dr.

19. There are a couple areas on the South berm of PRB by the Southwest roundabout where turf has been damaged. Need to provide a proposal to install some sod to prevent future washouts.



20. There is a 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.

22. Remove dead flowering structures out of the Bird of Paradise in the roundabout with the model homes on Palmera Vista Dr. (Pic. 22)



23. Remove sucker growth off the base of the Ornamental tree in front of pool entrance.



24. Remove a Thryallis growing up in the Loropetalum in the parking lot of the community pool. (Pic. 24)



25. It appears some of the ponds are not being weeded down to the waterline. Ensure this is completed each service. This is an example of the pond behind the community amenities. (Pic. 25)



26. Noting new turf on the entrance and exit side of Pradera Reserve Blvd. that the county installed after finishing the stop light project does not look the best. Will continue to monitor to see if it may need replacement. (Pic. 26>)



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.
3. Pine Lake to provide a proposal to replenish mulch at playground and workout stations.

Tab 3



Proposal #6446

6446 - Reserve at Pradera - Fall Annual Flower Rotation - AUG 2025

Date 8/14/2025

Customer John Fowler | Rizzetta & Co. | 2700 South Falkenburg Rd. Suite 2745 | Riverview, FL 33578

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

Account Manager Jessi Milch

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

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

Variety of flowering annual plants dependent on availability at time of sourcing.

(320) 4.5" premium annuals

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



Plant Material Install

Plant Material Install

Items	Quantity	Unit
Annual 4.5" Install Enhancement	320.00	EA
Plant Material Install:		\$1,120.00

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Irrigation Enhancement:		\$79.71
PROJECT TOTAL:		\$1,199.71

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

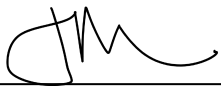
Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

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

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

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

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

By  _____
Jessi Milch
Date 8/14/2025
Pine Lake Services, LLC

By _____
John Fowler
Date _____
Rizzetta & Co.

Tab 4



Proposal #6226

6226 - Reserve at Pradera CDD IRR inspection 6.26.25 - Revised - Nozzle Cleaning

Date 8/19/2025

Customer John Fowler | Rizzetta & Co. | 2700 South Falkenburg Rd. Suite 2745 | Riverview, FL 33578

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

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

Irrigation repairs needed - Replace broken spray heads and rotor heads. Repair broken drip lines and Broken Lateral lines. Replace broken solenoid and replace bad valves

Please note: This proposal has been revised from the original proposal, and gives the option of cleaning out the nozzles over time as we find them, instead of replacing them in one event. Pine Lake will do our best to clean them out as we find them in inspections but there is a high likelihood they will still be clogged up or not working correctly after that. These nozzles may still need to be replaced down the road.

Irrigation Repair/Installation

Clock 1 Zone 1

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	10.00	EA
Clock 1 Zone 1:		\$87.31

Clock 1 Zone 2

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	6.00	EA
Clock 1 Zone 2:		\$52.38

Clock 1 Zone 3

Items	Quantity	Unit
Irrigation Inspection - Raise Head	3.00	EA

Clock 1 Zone 3: \$54.18

Clock 1 Zone 4

Items	Quantity	Unit
Irrigation Inspection - Replace 6" Spray Head	1.00	EA
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1"-1 1/4"	1.00	EA

Clock 1 Zone 4: \$128.30

Clock 1 Zone 5

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	2.00	EA

Clock 1 Zone 5: \$17.46

Clock 1 Zone 6

Items	Quantity	Unit
Irrigation Inspection - Replace 6" Spray Head	1.00	EA

Clock 1 Zone 6: \$34.65

Clock 1 Zone 7

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	4.00	EA
Irrigation Inspection - Raise Head	5.00	EA

Clock 1 Zone 7: \$332.90

Clock 1 Zone 9

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	6.00	EA

Clock 1 Zone 9: \$52.38

Clock 1 Zone 12

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	6.00	EA

Clock 1 Zone 12: \$52.38

Clock 1 Zone 14

Items	Quantity	Unit
Irrigation Inspection - Replace 6" Spray Head	2.00	EA
Irrigation Inspection - Raise Head	4.00	EA
Clock 1 Zone 14:		\$109.65

Clock 1 Zone 15

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	3.00	EA
Clock 1 Zone 15:		\$26.19

Clock 1 Zone 19

Items	Quantity	Unit
Irrigation Inspection - Replace Bubbler	3.00	EA
Clock 1 Zone 19:		\$78.00

Clock 1 Zone 20

Items	Quantity	Unit
Irrigation Inspection - Replace 6" Spray Head	1.00	EA
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1"-1 1/4"	1.00	EA
Clock 1 Zone 20:		\$128.30

Clock 1 Zone 21

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	3.00	EA
Irrigation Inspection - Raise Head	5.00	EA
Clock 1 Zone 21:		\$262.29

Clock 1 Zone 23

Items	Quantity	Unit
Maxi Jet Stake With Nozzle	4.00	EA
Clock 1 Zone 23:		\$66.80

Clock 1 Zone 24

Items	Quantity	Unit
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	1.00	EA
Irrigation Inspection - Raise Head	10.00	EA
Clock 1 Zone 24:		\$172.05

Clock 1 Zone 25

Items	Quantity	Unit
Irrigation Inspection - Raise Head	4.00	EA
Clock 1 Zone 25:		\$40.36

Clock 1 Zone 27

Items	Quantity	Unit
Irrigation Inspection - Raise Head	10.00	EA
Irrigation Inspection - Replace 2" Valve	1.00	EA
Clock 1 Zone 27:		\$950.18

Clock 1 Zone 31

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	12.00	EA
Clock 1 Zone 31:		\$104.77

Clock 1 Zone 32

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	33.00	EA
Clock 1 Zone 32:		\$288.11

Clock 1 Zone 33

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	20.00	EA
Clock 1 Zone 33:		\$174.61

Clock 1 Zone 35

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	7.00	EA

Irrigation Inspection - Replace Solenoid	1.00	EA
--	------	----

Clock 1 Zone 35:	\$217.56
-------------------------	----------

Clock 1 Zone 37

Items	Quantity	Unit
Irrigation Inspection - Replace 6" Spray Head	1.00	EA
Irrigation Inspection - Raise Head	9.00	EA

Clock 1 Zone 37:	\$125.46
-------------------------	----------

Clock 1 Zone 45

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	4.00	EA
Irrigation Inspection - Raise Head	3.00	EA

Clock 1 Zone 45:	\$65.19
-------------------------	---------

Clock 1 Zone 47

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	3.00	EA

Clock 1 Zone 47:	\$211.84
-------------------------	----------

Clock 1 Zone 49

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	3.00	EA

Clock 1 Zone 49:	\$211.84
-------------------------	----------

Clock 1 Zone 50

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	4.00	EA
Irrigation Inspection - Raise Head	10.00	EA

Clock 1 Zone 50:	\$383.36
-------------------------	----------

Clock 1 Zone 51

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	10.00	EA

Clock 1 Zone 51: \$87.31

Clock 1 Zone 53

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	8.00	EA

Clock 1 Zone 53: \$69.84

Clock 1 Zone 54

Items	Quantity	Unit
Irrigation Inspection - Raise Head	14.00	EA

Clock 1 Zone 54: \$141.27

Clock 1 Zone 57

Items	Quantity	Unit
Irrigation Inspection - Raise Head	9.00	EA

Clock 1 Zone 57: \$90.81

Clock 1 Zone 59

Items	Quantity	Unit
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1.5"-2"	1.00	EA

Clock 1 Zone 59: \$158.18

Clock 1 Zone 60

Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	5.00	EA

Clock 1 Zone 60: \$43.65

Clock 1 Zone 61

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	4.00	EA
Irrigation Inspection - Raise Head	4.00	EA

Clock 1 Zone 61: \$322.81

Clock 1 Zone 65

Items	Quantity	Unit
Irrigation Inspection - Replace 6" Spray Head	4.00	EA

Clock 1 Zone 65: \$138.59

Clock 1 Zone 67

Items	Quantity	Unit
Irrigation Inspection - Raise Head	4.00	EA

Clock 1 Zone 67: \$40.36

Clock 1 Zone 68

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	2.00	EA
Irrigation Inspection - Raise Head	3.00	EA

Clock 1 Zone 68: \$171.50

Clock 1 Zone 71

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	3.00	EA
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	1.00	EA

Clock 1 Zone 71: \$282.98

Clock 1 Zone 72

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	2.00	EA

Clock 1 Zone 72: \$141.23

Clock 1 Zone 74

Items	Quantity	Unit
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	2.00	EA

Clock 1 Zone 74: \$142.28

Clock 1 Zone 76

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	2.00	EA

Clock 1 Zone 76: \$141.23

Clock 1 Zone 77

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	6.00	EA
Clock 1 Zone 77:		\$423.68

Clock 1 Zone 80

Items	Quantity	Unit
Irrigation Inspection - Replace 6" Spray Head	3.00	EA
Clock 1 Zone 80:		\$103.94

Clock 1 Zone 84

Items	Quantity	Unit
Irrigation Inspection - Replace 6" Spray Head	3.00	EA
Clock 1 Zone 84:		\$103.94

Clock 1 Zone 85

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	4.00	EA
Irrigation Inspection - Raise Head	4.00	EA
Clock 1 Zone 85:		\$322.81

Clock 1 Zone 88

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	5.00	EA
Irrigation Inspection - Raise Head	4.00	EA
Clock 1 Zone 88:		\$393.42

Clock 1 Zone 91

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	4.00	EA
Irrigation Inspection - Raise Head	4.00	EA
Clock 1 Zone 91:		\$322.81

Clock 1 Zone 92

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	4.00	EA
Irrigation Inspection - Raise Head	5.00	EA
Clock 1 Zone 92:		\$332.90

Clock 1 Zone 93

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	6.00	EA
Irrigation Inspection - Raise Head	5.00	EA
Clock 1 Zone 93:		\$474.13

Clock 1 Zone 97

Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	5.00	EA
Clock 1 Zone 97:		\$353.06

Clock 2 zone 4

Items	Quantity	Unit
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	5.00	EA
Clock 2 zone 4:		\$355.70

PROJECT TOTAL:	\$9,586.93
-----------------------	-------------------

Terms & Conditions

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3%

credit card fee.

- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

E X C L U S I O N S

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

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection

- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

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

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

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

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

Material Tolerances

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

the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

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

By



Zacherie Gilbert

Date

8/19/2025

Pine Lake Services, LLC

By

John Fowler

Date

Rizzetta & Co.

Tab 5



Proposal #6428

6428 - Reserve at Pradera - Proposal 1 July Inspection - Irrigation Pump Plants - August 2025

Date 8/6/2025

Customer John Fowler | Rizzetta & Co. | 2700 South Falkenburg Rd. Suite 2745 | Riverview, FL 33578

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

Account Manager Jessi Milch

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

Purpose: Pine Lake to install shrubs to create a visual screen around the irrigation pumps at the corner of Pradera Reserve Blvd and Palmera Vista Drive.

Process: Sod removal around existing bed area with sod cutter machinery, giving a 6 ft clearance from the pump equipment. Install soil, 3 gal Podocarpus shrubs (roughly 14-16" tall, planted roughly 30" off-center) and pine bark mulch, followed by an irrigation check.

Total area: Approximately 150 sq ft.

Please note: this area may need additional irrigation. A separate proposal or invoice will be provided.

Result: Better aesthetics for this area, while creating a barrier around the irrigation pump.



Plant Material Install

Plant Material Install

Items	Quantity	Unit
3 gal Podocarpus	23.00	EA
Topsoil	1.00	cuyd
Mulch Pine Bark 3 cuft Bag	12.00	EA
Sod Cutter Rental	1.00	Day
Plant Material Install:		\$1,377.76

Irrigation Check

Irrigation Enhancement

Items	Quantity	Unit
Irrigation Enhancement:		\$80.00
PROJECT TOTAL:		\$1,457.76

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

warranty parameters.

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

Material Tolerances

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

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

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

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

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

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

By  _____

Jessi Milch

Date 8/6/2025

Pine Lake Services, LLC

By _____

John Fowler

Date _____

Rizzetta & Co.

Tab 6



Proposal #6543

6543 - Reserve at Pradera - Green Privacy Screen at Amenity Center - August 18, 2025

Date 8/19/2025

Customer John Fowler | Rizzetta & Co. | 2700 South Falkenburg Rd. Suite 2745 | Riverview, FL 33578

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

Account Manager Jessi Milch

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

Purpose: Pine Lake to install a faux-plant fabric along the fence to create a visual barrier in front of the pool equipment fence at the Reserve at Pradera Amenity Center, per request of John Fowler of Rizzetta.

Process: Secure panels of fade-resistant faux-ivy on the aluminum fences. Roughly 33 linear feet of fabric (59 inches tall), secured with zip ties.

Result: Better aesthetic for the amenity center of the Reserve at Pradera.



59 in.
149,9 cm



94 in.
238,8 cm

Green Privacy Screen Installation

Items

Installation Labor		
Zip Ties - Assorted		
94 in x 59 in Artificial Faux Ivy Arrangement Hedge Privacy	5.00	EA
Green Privacy Screen Installation:		\$1,325.10
PROJECT TOTAL:		\$1,325.10

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

pipng and these markers have been damaged, buried, or removed by others.

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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


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

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

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

there is an approved irrigation system

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

By  _____
Jessi Milch
Date 8/19/2025
Pine Lake Services, LLC

By _____
John Fowler
Date _____
Rizzetta & Co.

Tab 7

**Pradera Community Development District Performance
Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Financial Transparency

Goal 1.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

2: District Assets

Goal 2.1: District Assets

Objective: District Assets – Perform an overview of improvements and adjustments that can enhance the District

Measurement: All assets have monthly and yearly maintenance contracts to protect and maintain all assets.

Standard: Splash Pad was repaired and aesthetic adjustments through out the property. The board navigated in selection of several vendors; pool and landscape to save the district funds and provide a better quality of service.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

_____ District

District Manager: _____

Date: _____

Print Name: _____

_____ District

Tab 8

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

This First Addendum to the Contract for Professional Technology Services (this "**Addendum**"), is made and entered into as of the 1st day of October, 2025 (the "**Effective Date**"), by and between **Reserve at Pradera Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the "**District**"), and **Rizzetta & Company, Incorporated**, a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and Rizzetta Technology Services, LLC entered into the Contract for Professional Technology Services dated August 15, 2019 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District consented to an assignment of the Contract to the Consultant on November 18, 2021; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to add **Exhibit C** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit C** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit C** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.



Rizzetta & Company

2021-07-27 – WJR/RPS

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: Aug 11, 2025

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit



Rizzetta & Company

2021-07-27 – WJR/RPS

EXHIBIT B
Schedule of Fees

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

			MONTHLY
Website Compliance and Management:			\$ 110.00
Email (50 GB per user) at \$20.00 per month per account:			
Board Supervisor Account	0	x \$20.00	\$ 00.00
Onsite Staff Account	0	x \$20.00	\$ 00.00
Miscellaneous Account	0	x \$20.00	\$ 00.00
Total Standard On-Going Services:			\$ <u>110.00</u>



Rizzetta & Company

2021-07-27 – WJR/RPS

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a
Florida Corporation

By: William J. Rizzetta

Name: William J. Rizzetta

Title: President



Rizzetta & Company

2021-07-27 – WJR/RPS

2025-10-01 - Reserve at Pradera CDD - First Addendum - Contract for Professional Technology Services

Final Audit Report

2025-08-11

Created:	2025-08-11
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIExaVe1Eds_YJXj9kxNOUb9vbJc_98WP

"2025-10-01 - Reserve at Pradera CDD - First Addendum - Contract for Professional Technology Services" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-11 - 2:11:59 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-11 - 2:12:03 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-11 - 3:23:16 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-11 - 3:23:35 PM GMT - Time Source: server
-  Agreement completed.
2025-08-11 - 3:23:35 PM GMT

Tab 9

**FIRST ADDENDUM TO THE CONTRACT FOR
DISTRICT MANAGEMENT SERVICES**

This First Addendum to the Contract for District Management Services (this "**Addendum**"), is made and entered into as of the 1st day of October, 2025 (the "**Effective Date**"), by and between **Reserve at Pradera Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**District Manager**").

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for District Management Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:

William J. Rizzetta

PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

Aug 15, 2025

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINTED NAME:

TITLE:

Chairman/Vice Chairman

DATE:

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,694.92	\$20,339
Administrative:	\$431.33	\$5,176
Accounting:	\$1,503.67	\$18,044
Financial & Revenue Collections:	\$284.00	\$3,408
Assessment Roll: ⁽¹⁾		\$4,734
Total Standard On-Going Services:	<u>\$3,913.92</u>	<u>\$51,701</u>

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Eleven+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

2025-10-01 - Reserve at Pradera CDD - First Addendum - Contract for Professional District Services

Final Audit Report

2025-08-15

Created:	2025-08-15
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAcTTgLX2qCVbZHyKoND6Z7ubbNmqJtzV4

"2025-10-01 - Reserve at Pradera CDD - First Addendum - Contract for Professional District Services" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-15 - 1:07:04 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-15 - 1:07:07 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-15 - 1:16:12 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-15 - 1:16:32 PM GMT - Time Source: server
-  Agreement completed.
2025-08-15 - 1:16:32 PM GMT

Tab 10



Quarterly Compliance Audit Report

Reserve at Pradera

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

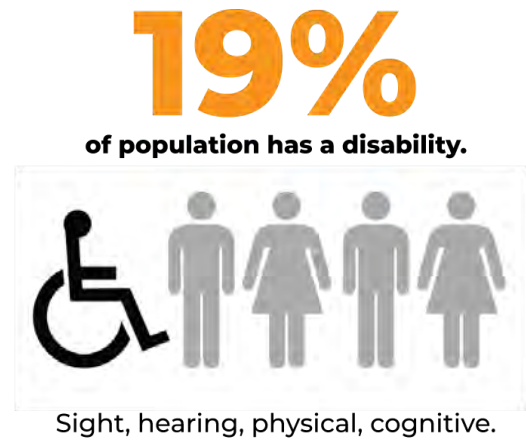
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 11

MINUTES OF MEETING

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

RESERVE AT PRADERA
COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum:

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

Also present were:

Stephanie DeLuna	District Manager; Rizzetta & Company
Scott Steady	District Counsel, Burr Forman LLP (via phone)
Kyle Thornton	District Engineer, Halff Associates, Inc. (via phone)
John Fowler	Field Service Manager, Rizzetta & Company
Devon Craig	Account Manager, Sitex Aquatics
John Amarosa	Pine Lake Landscaping

Audience	None
----------	-------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments were heard on irrigation, landscaping, and pool monitoring.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Services

1. Presentation of Waterway Inspection Report

Mr. Craig reviewed the June and July reports that were included in the agenda. Resident algae and grass complaints were discussed. Pond 11 was treated on this day by Mr. Craig. Ms. Wyatt asked about midge fly treatments, but will bring up under Supervisor Requests.

Ms. Wyatt requested a presentation to residents by Sitex.

2. Presentation of Fountain Kings June Report

A deep clean was done on the front fountain by Fountain Kings. A soap bottle was found and removed.

A. Landscape Inspection Services

1. Presentation of Landscape Inspection Report

Mr. Fowler reviewed the landscape inspection report included in the agenda. There was a question and answer session on the landscape inspection report. It was discussed replacing the planter stones, by the pool, with something that will stay in place.

It was asked that the dog park irrigation times be set to come on later than 7:00 p.m. when people are utilizing the park.

A proposal was requested for inexpensive landscaping for Bluegrass Field Court cul-de-sac.

B. District Counsel

Mr. Steady was present and had no updates.

C. District Engineer

Mr. Thornton was present and will report on the signal in front of the Community. There is a new State rule on engineering inspections in Districts, more to come on this.

E. District Manager

The next regular meeting of the Board of Supervisors is scheduled for Thursday, August 28, 2025 at 10:00 a.m.

Ms. DeLuna asked for a motion to work outside of a meeting with the Chair / Vice Chair for insurance renewal.

On a Motion by Ms. Felix, seconded by Mr. Belcher, with all in favor, the Board of Supervisors approved District Management to work outside of a meeting with the Chair/Vice Chair for insurance renewal, for the Reserve at Pradera Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of On-Site Pool Employee/Security and Insurance

Ms. DeLuna explained what is needed to move forward with security for the pool area. Worker's Compensation coverage is needed.

On a Motion by Ms. Wyatt, seconded by Mr. Belcher, with all in favor, the Board of Supervisors approved signing a binding Worker's Compensation Policy in the amount of \$1960.00, for the Reserve at Pradera Community Development District.

The Board motioned with a not to exceed of \$1000.00, and to appoint Mr. Newbold as point person for off-duty law enforcement.

On a Motion by Ms. Wyatt, seconded by Mr. Caines, with all in favor, the Board of Supervisors approved a not to exceed of \$1000.00 for off duty law enforcement and to appoint Mr. Newbold as the point person, for the Reserve at Pradera Community Development District.

B. Discussion of HOA

A discussion ensued on the HOA approving ARC requests that impede on a CDD easement. Pond 9 and Pond 10 access has been affected by fencing. Mr. Steady asked to research and work on a draft letter for the August meeting.

Ms. DeLuna asked for a motion to send an email to the HOA outlining the access concerns and issues with Pond 9 and Pond 10.

On a Motion by Ms. Wyatt, seconded by Mr. Caines, with all in favor, the Board of Supervisors approved District Management sending an email to the HOA outlining the access concerns on Pond 9 and Pond 10, for the Reserve at Pradera Community Development District.

C. Consideration of Blitzen Holiday Lighting Proposal

The Board reviewed this proposal in the amount of \$3573.90.

On a Motion by Mr. Newbold, seconded by Mr. Belcher, with all in favor, the Board of Supervisors approved the Blitzen Holiday Lighting Proposal in the amount of \$3573.90, for the Reserve at Pradera Community Development District.

D. Acceptance of the 2024 Final Audit

On a Motion by Ms. Wyatt, seconded by Mr. Belcher, with all in favor, the Board of Supervisors accepted the 2024 Final Audit, for the Reserve at Pradera Community Development District.

E. Public Hearing on Fiscal Year 2025-2026 Final Budget

On a Motion by Ms. Felix, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved to open the public hearing on the fiscal year 2025-2026 final budget, for the Reserve at Pradera Community Development District.

A resident spoke on the budget increase with very little change over time. A resident asked if the District can reallocate funds to the reserve.

On a Motion by Ms. Wyatt, seconded by Ms. Felix, with all in favor, the Board of Supervisors approved to close the public hearing on the fiscal year 2025-2026 final budget, for the Reserve at Pradera Community Development District.

1. Consideration of Resolution 2025-06, Adopting Fiscal Year 2025-2026 Final Budget

On a Motion by Mr. Newbold, seconded by Mr. Belcher, with all in favor, the Board of Supervisors approved adopting Resolution 2025-06; Adopting Fiscal Year 2025-2026 Final Budget, for the Reserve at Pradera Community Development District.

F. Public Hearing on Fiscal Year 2025-2026 Assessments

On a Motion by Mr. Belcher, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors approved to open the public hearing on the fiscal year 2025-2026 assessments, for the Reserve at Pradera Community Development District.

There were no public comments on Fiscal Year 2025-2026 assessments.

On a Motion by Mr. Caines, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors approved to close the public hearing on the fiscal year 2025-2026 assessments, for the Reserve at Pradera Community Development District.

1. Consideration of Resolution 2025-07; Levying O&M Assessments for Fiscal Year 2025-2026

On a Motion by Mr. Caines, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved to adopt Resolution 2025-07; Levying O&M Assessments for Fiscal Year 2025-2026, for the Reserve at Pradera Community Development District.

G. Consideration of Resolution 2025-08; Setting the Meeting Schedule for Fiscal Year 2025-2026

On a Motion by Mr. Belcher, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved to adopt Resolution 2025-08; Setting the Meeting Schedule for Fiscal Year 2025-2026 as presented, 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 May 22, 2025

On a motion by Ms. Felix, seconded by Ms. Wyatt, and with all in favor, the Board of Supervisors approved the meeting minutes of the regular meeting held on May 22, 2025, as presented, for the Reserve at Pradera Community Development District.

B. Consideration of Operations and Maintenance Expenditures for May 2025

On a motion by Ms. Wyatt, seconded by Mr. Newbold, and with all in favor, the Board of Supervisors ratified the May 2025 O&M expenditures (\$42,263.68), for the Reserve at Pradera Community Development District.

C. Consideration of Financial Report for April 2025

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

SIXTH ORDER OF BUSINESS**Supervisor Requests**

Ms. Wyatt has requested Pond 11 be treated for midge flies.

On a motion by Ms. Wyatt, seconded by Mr. Caines, and with all in favor, the Board of Supervisors approved Pond 11 midge fly treatments with a not to exceed amount of \$1000.00, for the Reserve at Pradera Community Development District.

Ms. Wyatt inquired on the camera around the clubhouse. This is in process for pricing.

Ms. Wyatt inquired on the status of the Health Department/fence around the splash pad.

Ms. Wyatt asked the Board their input on placing a no parking sign at the piece of asphalt and no trespassing signs in other places, such as going into the fitness area.

On a motion by Ms. Felix, seconded by Ms. Wyatt, and with all in favor, the Board of Supervisors approved signs stating no parking and no trespassing with a not to exceed amount of \$500.00, for the Reserve at Pradera Community Development District.

Mr. Newbold asked about what the tow hours are in the Community.

Ms. Wyatt asked about the round about landscaping.

On a motion by Ms. Wyatt, seconded by Mr. Caines, and with all in favor, the Board of Supervisors approved a not to exceed amount of \$2500.00 for round about landscaping, for the Reserve at Pradera Community Development District.

Ms. Wyatt requested the Bullnose Bush at the front be replaced.

On a motion by Mr. Newbold, seconded by Mr. Belcher, and with all in favor, the Board of Supervisors approved replacing the Bullnose Bush with a not to exceed amount of \$500.00, for the Reserve at Pradera Community Development District.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Felix, seconded by Ms. Wyatt , with all in favor, the Board of Supervisors adjourned the meeting at 8:01 p.m., for the Reserve at Pradera Community Development District.

Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 12

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

June 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$54,783.52**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Berger, Toombs, Elam, Gaines & Frank CPA	300097	372263	Auditing Service FY 23/24	\$ 3,450.00
Burr & Forman, LLP	300111	1570355	Legal Services 05/25	\$ 840.00
Fountain Kings, Inc.	300113	INV-0732	Water Feature Maintenance Visit 04/25	\$ 235.00
Fountain Kings, Inc.	300113	INV-0733	Water Feature Maintenance Visit 05/25	\$ 235.00
Fountain Kings, Inc.	300113	INV-0734	Drain and Deep Clean Water Feature 06/25	\$ 640.00
Half Associates, Inc	300105	10143741	Engineering Services 05/25	\$ 812.33
Hillsborough County BOCC	300098	2247634 Alarm	False Alarm Violation #5 05/27/25	\$ 150.00
Hillsborough County BOCC	300098	2247648 Alarm	False Alarm Violation #6 05/28/25	\$ 300.00
Hillsborough County BOCC	300107	2248250 Alarm	False Alarm Violation #7 06/10/25	\$ 500.00
Hillsborough County BOCC	20250602-1	3629519463 04/25 ACH	12051 Palmera Reserve Drive 04/25	\$ 1,584.90
Hillsborough County Development Services Department	300112	2248563 Alarm	False Alarm Violation #8 06/16/25	\$ 500.00
Hillsborough County Development Services Department	300112	2248913 Alarm	False Alarm Violation #9 06/25/25	\$ 500.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
HomeTeam Pest Defense, Inc.	300099	110519554	Pest Control Services - Sentricon Monitoring AA 06/25	\$ 44.00
HomeTeam Pest Defense, Inc.	300108	110522971	Pest Control Services 06/25	\$ 201.40
IPFS Corporation	300102	GAA-D60717 Pmnt #9 06/25	GAA-D60717 Pmnt #9 06/25	\$ 1,649.94
Jerry Richardson Trapper	300109	2039	Wildlife Services 06/25	\$ 1,100.00
Jerry Richardson-Mobile	300106	03252025	Pressure Wash Fountain 03/25	\$ 920.00
Pine Lake Services, LLC	300103	7445	Fill in Annual Bed 05/25	\$ 250.00
Pine Lake Services, LLC	300103	7480	Monthly Landscaping 06/25	\$ 12,468.80
Rizzetta & Company, Inc.	300095	INV0000099647	District Management Fees 06/25	\$ 4,863.92
SafeTouch, LLC	300104	20267	Monthly Monitoring Services 06/25	\$ 1,020.00
Spectrum	20250925-1	2490284051925 ACH	Internet Service 06/25	\$ 170.00
TECO	20250609-1	Monthly Summary 05/25 ACH 224	Electric Summary 05/25	\$ 15,405.95
Total Community Maintenance, LLC	300100	7844	Monthly Cleaning & Maintenance 06/25	\$ 1,050.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Wahoo Pools Group, Inc.	300101	20250047	Pool Service Contract 06/25	\$ 1,500.00
Wahoo Pools Group, Inc.	300110	20250266	Pool Supplies 06/25	\$ 2,892.28
Wahoo Pools Group, Inc.	300110	20250290	Pool Service Contract 06/25	<u>\$ 1,500.00</u>
Report Total				<u>\$ 54,783.52</u>



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

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

RECEIVED
MAY 30 2025

BY:

*RESERVE AT PRADERA COMMUNITY DEVELOPMENT DIST
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614*

Invoice No. 372263
Date 05/23/2025
Client No. 20497

Services rendered in connection with the audit of Financial Statements
as of and for the year ended September 30, 2024

Total Invoice Amount \$ 3,450.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



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

23 Jun 2025
Invoice # 1570355
Bill Atty: S. Steady
As of 05/31/25

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH MAY 31, 2025

Professional Services	\$840.00
TOTAL DUE THIS BILL	\$840.00

06-23-2025

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 or BFReceivables@burr.com

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY
DEVELOPMENT
0000001 General Governmental Matters

23 Jun 2025

Invoice # 1570355
Page 2

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

23 Jun 2025
Invoice # 1570355
Bill Atty: S. Steady
As of 05/31/25

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT
0000001 General Governmental Matters

Date	Description	Tkpr	Hours	Value
05/01/25	Revise Landscape Agreement to include Change Order; finalize and forward to Manager.	SIS	0.40	\$140.00
05/20/25	Review rules for parking commercial vehicles at the rec center; email to Stephanie.	SIS	0.40	\$140.00
05/22/25	Attend Board meeting.	SIS	1.60	\$560.00
	Total Services		2.40	\$840.00
Total Services and Disbursements				\$840.00
TOTAL NOW DUE				\$840.00

SUMMARY OF SERVICES

Name	Rank	Rate	Hours	Amount
Scott I. Steady	Partner	\$350.00	2.40	\$840.00
TOTALS			2.40	\$840.00



INVOICE

Reserve at Pradera CDD
Attention: Rizzetta & Company, Inc.
3434 Colwell Avenue Suite 200
TAMPA FL 33614

Invoice Date
Jun 12, 2025

Invoice Number
INV-0732

Reference
AprilWFM

Delivery Address
12051 Pradera Reserve Blvd
RIVERVIEW FL 33579

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Item	Description	Quantity	Unit Price	Amount USD
WFM	April 2025 Water Feature Maintenance: Onsite 4/13/2025 and 4/29/2025.	1.00	235.00	235.00
			Subtotal	235.00
			TOTAL TAX	0.00
			TOTAL USD	235.00

RECEIVED
06/12/2025

Due Date: Jul 12, 2025
Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

*Payment is due net 30, late payments are subject to a late fee up to 5%



[View and pay online now](#)



INVOICE

Reserve at Pradera CDD
Attention: Rizzetta & Company, Inc.
3434 Colwell Avenue Suite 200
TAMPA FL 33614

Invoice Date
Jun 12, 2025

Invoice Number
INV-0733

Reference
MayWFM

Delivery Address
12051 Pradera Reserve Blvd
RIVERVIEW FL 33579

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Item	Description	Quantity	Unit Price	Amount USD
WFM	May 2025 Water Feature Maintenance: Onsite 5/12/2025 and 5/20/2025.	1.00	235.00	235.00
			Subtotal	235.00
			TOTAL TAX	0.00
			TOTAL USD	235.00

RECEIVED
06/12/2025

Due Date: Jul 12, 2025

Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

*Payment is due net 30, late payments are subject to a late fee up to 5%



[View and pay online now](#)



INVOICE

Reserve at Pradera CDD
Attention: Rizzetta & Company, Inc.
3434 Colwell Avenue Suite 200
TAMPA FL 33614

Invoice Date
Jun 12, 2025

Invoice Number
INV-0734

Reference
WaterFeatureDeepCleanin
g

Delivery Address
12051 Pradera Reserve Blvd
RIVERVIEW FL 33579

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Item	Description	Quantity	Unit Price	Amount USD
TSF	Service Fee	1.00	175.00	175.00
RLBR	Labor to drain and deep clean water feature on 6/08/2025.	3.00	155.00	465.00
			Subtotal	640.00
			TOTAL TAX	0.00
			TOTAL USD	640.00

RECEIVED
06/12/2025

Due Date: Jul 12, 2025
Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

*Payment is due net 30, late payments are subject to a late fee up to 5%



[View and pay online now](#)



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

Invoice Date: 06/05/2025
Invoice: 10143741
Project: 039405.001

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

For Professional Services Rendered through: May 18, 2025

Hourly	Earned To Date	Previous Amount	Current Amount
000P01 - Misc. Services	31,677.15	30,864.82	812.33
000P89 - Reimbursable Expenses	343.43	343.43	0.00
Total Hourly Services:	32,020.58	31,208.25	812.33

Total Earned to Date: 32,020.58

Less Previous Billed: 31,208.25

Amount Due this Invoice: 812.33

RECEIVED
06-05-2025

Notes from Project Manager:

Inspector - Site visit to check status of spray pad, send pictures and review with KT. DE - CDD mtg by phone 4/24, research swfwmd permit re-cert dates, coordination with DM re: wetland vs pond maintenance area.

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210

Reference Project 039405.001 and Invoice 10143741

Contact Sandra Charles at scharles@halff.com with any billing questions.

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

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

June 05, 2025
Project No: 039405.001
Invoice No: 10143741
Invoice Total: \$812.33

039405.001 Reserve at Pradera CDD/Eng. Svcs. (060070001)
Professional Services thru May 18, 2025

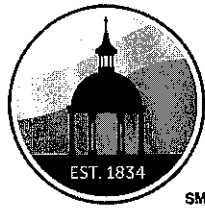
Phase 000P01 Misc. Services

Professional Personnel

	Hours	Amount	
Administrative III	.75	86.26	
Principal/Officer-Prof. Eng III	1.75	586.34	
Sr. Inspector/Sr. Eng Intern IV	1.00	139.73	
Totals	3.50	812.33	
Total Labor			812.33

Phase 000P89 Reimbursable Expenses

Total this Invoice \$812.33



Hillsborough County Florida

BY:

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 PRADERA
12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

FALSE ALARM VIOLATION NOTICE # 5

Incident Number

2247634 COPY

Date of False Alarm 05/27/2025 Time of False Alarm 9:09:00 PM Notice Dated: 05/28/2025

This is a FALSE ALARM VIOLATION NOTICE. The purpose of this letter is to inform you that the Hillsborough County Sheriff's Office responded to an alarm at the above noted address, which proved to be a false alarm. The Ordinance requires Hillsborough County to notify the property owner and the violation location when a false alarm occurs, to track the number of false alarm occurrences within a revolving 365 day-period, and to assess a fine as indicated:

1st and 2nd False Alarm =Warning letter, 3rd False Alarm=\$ 75.00 fine, 4th False Alarm=\$100.00 fine, 5th False Alarm=\$150.00 fine, 6th False Alarm=\$300.00 fine, 7th or more additional False Alarms= \$500.00 fine per alarm

A FINE IN THE AMOUNT OF \$150.00 IS HEREBY ASSESSED. If fines are not paid and /or an appeal is not filed within ten (10) business days from this notification, it will constitute a separate violation of Ordinance #04-16 and this case will be referred to the Code Enforcement Special Magistrate for a hearing. 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. NO CASH PAYMENTS ACCEPTED.

TO FILE AN APPEAL -Alarm users and alarm businesses have ten (10) business days, from the date of written notification of a fine assessed under Ordinance #04-16, to submit a written request for an appeal. Please send your appeal, identifying this violation, to: Alarm Administrator, False Alarm Section, 2306 N Falkenburg Rd Tampa FL 33619

AN APPEAL WILL ONLY BE CONSIDERED FOR ONE OF THE FOLLOWING 3 REASONS WITH APPROPRIATE DOCUMENTATION:

THE FALSE ALARM DID NOT ORIGINATE AT THE ALARM SITE OF THE ALARM USER WHO HAS BEEN ASSESSED THE PENALTY - verification from the alarm company, such as an event history or an activity report of the violation date, must be submitted;

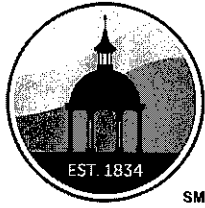
THE FALSE ALARM SIGNAL WAS IN FACT, NOT FALSE, BUT DUE AN ACTUAL ATTEMPTED BURGLARY, ROBBERY OR OTHER EMERGENCY AS DETERMINED BY THE LAW ENFORCEMENT AGENCY - a copy of the police report must be submitted;

THE FALSE ALARM SIGNAL WAS ACTIVATED BY A LIGHTNING STRIKE, ELECTRICAL SURGE OR ANY ACT OF NATURE THAT CAUSED PHYSICAL DAMAGE TO THE ALARM SYSTEM - a written statement testifying to the stated cause of the damage, accompanied by a copy of receipts or invoices for corrective work performed, must be submitted on letter-head of the state certified or registered alarm system contractor who repaired the damage.

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. As required by the Burglar Alarm Ordinance #04-16, a copy the Ordinance can be obtained from the alarm system provider. The Ordinance can also be viewed on our website at: www.HCFLGOV.NET.

Save Time - Pay Online: 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.



Hillsborough County Florida

RECEIVED
JUN - 2 2025

BY:

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 PRADERA
12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

FALSE ALARM VIOLATION NOTICE # 6

Incident Number

2247648 COPY

Date of False Alarm 05/28/2025 Time of False Alarm 6:42:00 AM Notice Dated: 05/29/2025

This is a FALSE ALARM VIOLATION NOTICE. The purpose of this letter is to inform you that the Hillsborough County Sheriff's Office responded to an alarm at the above noted address, which proved to be a false alarm. The Ordinance requires Hillsborough County to notify the property owner and the violation location when a false alarm occurs, to track the number of false alarm occurrences within a revolving 365 day-period, and to assess a fine as indicated:

1st and 2nd False Alarm =Warning letter, 3rd False Alarm=\$ 75.00 fine, 4th False Alarm=\$100.00 fine, 5th False Alarm=\$150.00 fine, 6th False Alarm=\$300.00 fine, 7th or more additional False Alarms= \$500.00 fine per alarm

A FINE IN THE AMOUNT OF \$300.00 IS HEREBY ASSESSED. If fines are not paid and /or an appeal is not filed within ten (10) business days from this notification, it will constitute a separate violation of Ordinance #04-16 and this case will be referred to the Code Enforcement Special Magistrate for a hearing. 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. NO CASH PAYMENTS ACCEPTED.

TO FILE AN APPEAL -Alarm users and alarm businesses have ten (10) business days, from the date of written notification of a fine assessed under Ordinance #04-16, to submit a written request for an appeal. Please send your appeal, identifying this violation, to: Alarm Administrator, False Alarm Section, 2306 N Falkenburg Rd Tampa FL 33619

AN APPEAL WILL ONLY BE CONSIDERED FOR ONE OF THE FOLLOWING 3 REASONS WITH APPROPRIATE DOCUMENTATION:

THE FALSE ALARM DID NOT ORIGINATE AT THE ALARM SITE OF THE ALARM USER WHO HAS BEEN ASSESSED THE PENALTY - verification from the alarm company, such as an event history or an activity report of the violation date, must be submitted;

THE FALSE ALARM SIGNAL WAS IN FACT, NOT FALSE, BUT DUE AN ACTUAL ATTEMPTED BURGLARY, ROBBERY OR OTHER EMERGENCY AS DETERMINED BY THE LAW ENFORCEMENT AGENCY - a copy of the police report must be submitted;

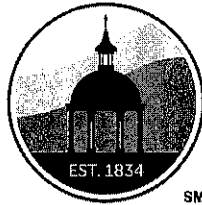
THE FALSE ALARM SIGNAL WAS ACTIVATED BY A LIGHTNING STRIKE, ELECTRICAL SURGE OR ANY ACT OF NATURE THAT CAUSED PHYSICAL DAMAGE TO THE ALARM SYSTEM - a written statement testifying to the stated cause of the damage, accompanied by a copy of receipts or invoices for corrective work performed, must be submitted on letter-head of the state certified or registered alarm system contractor who repaired the damage.

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. As required by the Burglar Alarm Ordinance #04-16, a copy the Ordinance can be obtained from the alarm system provider. The Ordinance can also be viewed on our website at: www.HCFLGOV.NET.

Save Time - Pay Online: 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.

RECEIVED
JUN 16 2025



Hillsborough County Florida

BY:

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 PRADERA
12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

FALSE ALARM VIOLATION NOTICE # 7

Incident Number 2248250 COPY

Date of False Alarm 06/10/2025 Time of False Alarm 7:28:00 AM Notice Dated: 06/11/2025

This is a FALSE ALARM VIOLATION NOTICE. The purpose of this letter is to inform you that the Hillsborough County Sheriff's Office responded to an alarm at the above noted address, which proved to be a false alarm. The Ordinance requires Hillsborough County to notify the property owner and the violation location when a false alarm occurs, to track the number of false alarm occurrences within a revolving 365 day-period, and to assess a fine as indicated:

1st and 2nd False Alarm =Warning letter, 3rd False Alarm=\$ 75.00 fine, 4th False Alarm=\$100.00 fine, 5th False Alarm=\$150.00 fine, 6th False Alarm=\$300.00 fine, 7th or more additional False Alarms= \$500.00 fine per alarm

A FINE IN THE AMOUNT OF \$500.00 IS HEREBY ASSESSED. If fines are not paid and /or an appeal is not filed within ten (10) business days from this notification, it will constitute a separate violation of Ordinance #04-16 and this case will be referred to the Code Enforcement Special Magistrate for a hearing. 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. NO CASH PAYMENTS ACCEPTED.

TO FILE AN APPEAL -Alarm users and alarm businesses have ten (10) business days, from the date of written notification of a fine assessed under Ordinance #04-16, to submit a written request for an appeal. Please send your appeal, identifying this violation, to: Alarm Administrator, False Alarm Section, 2306 N Falkenburg Rd Tampa FL 33619

AN APPEAL WILL ONLY BE CONSIDERED FOR ONE OF THE FOLLOWING 3 REASONS WITH APPROPRIATE DOCUMENTATION:

THE FALSE ALARM DID NOT ORIGINATE AT THE ALARM SITE OF THE ALARM USER WHO HAS BEEN ASSESSED THE PENALTY - verification from the alarm company, such as an event history or an activity report of the violation date, must be submitted;

THE FALSE ALARM SIGNAL WAS IN FACT, NOT FALSE, BUT DUE AN ACTUAL ATTEMPTED BURGLARY, ROBBERY OR OTHER EMERGENCY AS DETERMINED BY THE LAW ENFORCEMENT AGENCY - a copy of the police report must be submitted;

THE FALSE ALARM SIGNAL WAS ACTIVATED BY A LIGHTNING STRIKE, ELECTRICAL SURGE OR ANY ACT OF NATURE THAT CAUSED PHYSICAL DAMAGE TO THE ALARM SYSTEM - a written statement testifying to the stated cause of the damage, accompanied by a copy of receipts or invoices for corrective work performed, must be submitted on letter-head of the state certified or registered alarm system contractor who repaired the damage.

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. As required by the Burglar Alarm Ordinance #04-16, a copy the Ordinance can be obtained from the alarm system provider. The Ordinance can also be viewed on our website at: www.HCFLGOV.NET.

Save Time - Pay Online: 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.



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RESERVES AT PRADERA CDD	3629519463	05/19/2025	06/09/2025

Service Address: 12051 PALMERA RESERVE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53348643A	04/15/2025	27603	05/14/2025	28688	108500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$327.67
Water Base Charge	\$55.46
Water Usage Charge	\$350.49
Sewer Base Charge	\$137.83
Sewer Usage Charge	\$707.42

Summary of Account Charges

Previous Balance	\$435.31
Net Payments - Thank You	\$-435.31
Total Account Charges	\$1,584.90

AMOUNT DUE	\$1,584.90
-------------------	-------------------

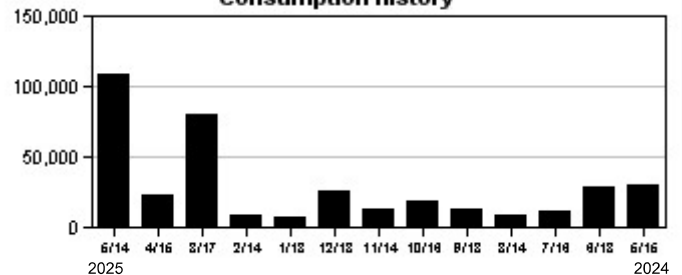
Important Message

This account has ACH payment method

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at TampaBayWaterWise.org/HB.

RECEIVED
05-20-2025

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3629519463



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



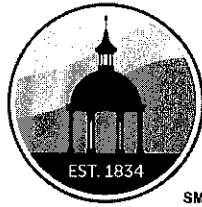
RESERVES AT PRADERA CDD
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614-8390

4,148 8

DUE DATE	06/09/2025
AMOUNT DUE	\$1,584.90
AMOUNT PAID	



0036295194637 00001584903



Hillsborough County Florida

RECEIVED
JUN 23 2025

BY:

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 PRADERA
12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

FALSE ALARM VIOLATION NOTICE # 8

Incident Number

2248563 COPY

Date of False Alarm 06/16/2025 Time of False Alarm 8:40:00 PM Notice Dated: 06/17/2025

This is a FALSE ALARM VIOLATION NOTICE. The purpose of this letter is to inform you that the Hillsborough County Sheriff's Office responded to an alarm at the above noted address, which proved to be a false alarm. The Ordinance requires Hillsborough County to notify the property owner and the violation location when a false alarm occurs, to track the number of false alarm occurrences within a revolving 365 day-period, and to assess a fine as indicated:

1st and 2nd False Alarm =Warning letter, 3rd False Alarm=\$ 75.00 fine, 4th False Alarm=\$100.00 fine, 5th False Alarm=\$150.00 fine, 6th False Alarm=\$300.00 fine, 7th or more additional False Alarms= \$500.00 fine per alarm

A FINE IN THE AMOUNT OF \$500.00 IS HEREBY ASSESSED. If fines are not paid and /or an appeal is not filed within ten (10) business days from this notification, it will constitute a separate violation of Ordinance #04-16 and this case will be referred to the Code Enforcement Special Magistrate for a hearing. 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. NO CASH PAYMENTS ACCEPTED.

TO FILE AN APPEAL -Alarm users and alarm businesses have ten (10) business days, from the date of written notification of a fine assessed under Ordinance #04-16, to submit a written request for an appeal. Please send your appeal, identifying this violation, to: Alarm Administrator, False Alarm Section, 2306 N Falkenburg Rd Tampa FL 33619

AN APPEAL WILL ONLY BE CONSIDERED FOR ONE OF THE FOLLOWING 3 REASONS WITH APPROPRIATE DOCUMENTATION:

THE FALSE ALARM DID NOT ORIGINATE AT THE ALARM SITE OF THE ALARM USER WHO HAS BEEN ASSESSED THE PENALTY - verification from the alarm company, such as an event history or an activity report of the violation date, must be submitted;

THE FALSE ALARM SIGNAL WAS IN FACT, NOT FALSE, BUT DUE AN ACTUAL ATTEMPTED BURGLARY, ROBBERY OR OTHER EMERGENCY AS DETERMINED BY THE LAW ENFORCEMENT AGENCY - a copy of the police report must be submitted;

THE FALSE ALARM SIGNAL WAS ACTIVATED BY A LIGHTNING STRIKE, ELECTRICAL SURGE OR ANY ACT OF NATURE THAT CAUSED PHYSICAL DAMAGE TO THE ALARM SYSTEM - a written statement testifying to the stated cause of the damage, accompanied by a copy of receipts or invoices for corrective work performed, must be submitted on letter-head of the state certified or registered alarm system contractor who repaired the damage.

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. As required by the Burglar Alarm Ordinance #04-16, a copy the Ordinance can be obtained from the alarm system provider. The Ordinance can also be viewed on our website at: www.HCFLGOV.NET.

Save Time - Pay Online: 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.



**Hillsborough
County Florida**

CLUB HOUSE RESERVE AT PRADERA **USPS
12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

RECEIVED
06-26-2025

Registration # 122974
Registration Address
12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

FALSE ALARM VIOLATION NOTICE # 9

Incident Number

2248913

Date of False Alarm 06/25/2025 Time of False Alarm 7:25:00 AM Notice Dated: 06/26/2025

This is a FALSE ALARM VIOLATION NOTICE. The purpose of this letter is to inform you that the Hillsborough County Sheriff's Office responded to an alarm at the above noted address, which proved to be a false alarm. The Ordinance requires Hillsborough County to notify the property owner and the violation location when a false alarm occurs, to track the number of false alarm occurrences within a revolving 365 day-period, and to assess a fine as indicated:

1st and 2nd False Alarm =Warning letter, 3rd False Alarm=\$ 75.00 fine, 4th False Alarm= \$100.00 fine, 5th False Alarm=\$150.00 fine, 6th False Alarm=\$300.00 fine, 7th or more additional False Alarms= \$500.00 fine per alarm

A FINE IN THE AMOUNT OF \$500.00 IS HEREBY ASSESSED, PLEASE REFER TO THE ENCLOSED INVOICE. If fines are not paid and /or an appeal is not filed within ten (10) business days from this notification, it will constitute a separate violation of Ordinance #04-16 and this case will be referred to the Code Enforcement Special Magistrate for a hearing. 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. NO CASH PAYMENTS ACCEPTED.

TO FILE AN APPEAL -Alarm users and alarm businesses have ten (10) business days, from the date of written notification of a fine assessed under Ordinance #04-16, to submit a written request for an appeal. Please send your appeal, identifying this violation, to: Alarm Administrator, False Alarm Section, 2306 N Falkenburg Rd Tampa FL 33619

AN APPEAL WILL ONLY BE CONSIDERED FOR ONE OF THE FOLLOWING 3 REASONS WITH APPROPRIATE DOCUMENTATION:

THE FALSE ALARM DID NOT ORIGINATE AT THE ALARM SITE OF THE ALARM USER WHO HAS BEEN ASSESSED THE PENALTY - verification from the alarm company, such as an event history or an activity report of the violation date, must be submitted;

THE FALSE ALARM SIGNAL WAS IN FACT, NOT FALSE, BUT DUE AN ACTUAL ATTEMPTED BURGLARY, ROBBERY OR OTHER EMERGENCY AS DETERMINED BY THE LAW ENFORCEMENT AGENCY - a copy of the police report must be submitted;

THE FALSE ALARM SIGNAL WAS ACTIVATED BY A LIGHTNING STRIKE, ELECTRICAL SURGE OR ANY ACT OF NATURE THAT CAUSED PHYSICAL DAMAGE TO THE ALARM SYSTEM - a written statement testifying to the stated cause of the damage, accompanied by a copy of receipts or invoices for corrective work performed, must be submitted on letter-head of the state certified or registered alarm system contractor who repaired the damage.

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. As required by the Burglar Alarm Ordinance #04-16, a copy the Ordinance can be obtained from the alarm system provider. The Ordinance can also be viewed on our website at: www.HCFLGOV.NET.

Save Time - Pay Online: 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.



Hillsborough County Florida

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

INVOICE

Responsible Party

CLUB HOUSE
12051 PRADERA RESERVE BL
RIVERVIEW FL, 33579

Registration Address

12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

Incident Number	Registration Number	Invoice Date	Due Date
-----------------	---------------------	--------------	----------

2248913	122974	06/26/2025	07/09/2025
---------	--------	------------	------------

VIOLATION #	DESCRIPTION	INCIDENT DATE/TIME	CHARGES
9	HCSO Case No 202506259 Location: 12051 PRADERA RESERVE BL	06/25/2025 7:25:00 AM	\$500.00

INVOICE TOTAL:	\$500.00
----------------	----------

Save Time - Pay Online: 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

Incident Number

2248913

Incident Date 06/25/2025

Incident Time 7:25:00 AM



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

Invoice and detailed service report

INVOICE #: 110519554

WORK DATE: 06/02/2025

BILL-TO 3948613

Reserve at Pradera CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

Phone: 813-533-2950 x6582

LOCATION 3948613

Reserve at Pradera CDD
12051 Pradera Reserve Blvd
Riverview, FL 33579

Phone: 813-533-2950 x6582
Mobile: 813-533-2950

Time In: 06/02/2025 12:00:00 AM
Time Out: 06/02/2025 12:25:00 AM

Customer Signature

Technician Signature

Daniel Nasche Jr
License #: JE316642

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Sentricon Monitoring AA	1.00	44.00	44.00
Subtotal					44.00
Tax					0.00
Total					44.00
Total Due:					44.00

RECEIVED
06-03-2025

Today's Service Comments

<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at www.pestdefense.com

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



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

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

Service Address [3948613]
Reserve at Pradera CDD
12051 Pradera Reserve Blvd
Riverview, FL 33579

Invoice # 110522971
Invoice Date 06/11/25
Service Date 06/11/25

Technician Daniel Nasche Jr
License # JE316642
Terms DUE UPON RECEIPT
Purchase Order

Service	Description			Subtotal
PS	Pest Control Service	1.00	\$201.40	\$201.40
				\$201.40
			Tax	\$0.00
			Total	\$201.40
			Amount Paid	\$0.00
			Balance	\$201.40

Click this [link](#) to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

RECEIVED
06/12/2025

IPFS CORPORATION

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

ipfs.com

NOTICE OF PAYMENT DUE

Date Mailed	Account Number	Due Date
6/2/2025	GAA-D60717	7/1/2025

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

IMPORTANT

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

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 to learn more.

RECEIVED
06-02-2025

Current Balance	Payment Due
\$4,949.82	\$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.

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
9	GAA-D60717	07/01/25

For overnight or priority delivery, please mail to: IPFS Corporation 1055 BROADWAY 11TH FLOOR KANSAS CITY MO 64105	Make payments, view account information or register for eForms at ipfs.com. First time users please access L99JM3DAW 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
PAYMENT DUE	\$1,649.94
IF RECEIVED AFTER 07/06/25	
A LATE FEE WILL APPLY	\$82.50
PLEASE PAY THIS AMOUNT	\$1,732.44

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 # 2039

DATE 06/16/2025

DUE DATE 07/01/2025

TERMS Net 15

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

2 cameras & 1 Trap on property.

LTD Hogs removed: 89
YTD Hogs removed: 10
MTD Hogs removed: 3

Note:

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

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

Jerry Richardson, Phone 813-390-9578;
email - trapperjerry@gmail.com

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

Termination fees may apply.

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

SUBTOTAL	1,100.00
TAX	0.00
TOTAL	1,100.00
BALANCE DUE	

\$1,100.00

RECEIVED
06/16/2025

**Jerry's Mobile Detailing Inc.**

2103 W. Rio Vista St.
Tampa, Florida 33603

INVOICE**#03252025**

813-390-9578

Invoice Date 3-25-2025

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

Order Information:

Qty	Product Description	Amount Each	Amount
	Surface clean paver around Fountain	\$350.00	
	Pressure wash Fountain	\$450.00	
		Late fee	\$120.00
		Subtotal:	
		Tax:	
		Grand Total:	\$920.00

RECEIVED
06/13/2025**Notes:**

Additional Information: Provides all materials and labor to complete above job to customer's satisfaction.
Payment to be paid in full within 10 days or a %15 fee will be applied



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/29/25	7445
Terms	Due Date
Net 30	06/28/25

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
\$250.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$250.00	\$0.00	\$250.00

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

Fill In Annual Bed	\$250.00	\$0.00	\$250.00
Total	\$250.00	\$0.00	\$250.00

RECEIVED
05-29-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/25	7480
Terms	Due Date
Net 30	07/01/25

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 June 2025		\$12,468.80	\$0.00	\$12,468.80
	#5381 - Reserve at Pradera CDD Maintenance Contract v2 TM June 2025		\$12,468.80	\$0.00	\$12,468.80
	Total		\$12,468.80	\$0.00	\$12,468.80

RECEIVED
05-30-2025

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

Invoice

Date	Invoice #
6/2/2025	INV0000099647

Bill To:

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

Services for the month of	Terms	Client Number
June	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
<div> <div>RECEIVED</div> <div>05-28-2025</div> </div>	Subtotal		\$4,863.92
	Total		\$4,863.92



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 #
	06/01/2025	20267	07/01/2025	

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

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

Securiteam is now a part of Safetouch!

May 19, 2025

Invoice Number: 2490284051925

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.netOr, call us at **855-252-0675****NEWS AND INFORMATION**

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.

Summary *Service from 05/19/25 through 06/18/25
details on following pages*

Previous Balance	170.00
Payments Received -Thank You!	-170.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	\$170.00
YOUR AUTO PAY WILL BE PROCESSED 06/05/25	
Total Due by Auto Pay	\$170.00

RECEIVED
05-20-2025**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 05202025 NNNNNNNN 01 996526RESERVE AT PRADERA CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

May 19, 2025

RESERVE AT PRADERA CDD

Invoice Number: 2490284051925

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: 2490284051925
 Account Number: 8337 12 029 2490284

RESERVE AT PRADERA CDD

Contact Us

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

8633 2390 NO RP 19 05202025 NNNNNNNN 01 996526

Charge Details

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

Payments received after 05/19/25 will appear on your next bill.

Service from 05/19/25 through 06/18/25

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
	\$170.00

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

Other Charges

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

Current Charges **\$170.00**

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

Billing Information

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

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

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

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

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

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

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

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

Continued on the next page....

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

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



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



Invoice Number: 2490284051925
Account Number: 8337 12 029 2490284

RESERVE AT PRADERA CDD

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 NO RP 19 05202025 NNNNNNNN 01 996526

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
04/11/25-05/12/25
Statement Date: 05/16/25
Due Date: 06/06/25

<u>Acct #</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
211004653369	5/16/2025	Reserve at Pradera PH1Blvd	53100-4301	\$ 2,292.51
211004653575	5/16/2025	Reserve at Pradera PH 1A	53100-4301	\$ 1,260.39
211004653823	5/21/2025	13411 Balm Riverview Rd Sign	53100-4301	\$ 546.15
211004654029	5/21/2025	13309 Pradera Reserve Dr IR	53100-4301	\$ 301.79
211004654276	5/21/2025	12051 Pradera Reserve Blvd PO	53100-4301	\$ 577.21
211004654458	5/21/2025	12053 Pradera Reserve Blvd	53100-4301	\$ 503.46
211004654664	5/21/2025	The Reserve at Pradera PH1B	53100-4301	\$ 1,701.51
211024076591	5/16/2025	Pradera PH 4	53100-4301	\$ 3,344.58
221006977807	5/16/2025	Reserve at Pradera PH2	53100-4301	\$ 2,485.77
221006978904	5/16/2025	Reserve at Pradera Amenity	53100-4301	\$ 504.16
221006978920	5/16/2025	Reserve at Praderia PH3	53100-4301	\$ 1,006.15
221006978961	5/16/2025	Reserve at Pradera PH2Blvd	53100-4301	\$ 882.27
TOTAL 53100-4301				\$ 15,405.95



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

Statement Date: May 16, 2025

Amount Due: \$2,292.51

Due Date: June 06, 2025

Account #: 211004653369

DO NOT PAY. Your account will be drafted on June 06, 2025

Account Summary

Current Service Period: April 11, 2025 - May 12, 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 June 06, 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
05-22-2025



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



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

Account #: 211004653369

Due Date: June 06, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,292.51

Payment Amount: \$ _____

624223954957

Your account will be
drafted on June 06, 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: May 16, 2025
Charges Due: June 06, 2025

Service Period: Apr 11, 2025 - May 12, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 16, 2025

Amount Due: \$1,260.39

Due Date: June 06, 2025

Account #: 211004653575

DO NOT PAY. Your account will be drafted on June 06, 2025

Account Summary

Current Service Period: April 11, 2025 - May 12, 2025

Previous Amount Due \$1,260.39

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

Current Month's Charges \$1,260.39

Amount Due by June 06, 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
05-22-2025



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



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

Account #: 211004653575

Due Date: June 06, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,260.39

Payment Amount: \$ _____

624223954958

Your account will be
drafted on June 06, 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: May 16, 2025
Charges Due: June 06, 2025

Service Period: Apr 11, 2025 - May 12, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 21, 2025

Amount Due: \$546.15

Due Date: June 11, 2025

Account #: 211004653823

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

Previous Amount Due	\$528.60
Payment(s) Received Since Last Statement	-\$528.60

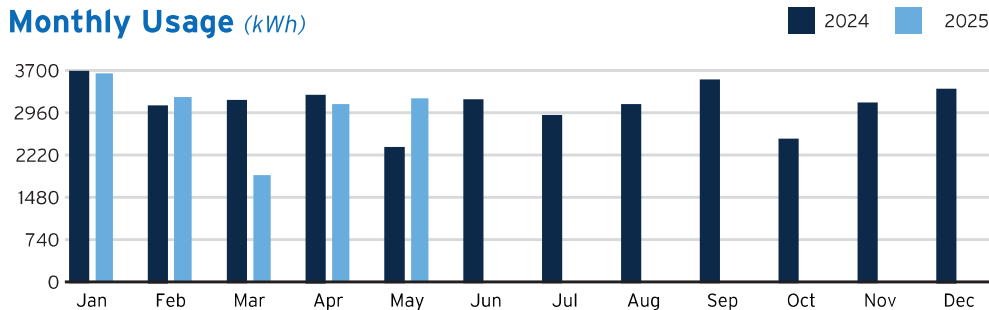
Current Month's Charges	\$546.15
-------------------------	----------

Amount Due by June 11, 2025 \$546.15

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

RECEIVED
05-22-2025

Monthly Usage (kWh)



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



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

Account #: 211004653823

Due Date: June 11, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$546.15

Payment Amount: \$ _____

635335027254

Your account will be
drafted on June 11, 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
33.75% 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.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety



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

Account #: 211004653823
Statement Date: May 21, 2025
Charges Due: June 11, 2025

Meter Read


Meter Location: Sgn

Service Period: Apr 16, 2025 - May 15, 2025

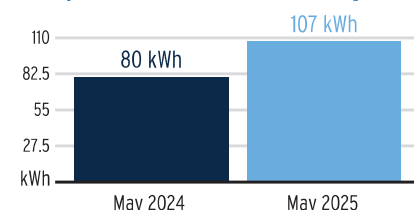
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000841112	05/15/2025	13,256		10,044		3,212 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	3,212 kWh @ \$0.08641/kWh	\$277.55
	Fuel Charge	3,212 kWh @ \$0.03083/kWh	\$99.03
	Storm Protection Charge	3,212 kWh @ \$0.00577/kWh	\$18.53
	Clean Energy Transition Mechanism	3,212 kWh @ \$0.00418/kWh	\$13.43
	Storm Surcharge	3,212 kWh @ \$0.02121/kWh	\$68.13
	Florida Gross Receipt Tax		\$12.71
	Electric Service Cost		\$508.28
	State Tax		\$37.87
	Total Electric Cost, Local Fees and Taxes		\$546.15

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$546.15

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 21, 2025

Amount Due: \$301.79

Due Date: June 11, 2025

Account #: 211004654029

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

Previous Amount Due	\$277.55
Payment(s) Received Since Last Statement	-\$277.55

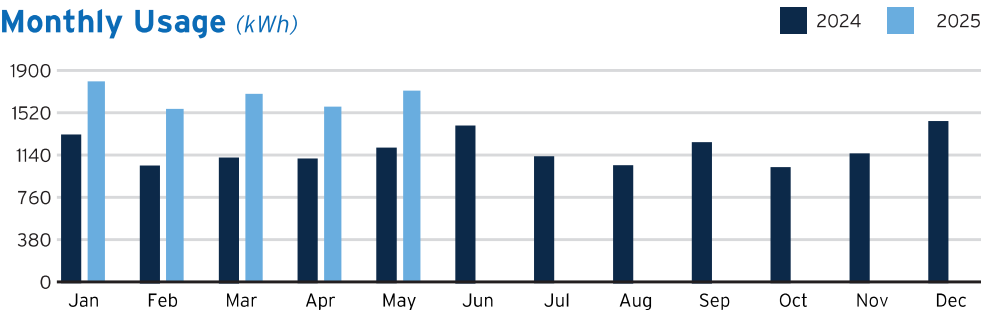
Current Month's Charges	\$301.79
-------------------------	----------

Amount Due by June 11, 2025 \$301.79

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

RECEIVED
05-22-2025

Monthly Usage (kWh)



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



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

Account #: 211004654029

Due Date: June 11, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$301.79

Payment Amount: \$ _____

635335027255

Your account will be
drafted on June 11, 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
39.02% higher than the same
period last year.



Your average daily kWh used was
5.56% higher than it was in your
previous period.



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety



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

Account #: 211004654029
Statement Date: May 21, 2025
Charges Due: June 11, 2025

Meter Read

Meter Location: IR

Service Period: Apr 16, 2025 - May 15, 2025

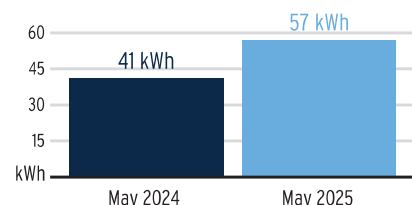
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851388	05/15/2025	77,241		75,523		1,718 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	1,718 kWh @ \$0.08641/kWh		\$148.45
Fuel Charge	1,718 kWh @ \$0.03083/kWh		\$52.97
Storm Protection Charge	1,718 kWh @ \$0.00577/kWh		\$9.91
Clean Energy Transition Mechanism	1,718 kWh @ \$0.00418/kWh		\$7.18
Storm Surcharge	1,718 kWh @ \$0.02121/kWh		\$36.44
Florida Gross Receipt Tax			\$7.02
Electric Service Cost			\$280.87
State Tax			\$20.92
Total Electric Cost, Local Fees and Taxes			\$301.79

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$301.79

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 21, 2025

Amount Due: \$577.21

Due Date: June 11, 2025

Account #: 211004654276

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

Previous Amount Due	\$656.80
Payment(s) Received Since Last Statement	-\$656.80

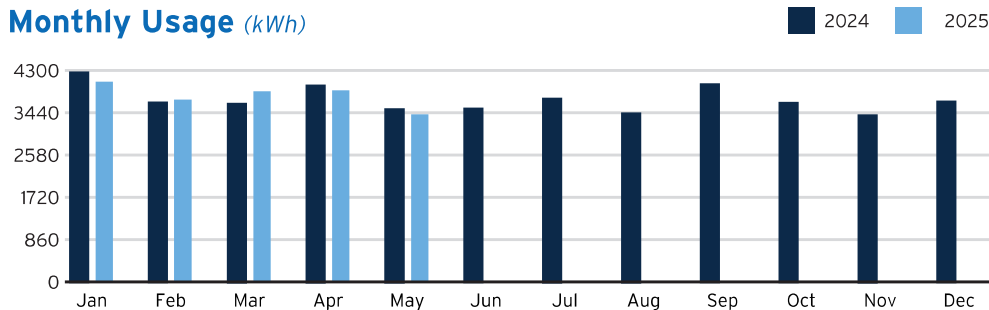
Current Month's Charges	\$577.21
-------------------------	----------

Amount Due by June 11, 2025 \$577.21

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

RECEIVED
05-22-2025

Monthly Usage (kWh)



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



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

Account #: 211004654276

Due Date: June 11, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$577.21

Payment Amount: \$ _____

635335027256

Your account will be
drafted on June 11, 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 **6.61% lower** than the same
period last year.



Your average daily kWh used was
15.67% lower than it was in your
previous period.



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety



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

Account #: 211004654276
Statement Date: May 21, 2025
Charges Due: June 11, 2025

Meter Read

Meter Location: PO

Service Period: Apr 16, 2025 - May 15, 2025

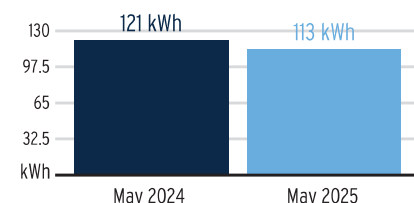
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489694	05/15/2025	54,196		50,794		3,402 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	3,402 kWh @ \$0.08641/kWh		\$293.97
Fuel Charge	3,402 kWh @ \$0.03083/kWh		\$104.88
Storm Protection Charge	3,402 kWh @ \$0.00577/kWh		\$19.63
Clean Energy Transition Mechanism	3,402 kWh @ \$0.00418/kWh		\$14.22
Storm Surcharge	3,402 kWh @ \$0.02121/kWh		\$72.16
Florida Gross Receipt Tax			\$13.43
Electric Service Cost			\$537.19
State Tax			\$40.02
Total Electric Cost, Local Fees and Taxes			\$577.21

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$577.21

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 21, 2025

Amount Due: \$503.46

Due Date: June 11, 2025

Account #: 211004654458

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

Previous Amount Due	\$486.73
Payment(s) Received Since Last Statement	-\$486.73

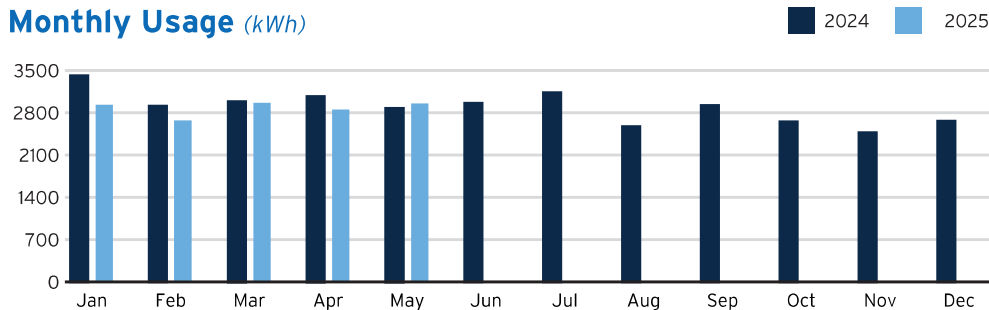
Current Month's Charges	\$503.46
-------------------------	----------

Amount Due by June 11, 2025 \$503.46

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

RECEIVED
05-22-2025

Monthly Usage (kWh)



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



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

Account #: 211004654458

Due Date: June 11, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$503.46

Payment Amount: \$ _____

635335027257

Your account will be
drafted on June 11, 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.

Your Energy Insight



Your average daily kWh used was
1.01% lower 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.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety



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

Account #: 211004654458
 Statement Date: May 21, 2025
 Charges Due: June 11, 2025

Meter Read

Service Period: Apr 16, 2025 - May 15, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	05/15/2025	81,134		78,183		2,951 kWh	1	30 Days

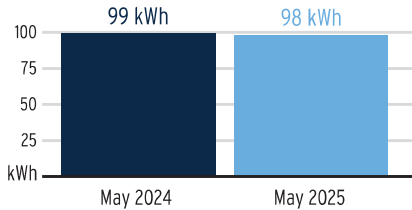
Charge Details

<div> Electric Charges </div>			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	2,951 kWh @ \$0.08641/kWh		\$255.00
Fuel Charge	2,951 kWh @ \$0.03083/kWh		\$90.98
Storm Protection Charge	2,951 kWh @ \$0.00577/kWh		\$17.03
Clean Energy Transition Mechanism	2,951 kWh @ \$0.00418/kWh		\$12.34
Storm Surcharge	2,951 kWh @ \$0.02121/kWh		\$62.59
Florida Gross Receipt Tax			\$11.71
Electric Service Cost			\$468.55
State Tax			\$34.91
Total Electric Cost, Local Fees and Taxes			\$503.46

Total Current Month's Charges

\$503.46

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
 Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
 Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill

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

In-Person
 Find list of Payment Agents at **TampaElectric.com**

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

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

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

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

Contact Us

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

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

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



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

Statement Date: May 21, 2025

Amount Due: \$1,701.51

Due Date: June 11, 2025

Account #: 211004654664

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

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

Current Month's Charges	\$1,701.51
-------------------------	------------

Amount Due by June 11, 2025 \$1,701.51

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
05-22-2025



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety

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



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

Account #: 211004654664

Due Date: June 11, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,701.51

Payment Amount: \$ _____

635335027258

Your account will be
drafted on June 11, 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: May 21, 2025
Charges Due: June 11, 2025

Service Period: Apr 16, 2025 - May 15, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 16, 2025

Amount Due: **\$3,344.58**

Due Date: June 06, 2025

Account #: 211024076591

DO NOT PAY. Your account will be drafted on June 06, 2025

Account Summary

Current Service Period: April 11, 2025 - May 12, 2025

Previous Amount Due \$3,344.58

Payment(s) Received Since Last Statement -\$3,344.58

Current Month's Charges **\$3,344.58**

Amount Due by June 06, 2025 \$3,344.58

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

RECEIVED
05-22-2025



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



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

Account #: 211024076591

Due Date: June 06, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$3,344.58**

Payment Amount: \$ _____

669902728093

Your account will be
drafted on June 06, 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: May 16, 2025
Charges Due: June 06, 2025

Service Period: Apr 11, 2025 - May 12, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 16, 2025

Amount Due: **\$2,485.77**

Due Date: June 06, 2025

Account #: 221006977807

DO NOT PAY. Your account will be drafted on June 06, 2025

Account Summary

Current Service Period: April 11, 2025 - May 12, 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 June 06, 2025 \$2,485.77

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

RECEIVED
05-22-2025



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety

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



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

Account #: 221006977807

Due Date: June 06, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$2,485.77**

Payment Amount: \$ _____

656322563260

Your account will be
drafted on June 06, 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: May 16, 2025
Charges Due: June 06, 2025

Service Period: Apr 11, 2025 - May 12, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	588 kWh @ \$0.03412/kWh	\$20.06
Fixture & Maintenance Charge	42 Fixtures	\$872.76
Lighting Pole / Wire	42 Poles	\$1410.78
Lighting Fuel Charge	588 kWh @ \$0.03059/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

Lighting Charges

\$2,485.77

Total Current Month's Charges

\$2,485.77

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 16, 2025

Amount Due: \$504.16

Due Date: June 06, 2025

Account #: 221006978904

DO NOT PAY. Your account will be drafted on June 06, 2025

Account Summary

Current Service Period: April 11, 2025 - May 12, 2025

Previous Amount Due \$504.16

Payment(s) Received Since Last Statement -\$504.16

Current Month's Charges \$504.16

Amount Due by June 06, 2025 \$504.16

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
05-22-2025



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



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

Account #: 221006978904

Due Date: June 06, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$504.16

Payment Amount: \$ _____

656322563261

Your account will be
drafted on June 06, 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: May 16, 2025
Charges Due: June 06, 2025

Service Period: Apr 11, 2025 - May 12, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 16, 2025

Amount Due: \$1,006.15

Due Date: June 06, 2025

Account #: 221006978920

DO NOT PAY. Your account will be drafted on June 06, 2025

Account Summary

Current Service Period: April 11, 2025 - May 12, 2025

Previous Amount Due \$1,006.15

Payment(s) Received Since Last Statement -\$1,006.15

Current Month's Charges \$1,006.15

Amount Due by June 06, 2025 \$1,006.15

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
05-22-2025



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



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

Account #: 221006978920

Due Date: June 06, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,006.15

Payment Amount: \$ _____

656322563262

Your account will be
drafted on June 06, 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: May 16, 2025
Charges Due: June 06, 2025

Service Period: Apr 11, 2025 - May 12, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 16, 2025

Amount Due: \$882.27

Due Date: June 06, 2025

Account #: 221006978961

DO NOT PAY. Your account will be drafted on June 06, 2025

Account Summary

Current Service Period: April 11, 2025 - May 12, 2025

Previous Amount Due \$882.27

Payment(s) Received Since Last Statement -\$882.27

Current Month's Charges \$882.27

Amount Due by June 06, 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.

RECEIVED
05-22-2025



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



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

Account #: 221006978961

Due Date: June 06, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$882.27

Payment Amount: \$ _____

656322563263

Your account will be
drafted on June 06, 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: May 16, 2025
Charges Due: June 06, 2025

Service Period: Apr 11, 2025 - May 12, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	196 kWh @ \$0.03412/kWh	\$6.69
Fixture & Maintenance Charge	14 Fixtures	\$341.32
Lighting Pole / Wire	14 Poles	\$470.26
Lighting Fuel Charge	196 kWh @ \$0.03059/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

Lighting Charges

\$882.27

Total Current Month's Charges

\$882.27

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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.: 7844
Terms: Due on receipt
Invoice date: 06/02/2025
Due date: 06/02/2025

#	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
06-02-2025

Wahoo Pools Group, Inc

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

INVOICE

Invoice Number
20250047

Amount Due
\$1,500.00

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

Invoice Date
June 2, 2025
Due Date
June 2, 2025

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Thank You.	June	1	1,500.00	1,500.00

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

Subtotal	\$1,500.00
Tax	\$0.00
Total	\$1,500.00
Amount Due	\$1,500.00

RECEIVED
06-02-2025

Wahoo Pools Group, Inc
www.wahoopools.com

Wahoo Pools Group, Inc

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

INVOICE

Invoice Number
20250266

Amount Due
\$2,892.28

Bill To:

Reserve at Pradera Pradera
12051 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579

Invoice Date

June 16, 2025

Due Date

July 1, 2025

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Slip Recistant Ladder Steps	Stainless Steel Swimming Pool Ladder Steps with Pool Ladder Bumpers & Pool Ladder Escutcheon Plates, 18" Heavy Duty Replacement	6	85.80	514.80
Stenner Pump	Classic 45M4 Single Head Adjustable Output Pump 40GPD Product #:GHS-45-842 Mfg. Part #:45MJL4A2STAA -- \$401.90	2	575.00	1,150.00
Stenner Pump Tubing	#5 Santoprene® Pump Tubes 5 Pack for Classic Series & S Pumps Product #:GHS-451-4007 Mfg. Part #:MCCP205 -- \$16.33 / EA	1	25.17	25.17
Chlorinator Tubing	8' Plastic Chlorinator Tubing	1	25.14	25.14
Acid Tank Tubing	8' Plastic Chlorinator Tubing	1	25.14	25.14
Splash Pad Valve	Toro 1" FIPT Plastic Valve with Flow Control	1	64.00	64.00
Splash Pad Float Tray	Control Devices 107 Ice Kit Bobby® Valve Reservoir Assembly	1	188.03	188.03
Install	Wahoo Certified Technician	6	150.00	900.00

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

Subtotal	\$2,892.28
Tax	\$0.00
Total	\$2,892.28

Amount Due	\$2,892.28
------------	-------------------

RECEIVED
06/16/2025

Wahoo Pools Group, Inc
www.wahoopools.com

Wahoo Pools Group, Inc

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

INVOICE

Invoice Number
20250290

Amount Due
\$1,500.00

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

Invoice Date
June 16, 2025
Due Date
July 1, 2025

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Pool Maintenance		1	1,500.00	1,500.00

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

Subtotal	\$1,500.00
Tax	\$0.00
Total	\$1,500.00

Amount Due **\$1,500.00**

Wahoo Pools Group, Inc
www.wahoopools.com

RECEIVED
06/16/2025

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

July 2025

For Board Approval

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

The total items being presented: **\$63,311.98**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ameri Solutions, Inc.	300124	INV038	Pressure Washing 07/25 20 % deposit	\$ 1,500.00
Blitzen Lighting LLC	300154	2156 Deposit	Deposit - Holiday Lighting 07/25	\$ 1,786.95
Burr & Forman, LLP	300164	1577480	Legal Services 06/25	\$ 525.00
Fountain Kings, Inc.	300126	INV-0786	Water Feature Maintenance Visit 06/25	\$ 235.00
Hillsborough County BOCC	20250701-1	3629519463 05/25 ACH	12051 Palmera Reserve Drive 05/25	\$ 684.34
Hillsborough County Development Services Department	300155	2249961 Alarm	False Alarm Violation #10 07/19/25	\$ 500.00
Hillsborough County Development Services Department	300155	2250053 Alarm	False Alarm Violation #11 07/21/25	\$ 500.00
Hillsborough County Development Services Department	300155	2250297 Alarm	False Alarm Violation #12 07/21/25	\$ 500.00
HomeTeam Pest Defense, Inc.	300119	111282104	Pest Control Services - Sentricon Monitoring AA 07/25	\$ 44.00
IPFS Corporation	300123	GAA-D60717 Pmnt #10 07/25	GAA-D60717 Pmnt #10 07/25	\$ 1,649.94
Jason Newbold	300156	JN072425	Board of Supervisors Meeting 07/24/25	\$ 200.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jayson Caines	300157	JC072425	Board of Supervisors Meeting 07/24/25	\$ 200.00
Jerry Richardson Trapper	300127	2047	Wildlife Services 07/25	\$ 1,100.00
Kenneth D Belcher Sr	300158	KB072425	Board of Supervisors Meeting 07/24/25	\$ 200.00
Lindsay Aliene Stover Felix	300159	LF072425	Board of Supervisors Meeting 07/24/25	\$ 200.00
Maya Wyatt	300160	MW072425	Board of Supervisors Meeting 07/24/25	\$ 200.00
Pine Lake Services, LLC	300115	7582	Remove Dead Palm 06/25	\$ 3,039.50
Pine Lake Services, LLC	300115	7583	Palm Tree Replacement 06/25	\$ 4,190.00
Pine Lake Services, LLC	300115	7594	Install Annuals 06/25	\$ 495.00
Pine Lake Services, LLC	300161	7656	Monthly Landscaping 07/25	\$ 12,468.80
Pine Lake Services, LLC	300161	7735	Re-Straighten Oak Trees 07/25	\$ 1,449.88
Rizzetta & Company, Inc.	300114	INV0000100461	District Management Fees 07/25	\$ 4,863.92
Rizzetta & Company, Inc.	300125	INV0000100660	Mass Mailing - Budget Notice 07/25	\$ 882.42

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
SafeTouch, LLC	300128	20395	Monthly Monitoring Services 07/25	\$ 1,020.00
Sitex Aquatics, LLC	300120	9990-b	Pond Maintenance 07/25	\$ 2,285.00
Sitex Aquatics, LLC	300122	10020-B	Pond Maintenance 05/25	\$ 2,285.00
Sitex Aquatics, LLC	300120	10122-B	Pond Maintenance 06/25	\$ 2,285.00
Spectrum	20250707-1	2490284061925 ACH	Internet Service 07/25	\$ 170.00
TECO	20250714-1	Monthly Summary 06/25 ACH 224	Electric Summary 06/25	\$ 15,302.23
Total Community Maintenance, LLC	300121	7886	Monthly Cleaning & Maintenance 07/25	\$ 1,050.00
Wahoo Pools Group, Inc.	300162	20250490	Pool Service Contract 08/25	<u>\$ 1,500.00</u>
Report Total				<u>\$ 63,311.98</u>



Ameri Solutions Inc.

701 Stillview Cir.

Brandon, FL 33510

8134513400

ameri3solutions@gmail.com

INVOICE

INV038

DATE

Jul 8, 2025

DUE

On Receipt

BALANCE DUE

USD \$1,500.00

BILL TO

Reserve at Pradera CDD

3434 Colwell Ave Suite 200 Tampa, FL 33614

DESCRIPTION	RATE	QTY	AMOUNT
1. Pressure washing Pool patio furniture 68 chairs 2. 8 tables 3. 6 sofa chairs 4. 5 tables 5. Replace 1 outdoor ceiling fan 6. Clean 14 security cameras free of spider webs & sprayed insecticide 7. Rekey mail center bulletin board box 8. Replace mail center lightbulbs (2)	\$1,500.00	1	\$1,500.00

TOTAL

\$1,500.00

Payment Info

BY CHECK

Ameri Solutions Inc.

BALANCE DUE

USD \$1,500.00

RECEIVED
07-09-2025

Home repairs

Payment terms 20% deposit upon starting remaining balance due upon completion.

Make all checks payable to Ameri Solutions Inc.

Thank you for your business!



Blitzen Lighting

Office 727-331-9014

www.blitzenlighting.com

info@blitzenlighting.com

Bill To:

Reserves of Pradera (CDD)
Stephanie DeLuna
Pradera Reserve Blvd
Riverview, FL 33579

Invoice

Invoice No: 2156

Description	Amount
Monument Wall	\$2,603.00
Custom Fit - Commercial C9 LED bulbs - 12in Spacing - Warm White Color - Main Entrance Monument Wall (All Ledges & Pillars)	
Palm Tree Wrap(s)	\$987.00
Commercial LED Light Strands - 4" Spacing - Red/Warm White Pattern (Candy Cane) - Main Entrance - x3 Palm Trunk Wraps.	
Wreath - Commercial	\$363.00
LED Commercial Grade High Density Lighted Wreath - Warm White Color - x3 at Front Pillar.	
Automatic Timer	\$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 <u>48 hours or less</u> 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!	

RECEIVED
07-25-2025

Subtotal	\$3,971.00
Christmas in July Discount (10%)	-\$397.10
Total	\$3,573.90
Deposit (50.00%)	\$1,786.95



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

18 Jul 2025
Invoice # 1577480
Bill Atty: S. Steady
As of 06/30/25

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH JUNE 30, 2025

Professional Services	\$525.00
TOTAL DUE THIS BILL	\$525.00

07-18-2025

Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

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

Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY
DEVELOPMENT
0000001 General Governmental Matters

18 Jul 2025

Invoice # 1577480
Page 2

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

18 Jul 2025
Invoice # 1577480
Bill Atty: S. Steady
As of 06/30/25

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT
0000001 General Governmental Matters

Date	Description	Tkpr	Hours	Value
06/02/25	Draft Notice to mail and publish for assessments; email to Christine.	SIS	1.00	\$350.00
06/04/25	Draft review assessment and budget resolutions and email to Christine.	SIS	0.50	\$175.00
	Total Services		1.50	\$525.00
	Total Services and Disbursements			\$525.00
	TOTAL NOW DUE			\$525.00

SUMMARY OF SERVICES

Name	Rank	Rate	Hours	Amount
Scott I. Steady	Partner	\$350.00	1.50	\$525.00
TOTALS			1.50	\$525.00



INVOICE

Reserve at Pradera CDD
Attention: Rizzetta & Company, Inc.
3434 Colwell Avenue Suite 200
TAMPA FL 33614

Invoice Date
Jun 30, 2025

Invoice Number
INV-0786

Reference
MonthlyWFM

Delivery Address
12051 Pradera Reserve Blvd
RIVERVIEW FL 33579

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Item	Description	Quantity	Unit Price	Amount USD
WFM	June 2025 Water Feature Maintenance: Onsite 6/08/2025 and 6/17/2025.	1.00	235.00	235.00
			Subtotal	235.00
			TOTAL TAX	0.00
			TOTAL USD	235.00

Due Date: Jul 30, 2025
Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

RECEIVED
06-30-2025

*Payment is due net 30, late payments are subject to a late fee up to 5%



[View and pay online now](#)



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RESERVES AT PRADERA CDD	3629519463	06/17/2025	07/08/2025

Service Address: 12051 PALMERA RESERVE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53348643A	05/14/2025	28688	06/13/2025	29112	42400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$128.05
Water Base Charge	\$55.46
Water Usage Charge	\$80.52
Sewer Base Charge	\$137.83
Sewer Usage Charge	\$276.45

Summary of Account Charges

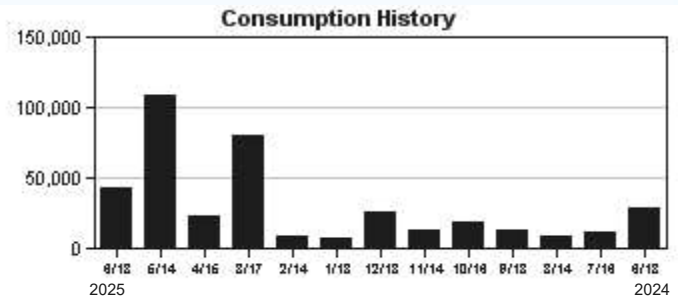
Previous Balance	\$1,584.90
Net Payments - Thank You	\$-1,584.90
Total Account Charges	\$684.34

AMOUNT DUE	\$684.34
------------	----------

RECEIVED
06/18/2025

Notice

*** DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.**

Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3629519463



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!

DUE DATE	07/08/2025
Auto Pay Scheduled DO NOT PAY	



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

1020

0036295194637 000000684340



**Hillsborough
County Florida**

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

INVOICE

Responsible Party CLUB HOUSE 12051 PRADERA RESERVE BL RIVERVIEW FL, 33579		Registration Address 12051 PRADERA RESERVE BL RIVERVIEW FL 33579	
Incident Number	Registration Number	Invoice Date	Due Date
2249961	122974	07/21/2025	08/03/2025
VIOLATION #	DESCRIPTION	INCIDENT DATE/TIME	CHARGES
10	HCSO Case No 2025071934 Location: 12051 PRADERA RESERVE BL	07/19/2025 8:45:00 PM	\$500.00
			RECEIVED 07-25-2025
INVOICE TOTAL:			\$500.00

Save Time - Pay Online: 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

Incident Number

2249961

Incident Date 07/19/2025

Incident Time 8:45:00 PM



**Hillsborough
County Florida**

CLUB HOUSE RESERVE AT PRADERA **USPS
12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

Registration # 122974
Registration Address
12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

FALSE ALARM VIOLATION NOTICE # 10

Incident Number 2249961

Date of False Alarm 07/19/2025 Time of False Alarm 8:45:00 PM Notice Dated: 07/21/2025

This is a FALSE ALARM VIOLATION NOTICE. The purpose of this letter is to inform you that the Hillsborough County Sheriff's Office responded to an alarm at the above noted address, which proved to be a false alarm. The Ordinance requires Hillsborough County to notify the property owner and the violation location when a false alarm occurs, to track the number of false alarm occurrences within a revolving 365 day-period, and to assess a fine as indicated:

1st and 2nd False Alarm =Warning letter, 3rd False Alarm=\$ 75.00 fine, 4th False Alarm= \$100.00 fine, 5th False Alarm=\$150.00 fine, 6th False Alarm=\$300.00 fine, 7th or more additional False Alarms= \$500.00 fine per alarm

A FINE IN THE AMOUNT OF \$500.00 IS HEREBY ASSESSED, PLEASE REFER TO THE ENCLOSED INVOICE. If fines are not paid and/or an appeal is not filed within ten (10) business days from this notification, it will constitute a separate violation of Ordinance #04-16 and this case will be referred to the Code Enforcement Special Magistrate for a hearing. 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. NO CASH PAYMENTS ACCEPTED.

TO FILE AN APPEAL -Alarm users and alarm businesses have ten (10) business days, from the date of written notification of a fine assessed under Ordinance #04-16, to submit a written request for an appeal. Please send your appeal, identifying this violation, to: Alarm Administrator, False Alarm Section, 2306 N Falkenburg Rd Tampa FL 33619

AN APPEAL WILL ONLY BE CONSIDERED FOR ONE OF THE FOLLOWING 3 REASONS WITH APPROPRIATE DOCUMENTATION:

THE FALSE ALARM DID NOT ORIGINATE AT THE ALARM SITE OF THE ALARM USER WHO HAS BEEN ASSESSED THE PENALTY - verification from the alarm company, such as an event history or an activity report of the violation date, must be submitted;

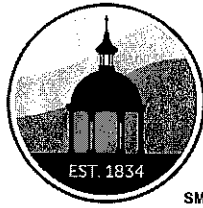
THE FALSE ALARM SIGNAL WAS IN FACT, NOT FALSE, BUT DUE AN ACTUAL ATTEMPTED BURGLARY, ROBBERY OR OTHER EMERGENCY AS DETERMINED BY THE LAW ENFORCEMENT AGENCY - a copy of the police report must be submitted;

THE FALSE ALARM SIGNAL WAS ACTIVATED BY A LIGHTNING STRIKE, ELECTRICAL SURGE OR ANY ACT OF NATURE THAT CAUSED PHYSICAL DAMAGE TO THE ALARM SYSTEM - a written statement testifying to the stated cause of the damage, accompanied by a copy of receipts or invoices for corrective work performed, must be submitted on letter-head of the state certified or registered alarm system contractor who repaired the damage.

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. As required by the Burglar Alarm Ordinance #04-16, a copy the Ordinance can be obtained from the alarm system provider. The Ordinance can also be viewed on our website at: www.HCFLGOV.NET.

Save Time - Pay Online: 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.



Hillsborough County Florida

RECEIVED
JUL 28 2021

BY:

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 PRADERA
12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

FALSE ALARM VIOLATION NOTICE # 11

Incident Number

2250053 COPY

Date of False Alarm 07/21/2025 Time of False Alarm 10:54:00 PM Notice Dated: 07/22/2025

This is a FALSE ALARM VIOLATION NOTICE. The purpose of this letter is to inform you that the Hillsborough County Sheriff's Office responded to an alarm at the above noted address, which proved to be a false alarm. The Ordinance requires Hillsborough County to notify the property owner and the violation location when a false alarm occurs, to track the number of false alarm occurrences within a revolving 365 day-period, and to assess a fine as indicated:

1st and 2nd False Alarm =Warning letter, 3rd False Alarm=\$ 75.00 fine, 4th False Alarm=\$100.00 fine, 5th False Alarm=\$150.00 fine, 6th False Alarm=\$300.00 fine, 7th or more additional False Alarms= \$500.00 fine per alarm

A FINE IN THE AMOUNT OF \$500.00 IS HEREBY ASSESSED. If fines are not paid and /or an appeal is not filed within ten (10) business days from this notification, it will constitute a separate violation of Ordinance #04-16 and this case will be referred to the Code Enforcement Special Magistrate for a hearing. 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. NO CASH PAYMENTS ACCEPTED.

TO FILE AN APPEAL -Alarm users and alarm businesses have ten (10) business days, from the date of written notification of a fine assessed under Ordinance #04-16, to submit a written request for an appeal. Please send your appeal, identifying this violation, to: Alarm Administrator, False Alarm Section, 2306 N Falkenburg Rd Tampa FL 33619

AN APPEAL WILL ONLY BE CONSIDERED FOR ONE OF THE FOLLOWING 3 REASONS WITH APPROPRIATE DOCUMENTATION:

THE FALSE ALARM DID NOT ORIGINATE AT THE ALARM SITE OF THE ALARM USER WHO HAS BEEN ASSESSED THE PENALTY - verification from the alarm company, such as an event history or an activity report of the violation date, must be submitted;

THE FALSE ALARM SIGNAL WAS IN FACT, NOT FALSE, BUT DUE AN ACTUAL ATTEMPTED BURGLARY, ROBBERY OR OTHER EMERGENCY AS DETERMINED BY THE LAW ENFORCEMENT AGENCY - a copy of the police report must be submitted;

THE FALSE ALARM SIGNAL WAS ACTIVATED BY A LIGHTNING STRIKE, ELECTRICAL SURGE OR ANY ACT OF NATURE THAT CAUSED PHYSICAL DAMAGE TO THE ALARM SYSTEM - a written statement testifying to the stated cause of the damage, accompanied by a copy of receipts or invoices for corrective work performed, must be submitted on letter-head of the state certified or registered alarm system contractor who repaired the damage.

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. As required by the Burglar Alarm Ordinance #04-16, a copy the Ordinance can be obtained from the alarm system provider. The Ordinance can also be viewed on our website at: www.HCFLGOV.NET.

Save Time - Pay Online: 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.



**Hillsborough
County Florida**

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

INVOICE

Responsible Party

CLUB HOUSE
12051 PRADERA RESERVE BL
RIVERVIEW FL, 33579

Registration Address

12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

Incident Number	Registration Number	Invoice Date	Due Date
-----------------	---------------------	--------------	----------

2250297	122974	07/28/2025	08/10/2025
---------	--------	------------	------------

VIOLATION #	DESCRIPTION	INCIDENT DATE/TIME	CHARGES
12	HCSO Case No 2025072642 Location: 12051 PRADERA RESERVE BL	07/26/2025 8:45:00 PM	\$500.00
			RECEIVED 07-28-2025
INVOICE TOTAL:			\$500.00

Save Time - Pay Online: 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

Incident Number

2250297

Incident Date 07/26/2025

Incident Time 8:45:00 PM



Hillsborough County Florida

CLUB HOUSE RESERVE AT PRADERA **USPS
12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

Registration # 122974
Registration Address
12051 PRADERA RESERVE BL
RIVERVIEW FL 33579

FALSE ALARM VIOLATION NOTICE # 12

Incident Number 2250297

Date of False Alarm 07/26/2025 Time of False Alarm 8:45:00 PM Notice Dated: 07/28/2025

This is a FALSE ALARM VIOLATION NOTICE. The purpose of this letter is to inform you that the Hillsborough County Sheriff's Office responded to an alarm at the above noted address, which proved to be a false alarm. The Ordinance requires Hillsborough County to notify the property owner and the violation location when a false alarm occurs, to track the number of false alarm occurrences within a revolving 365 day-period, and to assess a fine as indicated:

1st and 2nd False Alarm =Warning letter, 3rd False Alarm=\$ 75.00 fine, 4th False Alarm= \$100.00 fine, 5th False Alarm=\$150.00 fine, 6th False Alarm=\$300.00 fine, 7th or more additional False Alarms= \$500.00 fine per alarm

A FINE IN THE AMOUNT OF \$500.00 IS HEREBY ASSESSED, PLEASE REFER TO THE ENCLOSED INVOICE. If fines are not paid and/or an appeal is not filed within ten (10) business days from this notification, it will constitute a separate violation of Ordinance #04-16 and this case will be referred to the Code Enforcement Special Magistrate for a hearing. 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. NO CASH PAYMENTS ACCEPTED.

TO FILE AN APPEAL -Alarm users and alarm businesses have ten (10) business days, from the date of written notification of a fine assessed under Ordinance #04-16, to submit a written request for an appeal. Please send your appeal, identifying this violation, to: Alarm Administrator, False Alarm Section, 2306 N Falkenburg Rd Tampa FL 33619

AN APPEAL WILL ONLY BE CONSIDERED FOR ONE OF THE FOLLOWING 3 REASONS WITH APPROPRIATE DOCUMENTATION:

THE FALSE ALARM DID NOT ORIGINATE AT THE ALARM SITE OF THE ALARM USER WHO HAS BEEN ASSESSED THE PENALTY - verification from the alarm company, such as an event history or an activity report of the violation date, must be submitted;

THE FALSE ALARM SIGNAL WAS IN FACT, NOT FALSE, BUT DUE AN ACTUAL ATTEMPTED BURGLARY, ROBBERY OR OTHER EMERGENCY AS DETERMINED BY THE LAW ENFORCEMENT AGENCY - a copy of the police report must be submitted;

THE FALSE ALARM SIGNAL WAS ACTIVATED BY A LIGHTNING STRIKE, ELECTRICAL SURGE OR ANY ACT OF NATURE THAT CAUSED PHYSICAL DAMAGE TO THE ALARM SYSTEM - a written statement testifying to the stated cause of the damage, accompanied by a copy of receipts or invoices for corrective work performed, must be submitted on letter-head of the state certified or registered alarm system contractor who repaired the damage.

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. As required by the Burglar Alarm Ordinance #04-16, a copy the Ordinance can be obtained from the alarm system provider. The Ordinance can also be viewed on our website at: www.HCFLGOV.NET.

Save Time - Pay Online: 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.



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

Invoice and detailed service report

INVOICE #: 111282104

WORK DATE: 07/07/2025

BILL-TO 3948613

Reserve at Pradera CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

Phone: 813-533-2950 x6582

LOCATION 3948613

Reserve at Pradera CDD
12051 Pradera Reserve Blvd
Riverview, FL 33579

Phone: 813-533-2950 x6582
Mobile: 813-533-2950

Time In: 07/07/2025 12:00:00 AM
Time Out: 07/07/2025 12:25:00 AM

Customer Signature

Technician Signature

Daniel Nasche Jr
License #: JE316642

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Sentricon Monitoring AA	1.00	44.00	44.00
Subtotal					44.00
Tax					0.00
Total					44.00
Total Due:					44.00

RECEIVED
07-09-2025

Today's Service Comments

<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at www.pestdefense.com

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

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

Service Slip / Invoice

INVOICE: 111282104
DATE: 07/07/25
ORDER:

JUL 11 2025

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
07/07/25			DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	06/11/25	NA	N/A	

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

* 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

NOTICE OF PAYMENT DUE

Date Mailed	Account Number	Due Date
7/1/2025	GAA-D60717	8/1/2025

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

IMPORTANT

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

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 to learn more.

RECEIVED
07-01-2025

Current Balance	Payment Due
\$3,299.88	\$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.

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
10	GAA-D60717	08/01/25

For overnight or priority delivery, please mail to: IPFS Corporation 1055 BROADWAY 11TH FLOOR KANSAS CITY MO 64105	Make payments, view account information or register for eForms at ipfs.com. First time users please access L99JM3DAW 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
PAYMENT DUE	\$1,649.94
IF RECEIVED AFTER 08/06/25	
A LATE FEE WILL APPLY	\$82.50
PLEASE PAY THIS AMOUNT	\$1,732.44

RESERVE AT PRADERA CDD

Meeting Date: July 24, 2025

SUPERVISOR PAY REQUEST**RECEIVED**
07-25-2025

<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:	6pm
Meeting End Time:	8:01pm
Total Meeting Time:	2:01

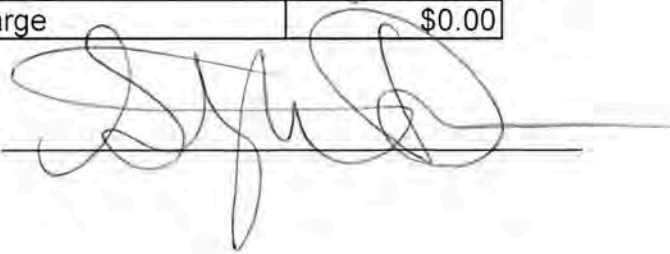
Time Over _____ Hours:	
------------------------	--

Total at \$ _____ per Hour:	2hr 1mins
-----------------------------	-----------

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 # 2047

DATE 07/15/2025

DUE DATE 08/01/2025

TERMS Net 15

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

2 cameras & 1 Trap on property.

LTD Hogs removed: 93
YTD Hogs removed: 14
MTD Hogs removed: 4

Note:

Hogs were caught west of Palmera Vista Drive.

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

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

Jerry Richardson, Phone 813-390-9578;

email - trapperjerry@gmail.com

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

Termination fees may apply.

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

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

RECEIVED
07-15-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/19/25	7582
Terms	Due Date
Net 30	07/19/25

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
\$3,039.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,039.50	\$0.00	\$3,039.50

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

Remove Dead Bismark palm at the center island west of balm Riverview road	\$3,039.50	\$0.00	\$3,039.50
Total	\$3,039.50	\$0.00	\$3,039.50

RECEIVED
06-19-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/19/25	7583
Terms	Due Date
Net 30	07/19/25

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
\$4,190.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$4,190.00	\$0.00	\$4,190.00

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

Palm Tree Replacement	\$4,190.00	\$0.00	\$4,190.00
Total	\$4,190.00	\$0.00	\$4,190.00

RECEIVED
06-19-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/24/25	7594
Terms	Due Date
Net 30	07/24/25

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
\$495.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$495.00	\$0.00	\$495.00

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

Install 220 4.5 Inch annuals	\$495.00	\$0.00	\$495.00
Total	\$495.00	\$0.00	\$495.00

RECEIVED
06-24-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/25	7656
Terms	Due Date
Net 30	07/31/25

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 July 2025		\$12,468.80	\$0.00	\$12,468.80
	#5381 - Reserve at Pradera CDD Maintenance Contract v2 TM July 2025		\$12,468.80	\$0.00	\$12,468.80
	Total		\$12,468.80	\$0.00	\$12,468.80

RECEIVED
06-30-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/03/25	7735
Terms	Due Date
Net 30	08/02/25

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
\$1,449.88	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,449.88	\$0.00	\$1,449.88

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

Re-straighten up 12 oak trees along the main boulevard	\$1,449.88	\$0.00	\$1,449.88
Total	\$1,449.88	\$0.00	\$1,449.88

RECEIVED
07-03-2025

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

Invoice

Date	Invoice #
7/2/2025	INV0000100461

Bill To:

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

Services for the month of	Terms	Client Number
July	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

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

Invoice

Date	Invoice #
7/11/2025	INV0000100660

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$882.42	\$882.42
<div>RECEIVED</div> <div>07-11-2025</div>	Subtotal		\$882.42
	Total		\$882.42



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 #
	07/01/2025	20395	07/31/2025	

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

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

Securiteam is now a part of Safetouch!

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 9990-b
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

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

Total **\$2,285.00**

RECEIVED
07-03-2025

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

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

Invoice details
Invoice no.: 10020-B
Terms: Net 30
Invoice date: 05/01/2025
Due date: 05/31/2025

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

Total **\$2,285.00**

Overdue 05/31/2025

RECEIVED
07-02-2025

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 10122-B
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

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

Total **\$2,285.00**

Overdue 07/01/2025

RECEIVED
07-03-2025

June 19, 2025

Invoice Number: 2490284061925

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

Or, call us at 855-252-0675

NEWS AND INFORMATION

Call 1-833-587-0726 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.

Summary

Service from 06/19/25 through 07/18/25
details on following pages

Previous Balance	170.00
Payments Received -Thank You!	-170.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	\$170.00
YOUR AUTO PAY WILL BE PROCESSED 07/05/25	
Total Due by Auto Pay	\$170.00

RECEIVED
06-20-2025

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 06202025 NNNNNNNN 01 996130

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

June 19, 2025

RESERVE AT PRADERA CDD

Invoice Number: 2490284061925

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: 2490284061925
 Account Number: 8337 12 029 2490284

RESERVE AT PRADERA CDD

Contact Us

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

8633 2390 NO RP 19 06202025 NNNNNNNN 01 996130

Charge Details

Previous Balance		170.00
EFT Payment	06/05	-170.00
Remaining Balance		\$0.00

Payments received after 06/19/25 will appear on your next bill.

Service from 06/19/25 through 07/18/25

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
	\$170.00

Spectrum Business™ Internet Total \$170.00

Other Charges

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

Current Charges \$170.00

Total Due by Auto Pay \$170.00

Billing Information

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

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

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

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

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

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

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

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

Continued on the next page....

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

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



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



Invoice Number: 2490284061925
Account Number: 8337 12 029 2490284

[RESERVE AT PRADERA CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 NO RP 19 06202025 NNNNNNNN 01 996130

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
05/13/25-06/11/25
Statement Date: 06/17/25
Due Date: 07/08/25

<u>Acct #</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
211004653369	6/17/2025	Reserve at Pradera PH1Blvd	53100-4301	\$ 2,315.84
211004653575	6/17/2025	Reserve at Pradera PH 1A	53100-4301	\$ 1,273.17
211004653823	5/21/2025	13411 Balm Riverview Rd Sign	53100-4301	\$ 262.86
211004654029	5/21/2025	13309 Pradera Reserve Dr IR	53100-4301	\$ 340.38
211004654276	5/21/2025	12051 Pradera Reserve Blvd PO	53100-4301	\$ 742.06
211004654458	5/21/2025	12053 Pradera Reserve Blvd	53100-4301	\$ 552.00
211004654664	5/21/2025	The Reserve at Pradera PH1B	53100-4301	\$ 1,718.76
211024076591	6/17/2025	Pradera PH 4	53100-4301	\$ 3,169.17
221006977807	6/17/2025	Reserve at Pradera PH2	53100-4301	\$ 2,511.10
221006978904	6/17/2025	Reserve at Pradera Amenity	53100-4301	\$ 509.28
221006978920	6/17/2025	Reserve at Praderia PH3	53100-4301	\$ 1,016.40
221006978961	6/17/2025	Reserve at Pradera PH2Blvd	53100-4301	\$ 891.21
TOTAL 53100-4301				\$ 15,302.23



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

Statement Date: June 17, 2025

Amount Due: \$2,315.84

Due Date: July 08, 2025

Account #: 211004653369

DO NOT PAY. Your account will be drafted on July 08, 2025

Account Summary

Current Service Period: May 13, 2025 - June 11, 2025

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

Current Month's Charges	\$2,315.84
-------------------------	------------

Amount Due by July 08, 2025 \$2,315.84

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



Scan here to view
your account online.

RECEIVED
06-18-2025



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



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

Account #: 211004653369

Due Date: July 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,315.84

Payment Amount: \$ _____

620520263413

Your account will be
drafted on July 08, 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: June 17, 2025
Charges Due: July 08, 2025

Service Period: May 13, 2025 - Jun 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages




Electric Charges

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


Total Current Month's Charges **\$2,315.84**

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


Ways To Pay Your Bill




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




In-Person
Find list of Payment Agents at TampaElectric.com



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



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



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

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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



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

Statement Date: June 17, 2025

Amount Due: \$1,273.17

Due Date: July 08, 2025

Account #: 211004653575

DO NOT PAY. Your account will be drafted on July 08, 2025

Account Summary

Current Service Period: May 13, 2025 - June 11, 2025

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

Current Month's Charges	\$1,273.17
-------------------------	------------

Amount Due by July 08, 2025 \$1,273.17

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



Scan here to view
your account online.

RECEIVED
06-18-2025



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



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

Account #: 211004653575

Due Date: July 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,273.17

Payment Amount: \$ _____

620520263414

Your account will be
drafted on July 08, 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: June 17, 2025
Charges Due: July 08, 2025

Service Period: May 13, 2025 - Jun 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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

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

Ways To Pay Your Bill

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

Contact Us

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

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



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

Statement Date: June 20, 2025

Amount Due: \$262.86

Due Date: July 11, 2025
Account #: 211004653823

DO NOT PAY. Your account will be drafted on July 11, 2025

Account Summary

Current Service Period: May 16, 2025 - June 16, 2025

Previous Amount Due	\$546.15
Payment(s) Received Since Last Statement	-\$546.15

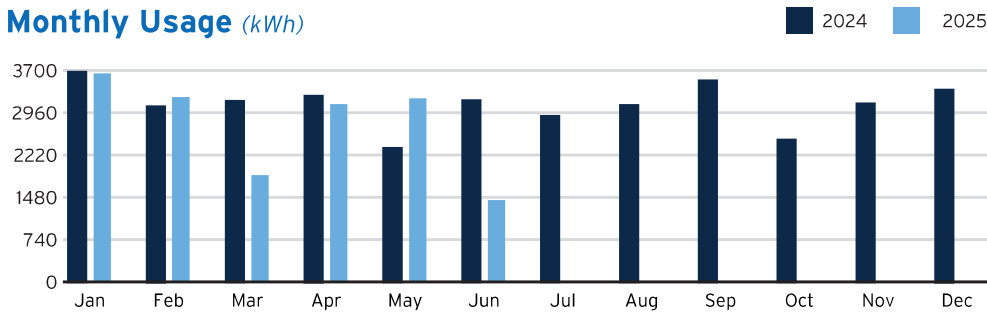
Current Month's Charges	\$262.86
-------------------------	----------

Amount Due by July 11, 2025 \$262.86

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

RECEIVED
06-23-2025

Monthly Usage (kWh)



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



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

Account #: 211004653823

Due Date: July 11, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$262.86

Payment Amount: \$ _____

629162225071

Your account will be
drafted on July 11, 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
57.55% lower than the same
period last year.



Your average daily kWh used was
57.94% lower than it was in your
previous period.



Scan here to view
your account online.





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

Account #: 211004653823
Statement Date: June 20, 2025
Charges Due: July 11, 2025

Meter Read


Meter Location: Sgn

Service Period: May 16, 2025 - Jun 16, 2025

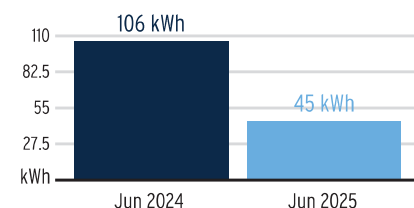
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000841112	06/16/2025	14,683		13,256		1,427 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	1,427 kWh @ \$0.08641/kWh	\$123.31
	Fuel Charge	1,427 kWh @ \$0.03391/kWh	\$48.39
	Storm Protection Charge	1,427 kWh @ \$0.00577/kWh	\$8.23
	Clean Energy Transition Mechanism	1,427 kWh @ \$0.00418/kWh	\$5.96
	Storm Surcharge	1,427 kWh @ \$0.02121/kWh	\$30.27
	Florida Gross Receipt Tax		\$6.06
	Electric Service Cost		\$242.38
	State Tax		\$20.48
	Total Electric Cost, Local Fees and Taxes		\$262.86

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$262.86

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

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 20, 2025

Amount Due: **\$340.38**

Due Date: July 11, 2025
Account #: 211004654029

DO NOT PAY. Your account will be drafted on July 11, 2025

Account Summary

Current Service Period: May 16, 2025 - June 16, 2025

Previous Amount Due	\$301.79
Payment(s) Received Since Last Statement	-\$301.79

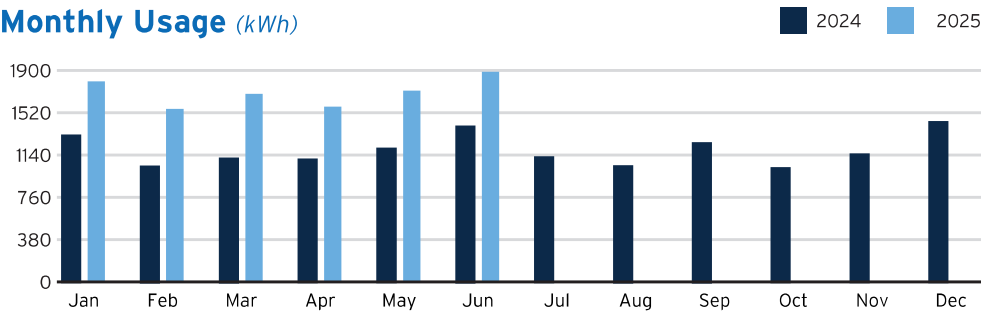
Current Month's Charges	\$340.38
-------------------------	-----------------

Amount Due by July 11, 2025 \$340.38

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

RECEIVED
06-23-2025

Monthly Usage (kWh)



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

Your Energy Insight



Your average daily kWh used was **28.26% higher** than the same period last year.



Your average daily kWh used was **3.51% higher** than it was in your previous period.



Scan here to view your account online.



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

Account #: 211004654029

Due Date: July 11, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$340.38**

Payment Amount: \$ _____

629162225072

Your account will be
drafted on July 11, 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:
13309 PRADERA RESERVE DR
RIVERVIEW, FL 33579-0000

Account #: 211004654029
Statement Date: June 20, 2025
Charges Due: July 11, 2025

Meter Read


Meter Location: IR

Service Period: May 16, 2025 - Jun 16, 2025

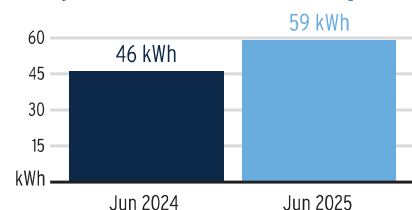
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851388	06/16/2025	79,128		77,241		1,887 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	1,887 kWh @ \$0.08641/kWh		\$163.06
Fuel Charge	1,887 kWh @ \$0.03391/kWh		\$63.99
Storm Protection Charge	1,887 kWh @ \$0.00577/kWh		\$10.89
Clean Energy Transition Mechanism	1,887 kWh @ \$0.00418/kWh		\$7.89
Storm Surcharge	1,887 kWh @ \$0.02121/kWh		\$40.02
Florida Gross Receipt Tax			\$7.85
Electric Service Cost			\$313.86
State Tax			\$26.52
Total Electric Cost, Local Fees and Taxes			\$340.38

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$340.38

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 20, 2025

Amount Due: \$742.06

Due Date: July 11, 2025
Account #: 211004654276

DO NOT PAY. Your account will be drafted on July 11, 2025

Account Summary

Current Service Period: May 16, 2025 - June 16, 2025

Previous Amount Due	\$577.21
Payment(s) Received Since Last Statement	-\$577.21

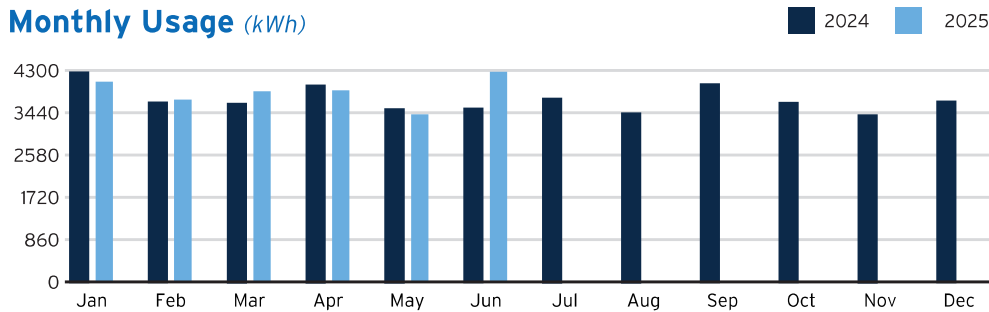
Current Month's Charges	\$742.06
-------------------------	----------

Amount Due by July 11, 2025 \$742.06

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

RECEIVED
06-23-2025

Monthly Usage (kWh)



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



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

Account #: 211004654276

Due Date: July 11, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$742.06

Payment Amount: \$ _____

629162225073

Your account will be
drafted on July 11, 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
13.68% higher than the same
period last year.



Your average daily kWh used was
17.7% higher than it was in your
previous period.



Scan here to view
your account online.





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

Account #: 211004654276
Statement Date: June 20, 2025
Charges Due: July 11, 2025

Meter Read


Meter Location: PO

Service Period: May 16, 2025 - Jun 16, 2025

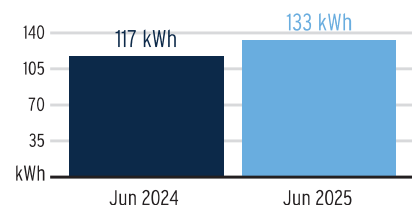
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489694	06/16/2025	58,467		54,196		4,271 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	4,271 kWh @ \$0.08641/kWh	\$369.06
	Fuel Charge	4,271 kWh @ \$0.03391/kWh	\$144.83
	Storm Protection Charge	4,271 kWh @ \$0.00577/kWh	\$24.64
	Clean Energy Transition Mechanism	4,271 kWh @ \$0.00418/kWh	\$17.85
	Storm Surcharge	4,271 kWh @ \$0.02121/kWh	\$90.59
	Florida Gross Receipt Tax		\$17.11
	Electric Service Cost		\$684.24
	State Tax		\$57.82
	Total Electric Cost, Local Fees and Taxes		\$742.06

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$742.06

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

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 20, 2025

Amount Due: \$552.00

Due Date: July 11, 2025
Account #: 211004654458

DO NOT PAY. Your account will be drafted on July 11, 2025

Account Summary

Current Service Period: May 16, 2025 - June 16, 2025

Previous Amount Due	\$503.46
Payment(s) Received Since Last Statement	-\$503.46

Current Month's Charges	\$552.00
-------------------------	----------

Amount Due by July 11, 2025 \$552.00

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



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



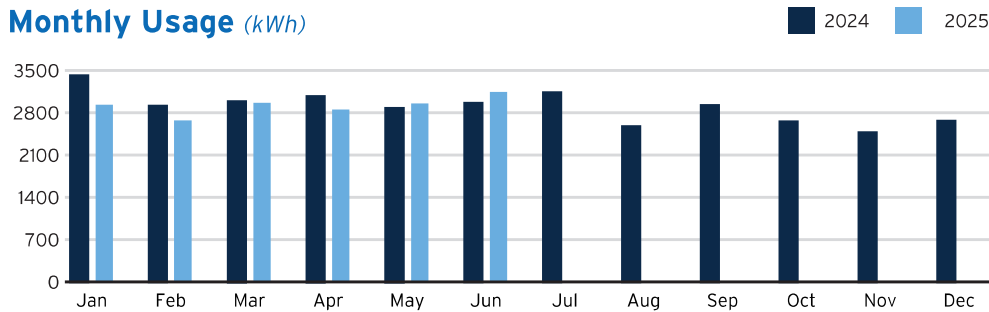
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

RECEIVED
06-23-2025

Monthly Usage (kWh)



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



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

Account #: 211004654458

Due Date: July 11, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$552.00

Payment Amount: \$ _____

629162225074

Your account will be
drafted on July 11, 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: June 20, 2025
Charges Due: July 11, 2025

Meter Read

Service Period: May 16, 2025 - Jun 16, 2025

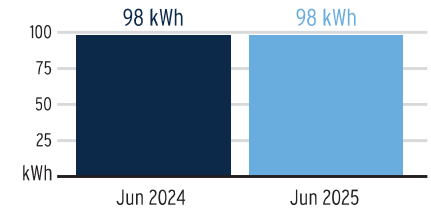
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	06/16/2025	84,277		81,134		3,143 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	3,143 kWh @ \$0.08641/kWh		\$271.59
Fuel Charge	3,143 kWh @ \$0.03391/kWh		\$106.58
Storm Protection Charge	3,143 kWh @ \$0.00577/kWh		\$18.14
Clean Energy Transition Mechanism	3,143 kWh @ \$0.00418/kWh		\$13.14
Storm Surcharge	3,143 kWh @ \$0.02121/kWh		\$66.66
Florida Gross Receipt Tax			\$12.72
Electric Service Cost			\$508.99
State Tax			\$43.01
Total Electric Cost, Local Fees and Taxes			\$552.00

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$552.00

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 20, 2025

Amount Due: \$1,718.76

Due Date: July 11, 2025

Account #: 211004654664

DO NOT PAY. Your account will be drafted on July 11, 2025

Account Summary

Current Service Period: May 16, 2025 - June 16, 2025

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

Current Month's Charges	\$1,718.76
-------------------------	------------

Amount Due by July 11, 2025 \$1,718.76

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
06-23-2025



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



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

Account #: 211004654664

Due Date: July 11, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,718.76

Payment Amount: \$ _____

629162225075

Your account will be
drafted on July 11, 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: June 20, 2025
Charges Due: July 11, 2025

Service Period: May 16, 2025 - Jun 16, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$12.71
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		\$0.83
State Tax		\$120.21

Lighting Charges

\$1,718.76

Total Current Month's Charges

\$1,718.76

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 17, 2025

Amount Due: **\$3,169.17**

Due Date: July 08, 2025

Account #: 211024076591

DO NOT PAY. Your account will be drafted on July 08, 2025

Account Summary

Current Service Period: May 13, 2025 - June 11, 2025

Previous Amount Due	\$3,344.58
Payment(s) Received Since Last Statement	-\$3,344.58

Current Month's Charges	\$3,169.17
-------------------------	-------------------

Amount Due by July 08, 2025	\$3,169.17
------------------------------------	-------------------

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



Scan here to view
your account online.

RECEIVED
06-18-2025



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



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

Account #: 211024076591

Due Date: July 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$3,169.17**

Payment Amount: \$ _____

682248409344

Your account will be
drafted on July 08, 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: June 17, 2025
Charges Due: July 08, 2025

Service Period: May 13, 2025 - Jun 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

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

Total Current Month's Charges **\$3,169.17**

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

Ways To Pay Your Bill

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

In-Person
 Find list of Payment Agents at TampaElectric.com

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

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

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

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

Contact Us

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

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



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

Statement Date: June 17, 2025

Amount Due: \$2,511.10

Due Date: July 08, 2025

Account #: 221006977807

DO NOT PAY. Your account will be drafted on July 08, 2025

Account Summary

Current Service Period: May 13, 2025 - June 11, 2025

Previous Amount Due	\$2,485.77
Payment(s) Received Since Last Statement	-\$2,485.77

Current Month's Charges	\$2,511.10
-------------------------	------------

Amount Due by July 08, 2025 \$2,511.10

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



Scan here to view
your account online.

RECEIVED
06-18-2025



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



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

Account #: 221006977807

Due Date: July 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,511.10

Payment Amount: \$ _____

605088210539

Your account will be
drafted on July 08, 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: June 17, 2025
Charges Due: July 08, 2025

Service Period: May 13, 2025 - Jun 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	588 kWh @ \$0.03412/kWh	\$20.06
Fixture & Maintenance Charge	42 Fixtures	\$872.76
Lighting Pole / Wire	42 Poles	\$1410.78
Lighting Fuel Charge	588 kWh @ \$0.03363/kWh	\$19.77
Storm Protection Charge	588 kWh @ \$0.00559/kWh	\$3.29
Clean Energy Transition Mechanism	588 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	588 kWh @ \$0.01230/kWh	\$7.23
Florida Gross Receipt Tax		\$1.30
State Tax		\$175.66

Lighting Charges **\$2,511.10**

Total Current Month's Charges

\$2,511.10

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 17, 2025

Amount Due: \$509.28

Due Date: July 08, 2025

Account #: 221006978904

DO NOT PAY. Your account will be drafted on July 08, 2025

Account Summary

Current Service Period: May 13, 2025 - June 11, 2025

Previous Amount Due	\$504.16
Payment(s) Received Since Last Statement	-\$504.16

Current Month's Charges	\$509.28
-------------------------	----------

Amount Due by July 08, 2025 \$509.28

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



Scan here to view
your account online.

RECEIVED
06-18-2025



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



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

Account #: 221006978904

Due Date: July 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$509.28

Payment Amount: \$ _____

605088210540

Your account will be
drafted on July 08, 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: June 17, 2025
Charges Due: July 08, 2025

Service Period: May 13, 2025 - Jun 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	112 kWh @ \$0.03412/kWh	\$3.82
Fixture & Maintenance Charge	8 Fixtures	\$195.04
Lighting Pole / Wire	8 Poles	\$268.72
Lighting Fuel Charge	112 kWh @ \$0.03363/kWh	\$3.77
Storm Protection Charge	112 kWh @ \$0.00559/kWh	\$0.63
Clean Energy Transition Mechanism	112 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	112 kWh @ \$0.01230/kWh	\$1.38
Florida Gross Receipt Tax		\$0.25
State Tax		\$35.62

Lighting Charges

\$509.28

Total Current Month's Charges

\$509.28

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 17, 2025

Amount Due: **\$1,016.40**

Due Date: July 08, 2025

Account #: 221006978920

DO NOT PAY. Your account will be drafted on July 08, 2025

Account Summary

Current Service Period: May 13, 2025 - June 11, 2025

Previous Amount Due	\$1,006.15
Payment(s) Received Since Last Statement	-\$1,006.15

Current Month's Charges	\$1,016.40
-------------------------	-------------------

Amount Due by July 08, 2025	\$1,016.40
------------------------------------	-------------------

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



Scan here to view
your account online.

RECEIVED
06-18-2025



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

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



Account #: 221006978920

Due Date: July 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$1,016.40**

Payment Amount: \$ _____

605088210541

Your account will be
drafted on July 08, 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: June 17, 2025
Charges Due: July 08, 2025

Service Period: May 13, 2025 - Jun 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Total Current Month's Charges **\$1,016.40**

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at TampaElectric.com

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

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

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

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

Contact Us

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

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

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



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

Statement Date: June 17, 2025

Amount Due: **\$891.21**

Due Date: July 08, 2025

Account #: 221006978961

DO NOT PAY. Your account will be drafted on July 08, 2025

Account Summary

Current Service Period: May 13, 2025 - June 11, 2025

Previous Amount Due	\$882.27
Payment(s) Received Since Last Statement	-\$882.27

Current Month's Charges	\$891.21
-------------------------	----------

Amount Due by July 08, 2025 \$891.21

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
06-18-2025



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

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



Account #: 221006978961

Due Date: July 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$891.21**

Payment Amount: \$ _____

605088210542

Your account will be
drafted on July 08, 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: June 17, 2025
Charges Due: July 08, 2025

Service Period: May 13, 2025 - Jun 11, 2025

Rate Schedule: Lighting Service

Charge Details

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

Total Current Month's Charges

\$891.21

Important Messages

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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.: 7886
Terms: Due on receipt
Invoice date: 07/01/2025
Due date: 07/01/2025

#	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
07-01-2025

Wahoo Pools Group, Inc

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

INVOICE

Invoice Number
20250490

Amount Due
\$1,500.00

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

Invoice Date
July 15, 2025

Due Date
August 1, 2025

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Pool Maintenance		1	1,500.00	1,500.00

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

Subtotal	\$1,500.00
Tax	\$0.00
Total	\$1,500.00

Amount Due **\$1,500.00**

RECEIVED
07-16-2025

Wahoo Pools Group, Inc
www.wahoopools.com

Tab 13



Rizzetta & Company

Reserve At Pradera Community Development District

Financial Statements (Unaudited)

June 30, 2025

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org
rizzetta.com

Reserve at Pradera Community Development District

Balance Sheet
As of 06/30/2025
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	339,445	0	0	339,445	0	0
Investments	0	113,514	261,764	375,278	0	0
Accounts Receivable	4,937	0	1,434	6,371	0	0
Prepaid Expenses	174	0	0	174	0	0
Refundable Deposits	13,900	0	0	13,900	0	0
Fixed Assets	0	0	0	0	5,215,774	0
Amount Available in Debt Service	0	0	0	0	0	263,198
Amount To Be Provided Debt Service	0	0	0	0	0	2,466,802
Total Assets	358,456	113,514	263,198	735,168	5,215,774	2,730,000
Liabilities						
Accounts Payable	28,686	0	0	28,686	0	0
Accrued Expenses	550	0	0	550	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,730,000
Total Liabilities	29,236	0	0	29,236	0	2,730,000
Fund Equity & Other Credits						
Beginning Fund Balance	89,796	71,606	247,478	408,881	0	0
Investment In General Fixed Assets	0	0	0	0	5,215,774	0
Net Change in Fund Balance	239,424	41,908	15,720	297,051	0	0
Total Fund Equity & Other Credits	329,220	113,514	263,198	705,932	5,215,774	0
Total Liabilities & Fund Equity	358,456	113,514	263,198	735,168	5,215,774	2,730,000

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5	5
Special Assessments				
Tax Roll	763,015	763,015	776,301	13,286
Other Misc. Revenues				
Miscellaneous Revenue	0	0	25	25
Total Revenues	763,015	763,015	776,331	13,316
Expenditures				
Legislative				
Supervisor Fees	14,000	10,500	6,600	3,900
Total Legislative	14,000	10,500	6,600	3,900
Financial & Administrative				
Accounting Services	18,044	13,533	13,533	0
Administrative Services	3,976	2,982	2,982	0
Assessment Roll	4,734	4,734	4,734	0
Auditing Services	4,500	4,500	3,450	1,050
Disclosure Report	5,000	3,750	3,750	0
District Engineer	10,000	7,500	3,989	3,511
District Management	15,939	11,954	11,954	0
Dues, Licenses & Fees	175	175	600	(425)
Financial & Revenue Collections	3,408	2,556	2,556	0
Legal Advertising	1,500	1,125	617	509
Public Officials Liability Insurance	3,205	3,205	2,781	423
Trustees Fees	3,500	3,058	3,058	0
Website Hosting, Maintenance, Backup & E	2,738	2,054	2,053	1
Total Financial & Administrative	76,719	61,126	56,057	5,069
Legal Counsel				
District Counsel	20,000	15,000	6,333	8,667
Total Legal Counsel	20,000	15,000	6,333	8,667
Security Operations				
Amenity Security Camera System-Maintenan	5,000	3,750	2,125	1,625
Security System Monitoring Services & Ma	15,000	11,250	10,755	495
Total Security Operations	20,000	15,000	12,880	2,120
Electric Utility Services				
Utility Services	175,000	131,250	129,754	1,496
Total Electric Utility Services	175,000	131,250	129,754	1,496
Water-Sewer Combination Services				
Utility Services	8,000	6,000	6,080	(80)
Total Water-Sewer Combination Services	8,000	6,000	6,080	(80)

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Stormwater Control				
Aquatic Maintenance	25,500	19,125	20,565	(1,440)
Fountain Service Repair & Maintenance	2,500	1,875	335	1,540
Lake/Pond Bank Maintenance & Repair	500	375	0	375
Midge Fly Treatments	5,320	3,990	0	3,990
Total Stormwater Control	33,820	25,365	20,900	4,465
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	3,750	484	3,266
General Liability Insurance	5,843	5,843	3,400	2,443
Holiday Decorations	5,000	5,000	3,772	1,228
Irrigation Maintenance & Repair	10,000	7,500	934	6,566
Landscape - Annuals/Flowers	10,500	7,875	1,150	6,725
Landscape - Fertilizer	22,346	16,759	17,631	(872)
Landscape - Mulch	31,000	15,500	25,133	(9,633)
Landscape - Pest Control/OTC Injections	6,080	4,560	282	4,278
Landscape Inspection Services	9,600	7,200	8,100	(900)
Landscape Maintenance	165,575	124,182	139,544	(15,362)
Landscape Replacement Plants, Shrubs, Tr	10,000	7,500	7,479	20
Pest Control	3,000	2,250	0	2,250
Property Insurance	10,332	10,332	10,198	135
Well Maintenance	1,500	1,125	0	1,125
Total Other Physical Environment	295,776	219,376	218,107	1,269
Parks & Recreation				
Access Control Maintenance & Repair	4,000	3,000	0	3,000
Basketball Court Maintenance & Supplies	1,000	750	1,900	(1,150)
Dog Waste Station Supplies & Maintenance	1,500	1,125	0	1,125
Fitness Equipment Maintenance & Repair	4,000	3,000	0	3,000
Furniture Repair & Replacement	20,000	15,000	8,220	6,780
Maintenance & Repairs	20,000	15,000	3,110	11,890
Pest Control	5,000	3,750	2,989	761
Playground Equipment & Maintenance	2,000	1,500	0	1,500
Pool Repair & Maintenance	5,000	3,750	32,147	(28,397)
Pool Service Contract	15,000	11,250	4,325	6,925
Telephone, Internet, Cable	2,500	1,875	1,530	345
Trail/Bike Path Maintenance	1,500	1,125	0	1,125
Wildlife Management Services	13,200	9,900	9,900	0
Total Parks & Recreation	94,700	71,025	64,121	6,904
Contingency				
Miscellaneous Contingency	25,000	18,750	16,076	2,674
Total Contingency	25,000	18,750	16,076	2,674
Total Expenditures	763,015	573,392	536,908	36,484
Total Excess of Revenues Over(Under) Ex-	0	189,623	239,423	49,800

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District
Statement of Revenues and Expenditures
As of 06/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>89,797</u>	<u>89,796</u>
Total Fund Balance, End of Period	<u>0</u>	<u>189,623</u>	<u>329,220</u>	<u>139,596</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,908	1,908
Special Assessments				
Tax Roll	40,000	40,000	40,000	0
Total Revenues	40,000	40,000	41,908	1,908
Expenditures				
Contingency				
Capital Reserve	40,000	30,000	0	30,000
Total Contingency	40,000	30,000	0	30,000
Total Expenditures	40,000	30,000	0	30,000
Total Excess of Revenues Over(Under) Expenditures	0	10,000	41,908	31,908
Fund Balance, Beginning of Period	0	0	71,606	71,606
Total Fund Balance, End of Period	0	10,000	113,514	103,514

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,126	10,126
Special Assessments				
Tax Roll	233,342	233,342	236,756	3,415
Total Revenues	<u>233,342</u>	<u>233,342</u>	<u>246,882</u>	<u>13,541</u>
Expenditures				
Debt Service				
Interest	163,342	163,342	161,162	2,179
Principal	70,000	70,000	70,000	0
Total Debt Service	<u>233,342</u>	<u>233,342</u>	<u>231,162</u>	<u>2,179</u>
Total Expenditures	<u>233,342</u>	<u>233,342</u>	<u>231,162</u>	<u>2,179</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>15,720</u>	<u>15,720</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>247,478</u>	<u>247,478</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>263,198</u>	<u>263,198</u>

Reserve at Pradera CDD
Investment Summary
June 30, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2025</u>
Valley National Reserve	Governmental Checking	\$ 51,959
FL CLASS Reserve	Average Monthly Yield 4.3616%	61,555
Total Reserve Fund Investments		\$ 113,514
US Bank Series 2015 Revenue	US Bank GCTS 0490	\$ 145,197
US Bank Series 2015 Reserve	US Bank GCTS 0490	116,562
US Bank Series 2015 Prepayment	US Bank MMKT 5 - CT	5
Total Debt Service Fund Investments		\$ 261,764

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 06/01/2025 to 06/30/2025

	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	4,936.81
Sum for 224, 2234							4,936.81
224, 2236	224-200	224 Debt Service Fund S2015	Hillsborough County Tax Collec- tor	AR00002153	12110	10/01/2024	1,434.54
Sum for 224, 2236							1,434.54
Sum for 224							6,371.35
Sum Total							6,371.35

Reserve at Pradera Community Development District
Summary A/P Ledger
From 06/01/2025 to 06/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
224, 2234						
	224 General Fund	06/30/2025	Fountain Kings, Inc.	INV-0786	Water Feature Maintenance Visit 06/25	235.00
	224 General Fund	06/17/2025	Hillsborough County BOCC	3629519463 05/25 ACH	12051 Palmera Reserve Drive 05/25	684.34
	224 General Fund	06/19/2025	Pine Lake Services, LLC	7583	Palm Tree Replacement 06/25	4,190.00
	224 General Fund	06/19/2025	Pine Lake Services, LLC	7582	Remove Dead Palm 06/25	3,039.50
	224 General Fund	06/24/2025	Pine Lake Services, LLC	7594	Install Annuals 06/25	495.00
	224 General Fund	06/01/2025	Sitex Aquatics, LLC	10122-B	Pond Maintenance 06/25	2,285.00
	224 General Fund	06/01/2025	Sitex Aquatics, LLC	10020-B	Pond Maintenance 05/25	2,285.00
	224 General Fund	06/19/2025	Spectrum	2490284061925 ACH	Internet Service 07/25	170.00
	224 General Fund	06/17/2025	TECO	Monthly Summary 06/25 ACH 224	Electric Summary 06/25	15,302.23
Sum for 224, 2234						28,686.07
Sum for 224						28,686.07
Sum Total						28,686.07

Reserve at Pradera Community Development District
Notes to Unaudited Financial Statements
June 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 6/30/2025.
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.



Rizzetta & Company

Reserve At Pradera Community Development District

**Financial Statements
(Unaudited)**

July 31, 2025

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org
rizzetta.com

Reserve at Pradera Community Development District

Balance Sheet

As of 07/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	276,380	0	0	276,380	0	0
Investments	0	113,918	262,677	376,595	0	0
Accounts Receivable	4,937	0	1,435	6,371	0	0
Prepaid Expenses	1,960	0	0	1,961	0	0
Refundable Deposits	13,900	0	0	13,900	0	0
Fixed Assets	0	0	0	0	5,215,774	0
Amount Available in Debt Service	0	0	0	0	0	264,112
Amount To Be Provided Debt Service	0	0	0	0	0	2,465,888
Total Assets	297,177	113,918	264,112	675,207	5,215,774	2,730,000
Liabilities						
Accounts Payable	16,753	0	0	16,753	0	0
Accrued Expenses	1,400	0	0	1,400	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,730,000
Total Liabilities	18,153	0	0	18,153	0	2,730,000
Fund Equity & Other Credits						
Beginning Fund Balance	89,796	71,606	247,478	408,881	0	0
Investment In General Fixed Assets	0	0	0	0	5,215,774	0
Net Change in Fund Balance	189,228	42,312	16,634	248,173	0	0
Total Fund Equity & Other Credits	279,024	113,918	264,112	657,054	5,215,774	0
Total Liabilities & Fund Equity	297,177	113,918	264,112	675,207	5,215,774	2,730,000

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	226	226
Special Assessments				
Tax Roll	763,015	763,015	776,326	13,311
Other Misc. Revenues				
Miscellaneous Revenue	0	0	25	25
Total Revenues	763,015	763,015	776,577	13,562
Expenditures				
Legislative				
Supervisor Fees	14,000	11,667	7,600	4,067
Total Legislative	14,000	11,667	7,600	4,067
Financial & Administrative				
Accounting Services	18,044	15,036	15,036	0
Administrative Services	3,976	3,314	3,314	0
Assessment Roll	4,734	4,734	4,734	0
Auditing Services	4,500	4,500	3,450	1,050
Disclosure Report	5,000	4,166	4,166	0
District Engineer	10,000	8,334	4,889	3,445
District Management	15,939	13,282	13,282	0
Dues, Licenses & Fees	175	175	600	(425)
Financial & Revenue Collections	3,408	2,840	2,840	0
Legal Advertising	1,500	1,250	617	633
Public Officials Liability Insurance	3,205	3,205	3,062	144
Trustees Fees	3,500	3,058	3,058	0
Website Hosting, Maintenance, Backup & E	2,738	2,282	2,537	(256)
Total Financial & Administrative	76,719	66,176	61,585	4,591
Legal Counsel				
District Counsel	20,000	16,667	6,858	9,809
Total Legal Counsel	20,000	16,667	6,858	9,809
Security Operations				
Amenity Security Camera System-Maintenan	5,000	4,166	3,625	542
Security System Monitoring Services & Ma	15,000	12,500	11,775	724
Total Security Operations	20,000	16,666	15,400	1,266
Electric Utility Services				
Utility Services	175,000	145,834	145,191	643
Total Electric Utility Services	175,000	145,834	145,191	643
Water-Sewer Combination Services				
Utility Services	8,000	6,666	6,368	298
Total Water-Sewer Combination Services	8,000	6,666	6,368	298

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Stormwater Control				
Aquatic Maintenance	25,500	21,250	22,850	(1,600)
Fountain Service Repair & Maintenance	2,500	2,084	335	1,748
Lake/Pond Bank Maintenance & Repair	500	416	0	417
Midge Fly Treatments	5,320	4,434	0	4,433
Total Stormwater Control	33,820	28,184	23,185	4,998
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	4,166	484	3,683
General Liability Insurance	5,843	5,843	3,743	2,100
Holiday Decorations	5,000	5,000	3,772	1,228
Irrigation Maintenance & Repair	10,000	8,334	934	7,400
Landscape - Annuals/Flowers	10,500	8,750	1,150	7,599
Landscape - Fertilizer	22,346	18,621	17,631	991
Landscape - Mulch	31,000	15,500	25,133	(9,633)
Landscape - Pest Control/OTC Injections	6,080	5,067	282	4,785
Landscape Inspection Services	9,600	8,000	9,000	(1,000)
Landscape Maintenance	165,575	137,979	153,463	(15,483)
Landscape Replacement Plants, Shrubs, Tr	10,000	8,334	7,479	853
Pest Control	3,000	2,500	0	2,500
Property Insurance	10,332	10,332	11,225	(893)
Well Maintenance	1,500	1,250	0	1,250
Total Other Physical Environment	295,776	239,676	234,296	5,380
Parks & Recreation				
Access Control Maintenance & Repair	4,000	3,333	0	3,334
Basketball Court Maintenance & Supplies	1,000	833	1,900	(1,067)
Dog Waste Station Supplies & Maintenance	1,500	1,250	0	1,250
Fitness Equipment Maintenance & Repair	4,000	3,333	0	3,333
Furniture Repair & Replacement	20,000	16,667	8,220	8,447
Maintenance & Repairs	20,000	16,667	3,110	13,557
Pest Control	5,000	4,167	3,143	1,024
Playground Equipment & Maintenance	2,000	1,666	0	1,667
Pool Repair & Maintenance	5,000	4,167	33,647	(29,481)
Pool Service Contract	15,000	12,500	4,325	8,175
Telephone, Internet, Cable	2,500	2,083	1,700	383
Trail/Bike Path Maintenance	1,500	1,250	0	1,250
Wildlife Management Services	13,200	11,000	11,000	0
Total Parks & Recreation	94,700	78,916	67,045	11,872
Contingency				
Miscellaneous Contingency	25,000	20,834	19,821	1,012
Total Contingency	25,000	20,834	19,821	1,012
Total Expenditures	763,015	631,286	587,349	43,936
Total Excess of Revenues Over(Under) Ex-	0	131,730	189,228	57,498

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
penditures				
Fund Balance, Beginning of Period	0	0	89,796	89,797
Total Fund Balance, End of Period	0	131,730	279,024	147,295

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,312	2,312
Special Assessments				
Tax Roll	40,000	40,000	40,000	0
Total Revenues	40,000	40,000	42,312	2,312
Expenditures				
Contingency				
Capital Reserve	40,000	33,333	0	33,333
Total Contingency	40,000	33,333	0	33,333
Total Expenditures	40,000	33,333	0	33,333
Total Excess of Revenues Over(Under) Expenditures	0	6,667	42,312	35,645
Fund Balance, Beginning of Period	0	0	71,606	71,606
Total Fund Balance, End of Period	0	6,667	113,918	107,251

224 Debt Service Fund S2015 **Reserve at Pradera Community Development District**
Statement of Revenues and Expenditures
As of 07/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,040	11,040
Special Assessments				
Tax Roll	233,342	233,342	236,756	3,414
Total Revenues	<u>233,342</u>	<u>233,342</u>	<u>247,796</u>	<u>14,454</u>
Expenditures				
Debt Service				
Interest	163,342	163,342	161,163	2,179
Principal	70,000	70,000	70,000	0
Total Debt Service	<u>233,342</u>	<u>233,342</u>	<u>231,163</u>	<u>2,179</u>
Total Expenditures	<u>233,342</u>	<u>233,342</u>	<u>231,163</u>	<u>2,179</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>16,633</u>	<u>16,633</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>264,112</u>	<u>264,112</u>

See Notes to Unaudited Financial Statements

Reserve at Pradera CDD
Investment Summary
July 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2025</u>
Valley National Reserve	Governmental Checking	\$ 52,135
FL CLASS Reserve	Average Monthly Yield 4.3481%	61,783
Total Reserve Fund Investments		<u><u>\$ 113,918</u></u>
US Bank Series 2015 Revenue	US Bank GCTS 0490	\$ 146,111
US Bank Series 2015 Reserve	US Bank GCTS 0490	116,561
US Bank Series 2015 Prepayment	US Bank MMKT 5 - CT	5
Total Debt Service Fund Investments		<u><u>\$ 262,677</u></u>

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 07/01/2025 to 07/31/2025

	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	4,936.81
Sum for 224, 2234							4,936.81
224, 2236	224-200	224 Debt Service Fund S2015	Hillsborough County Tax Collec- tor	AR00002153	12110	10/01/2024	1,434.54
Sum for 224, 2236							1,434.54
Sum for 224							6,371.35
Sum Total							6,371.35

Reserve at Pradera Community Development District
Summary A/P Ledger
From 07/01/2025 to 07/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
224, 2234						
	224 General Fund	07/30/2025	Egis Insurance Advisors, LLC	28697	Policy WC100124253 07/28/25-10/01/25	313.00
	224 General Fund	07/23/2025	Hillsborough County BOCC	3629519463 06/25 ACH	12051 Palmera Reserve Drive 06/25	338.84
	224 General Fund	07/09/2025	HomeTeam Pest Defense, Inc.	111285592	Pest Control Services 07/25	110.00
	224 General Fund	07/17/2025	School Now	INV-SN-879	Quarterly Website & Compliance Services 07/25	384.38
	224 General Fund	07/19/2025	Spectrum	2490284071925 ACH	Internet Service 08/25	170.00
	224 General Fund	07/17/2025	TECO	Monthly Summary 07/25 ACH 224	Electric Summary 07/25	15,436.66
Sum for 224, 2234						16,752.88
Sum for 224						16,752.88
Sum Total						16,752.88

**Reserve at Pradera Community Development District
Notes to Unaudited Financial Statements
July 31, 2025**

Balance Sheet

1. Trust statement activity has been recorded through 7/31/2025.
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.

Tab 13