

Reserve at Pradera Community Development District

Board of Supervisors Regular Meeting September 25, 2025

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

www.reserveatpraderacdd.org

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Riverview, Florida · (813) 533-2950</u>

<u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u>

<u>www.reserveatpraderacdd.org</u>

Board of Supervisors Maya Wyatt Chairman

Jayson Caines
Jason Newbold
Kenny Belcher
Lindsay Felix
Vice Chairman
Asst. Secretary
Asst. Secretary
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

September 22, 2025

REVISED FINAL AGENDA

Dear Board Members:

7. ADJOURNMENT

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on Thursday, September 25, 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	
		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	
		5. Pine Lake Green Privacy Screen #6543	Tab 6
		6. Pine Lake Playground Mulch Replenish	Tab 7
		7. Pine Lake Bahia Sod Slope #6654 and #6807	
		8. Pine Lake Bluegrass Field Ct. Install #6808	
		9. Pine Lake Fall Mulch Install #6809	
		 Pine Lake Crinum Lily & Rock Removal and Replacement #6 	
		11. Pine Lake Straightening Two Magnolias	Tab 12
C. District Counsel			
D. District Engineer			
	E.	District Manager	
4.	BUSI	NESS ITEMS	
	A.	Consideration of Mike's Signs Proposals	
	B.	Ratification of 2025-2026 Pradera CDD Insurance	Tab 14
5. BUSINESS ADMINISTRATION			
	A.	Consideration of Minutes of the Board of Supervisors	
		Regular Meeting held on August 28, 2025	Tab 15
	B.	Consideration of Operations and Maintenance Expenditures	
		for August 2025	
	C.	Consideration of Financial Report for August	Tab 17
6.	SUPE	RVISOR REQUESTS	

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

SEPTEMBER, 2025





Prepared for: Stephany de Luna

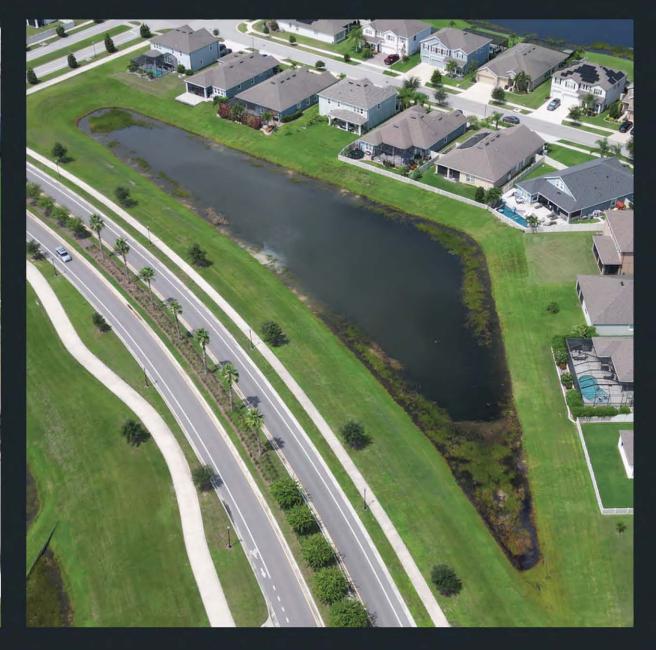
Prepared By: Devon Craig

SUMMARY:

Hopefully cooler air temps are just around the corner. But right now we are still experiencing high temps and this is keeping water temps high as well. With the large amount of rainfall pond turn over is possible which could result in fish loss. Our applications are being conducted in a way to prevent dissolved oxygen loss. However with this hot water dissolved oxygen is low and algae growth is high. So applications are being done strategically in places to prevent fish loss as well. Fingers crossed September brings us a little cooler air temps.



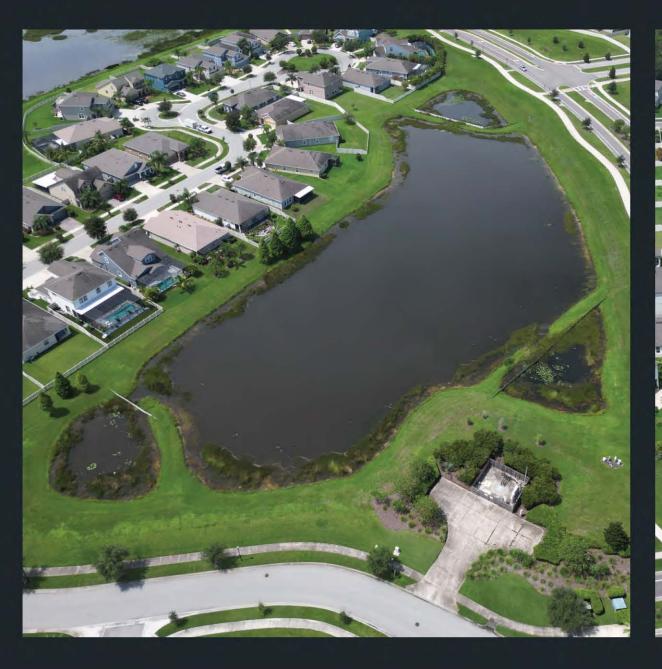




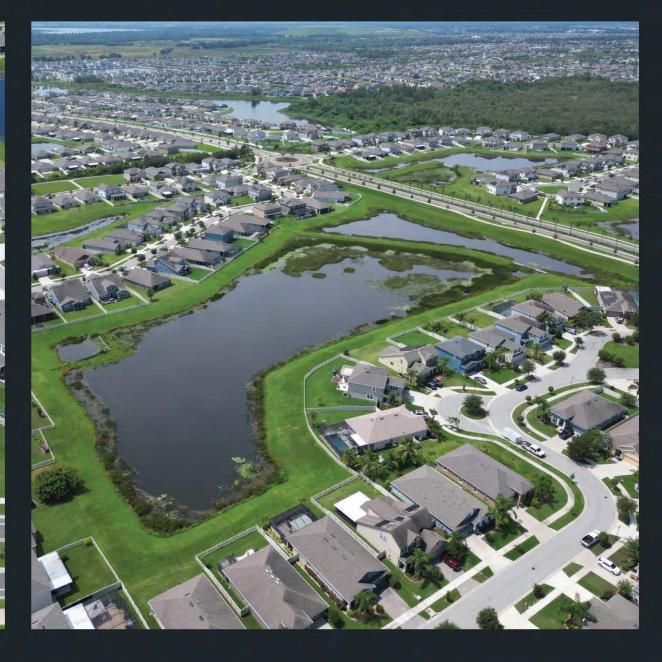
Pond #1 Treated for Algae and Shoreline Vegetation.

Pond #2 Treated for Algae and Shoreline Vegetation.

Pond #3 Treated for Algae and Shoreline Vegetation.



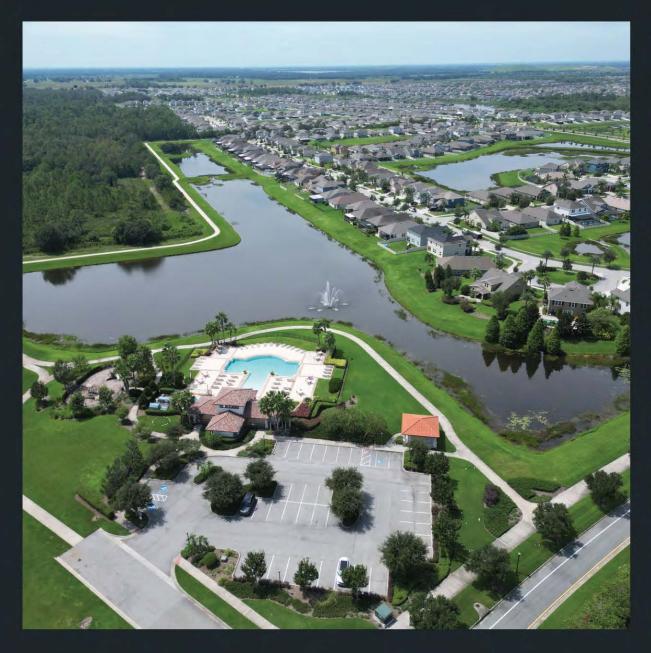




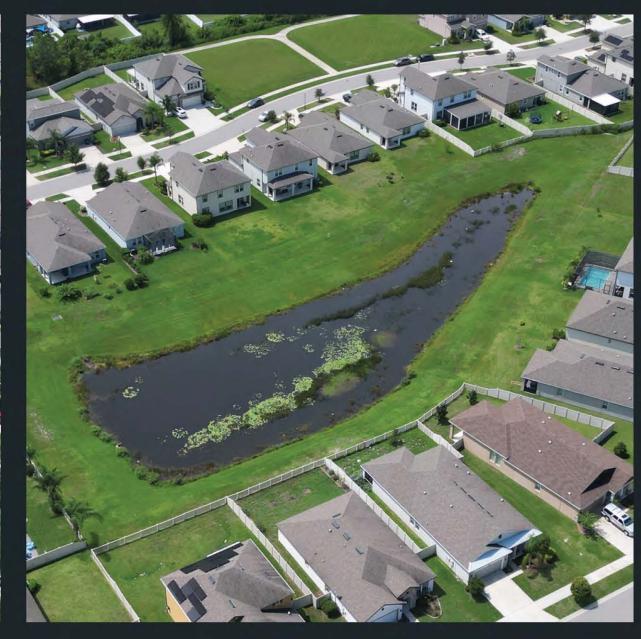
Pond #4 Treated for Shoreline vegetation.

Pond #5 Treated for Algae and Shoreline Vegetation.

Pond #6 Treated for Algae and Shoreline vegetation.



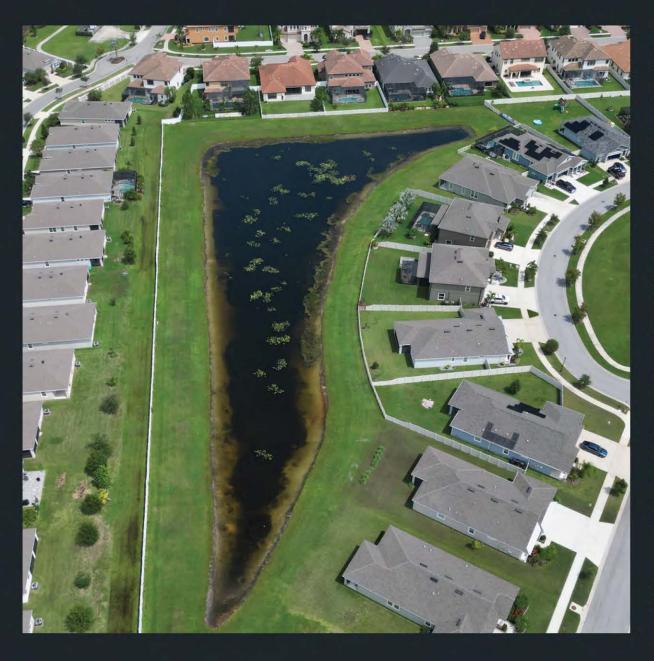




Pond #7 Treated for Algae and Shoreline Vegetation.

Pond #8 Treated for Shoreline Vegetation.

Pond #9 Treated for Algae and Shoreline Vegetation.



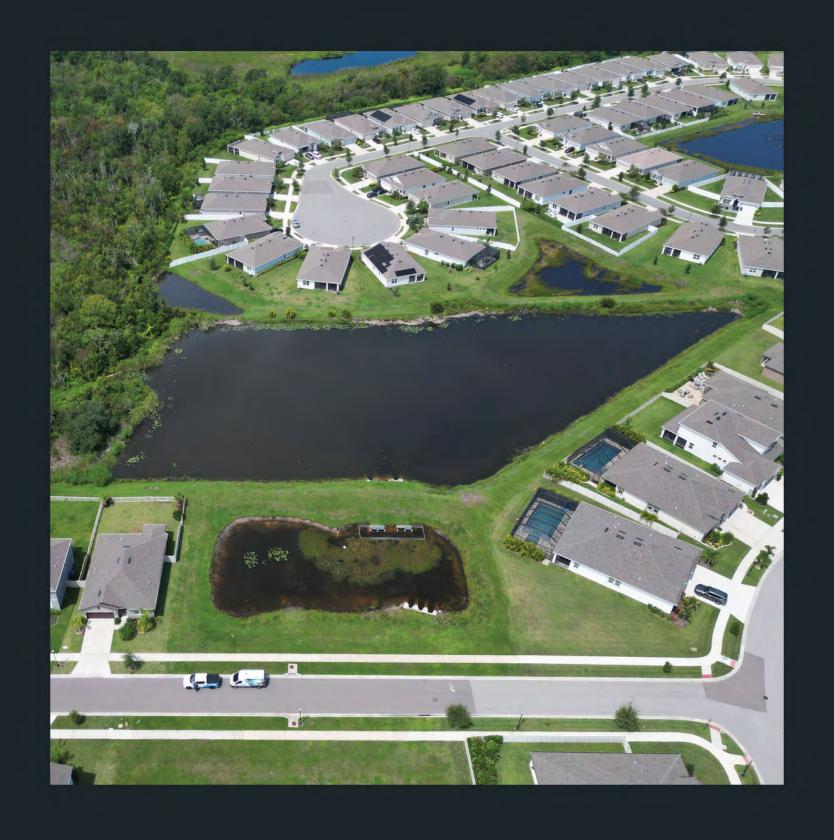




Pond #10 Treated for Shoreline Vegetation.

Pond #11 Treated for Algae and Shoreline Vegetation.

Pond #12 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.

Tab 2

THE RESERVE AT PRADERA

Landscape Inspection Report



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



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.

- 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)



- 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.

- 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)



- 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 n 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.



Community Amenities

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 weedeated 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>)



 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)



- 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



6446 - Reserve at Pradera - Fall Annual Flower Rotation - AUG 2025 - Revision Aug 29, Sept 2

Date 9/2/2025

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

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

ItemsQuantityUnitAnnual 4.5" Install Enhancement320.00EA

Plant Material Install: \$1,120.00

PROJECT TOTAL: \$1,120.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

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

price per unit.

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Mana ger, 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 form rusting commencing immediately after installation

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

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

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

Ву _		Ву	
	Jessi Milch	Rese	erve at Pradera CDD
Date	9/2/2025	Date	
	Pine Lake Services, LLC		

Tab 4



6226 - Reserve at Pradera CDD IRR inspection 6.26.25 - Revised on 9.3.25

Date 9/3/2025

CustomerReserve at Pradera CDD | 3434 Colwell Ave , Suite 200 | Tampa, FL 33614PropertyReserve 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 <u>revised</u> from the original proposal, and gives the option of <u>cleaning out the nozzles</u> instead of replacing them. Pine Lake will do our best to clean them out as we go 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 4

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

Clock 1 Zone 4: \$93.65

Clock 1 Zone 20

ItemsQuantityUnitIrrigation Inspection - Repair Broken Pipe (Slip-Fix) 1"-1 1/4"1.00EA

Clock 1 Zone 20: \$93.65

Clock 1 Zone 24

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

Clock 1 Zone 24:	\$71.14
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Clock 1 Zone 27

ItemsQuantityUnitIrrigation Inspection - Replace 2" Valve1.00EA

Clock 1 Zone 27: \$849.27

Clock 1 Zone 35

ItemsQuantityUnitIrrigation Inspection - Replace Solenoid1.00EA

Clock 1 Zone 35: \$156.45

Clock 1 Zone 59

ItemsQuantityUnitIrrigation Inspection - Repair Broken Pipe (Slip-Fix) 1.5"-2"1.00EA

Clock 1 Zone 59: \$158.18

Clock 1 Zone 71

ItemsQuantityUnitIrrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"1.00EA

Clock 1 Zone 71: \$71.14

Clock 1 Zone 72

ItemsQuantityUnitIrrigation Inspection - Replace Rotor Head2.00EA

Clock 1 Zone 72: \$141.23

Clock 1 Zone 74

ItemsQuantityUnitIrrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"2.00EA

Clock 1 Zone 74: \$142.28

Clock 1 Zone 77

ItemsQuantityUnitIrrigation Inspection - Replace Rotor Head6.00EA

Clock 1 Zone 77:	\$423.68
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Clock 1 Zone 85

ItemsQuantityUnitIrrigation Inspection - Replace Rotor Head4.00EA

Clock 1 Zone 85: \$282.45

Clock 1 Zone 91

ItemsQuantityUnitIrrigation Inspection - Replace Rotor Head4.00EA

Clock 1 Zone 91: \$282.45

Clock 1 Zone 92

ItemsQuantityUnitIrrigation Inspection - Replace Rotor Head4.00EA

Clock 1 Zone 92: \$282.45

Clock 2 zone 4

ItemsQuantityUnitIrrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"5.00EA

Clock 2 zone 4: \$355.70

PROJECT TOTAL: \$3,403.72

Terms & Conditions

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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

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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 <u>5</u>% 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 form rusting commencing immediately after installation Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

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

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.

Ву _	6	By (Spp. 5, 2025, 11:53:40 EDT)
	Zacherie Gilbert	Reserve at Pradera CDD
Date	9/3/2025	Date 09/05/25
_	Pine Lake Services, LLC	

Pine Lake Nursery & Landscape, LLC. | 12980 Tarpon Springs Road | Odessa, FL 33556

Page | 1

6226 - Reserve at Pradera CDD IRR inspection 6.26.25 - Revised on 9.3.25

Final Audit Report 2025-09-05

Created: 2025-09-05

By: Christy Gargaro (cgargaro@rizzetta.com)

Status: Signed

Transaction ID: CBJCHBCAABAAT-0oxze-yDhxsJByBiBxTPrqGxO15ZTo

"6226 - Reserve at Pradera CDD IRR inspection 6.26.25 - Revis ed on 9.3.25" History

- Document created by Christy Gargaro (cgargaro@rizzetta.com) 2025-09-05 3:51:15 PM GMT
- Document emailed to Maya Wyatt (mcwyattpradera@gmail.com) for signature 2025-09-05 3:51:29 PM GMT
- Email viewed by Maya Wyatt (mcwyattpradera@gmail.com) 2025-09-05 3:53:02 PM GMT
- Document e-signed by Maya Wyatt (mcwyattpradera@gmail.com)
 Signature Date: 2025-09-05 3:53:49 PM GMT Time Source: server
- Agreement completed. 2025-09-05 - 3:53:49 PM GMT

Tab 5



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" offcenter) 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 3 gal Podocarpus	Quantity 23.00	Unit 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

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 Mana ger, 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 form rusting commencing immediately after installation

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

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

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

Ву	ΔM_{\odot}	Ву		
	Jessi Milch		John Fowler	
Date	8/6/2025	Date		
	Pine Lake Services, LLC		Rizzetta & Co.	

Tab 6



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

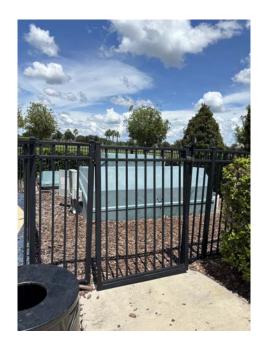
Account Manager Jessi Milch

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.









Green Privacy Screen Installation

Items

Installation Labor

Zip Ties - Assorted

94 in x 59 in Artificial Faux Ivy Arrangement Hedge Privacy

5.00

EΑ

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

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

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- 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
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- 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.
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- 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

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Ву		Ву	
	Jessi Milch	John	Fowler
Date	8/19/2025	Date	
_	Pine Lake Services, LLC	Rizze	tta & Co.

Tab 7



6642 - Reserve at Pradera - Playground Mulch Replenish - August 26, 2025

Date 8/27/2025

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

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

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.

Requested Proposal #3 on August's Inspection Report

Pine Lake to replenish 40 yards of playground mulch at the Amenity Center at the Reserve at Pradera in

- 2 workout stations



Plant Material Install

Mulch Install

ItemsQuantityUnitPLAYGROUND MULCH40.00EA

Mulch Install: \$2,400.00

PROJECT TOTAL: \$2,400.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

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

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

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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

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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.

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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

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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 form rusting commencing immediately after installation

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

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

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

Ву _		Ву		
	Jessi Milch		John Fowler	
Date	8/27/2025	Date		
_	Pine Lake Services, LLC	-	Rizzetta & Co.	

Tab 8



6654 - Reserve at Pradera - Bahia Sod Slope - August 27, 2025

Date 8/27/2025

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.

Pine Lake to repair a sloped area with soil and Bahia on Pradera Reserve Blvd at the Reserve at Pradera community, per request of John Fowler of Rizzetta.

Proposal includes installation and grading of soil with Bahia sod.

150 sq ft





Plant Material Install

Sod Install

Quantity	Unit
60.00	EA
1.00	cuyd
	60.00

PROJECT TOTAL: \$870.00

Sod Install:

\$870.00

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

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installation

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- 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.
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- 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

Ву		Ву
	Jessi Milch	John Fowler
Date	8/27/2025	Date
•	Pine Lake Services, LLC	Rizzetta & Co.



6807 - Reserve at Pradera - Bahia on Eroded Slope (Pradera Reserve Blvd) - September 2025

Date 9/17/2025

Customer Reserve at Pradera CDD | 3434 Colwell Ave , Suite 200 | Tampa, FL 33614Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Account Manager Jessi Milch

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

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

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







Bahia Sod Install

Bahia Sod Installation

Items Topsoil	Quantity 2.00	Unit cuyd
Sod, Bahia - 1 pallet	400.00	sqft
Pro-Trade 6 in. Sod Staple Flat Top 100/Bag	2.00	EA

Bahia Sod Installation: \$1,427.40

PROJECT TOTAL: \$1,427.40

Terms & Conditions

Payment Terms

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- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
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Ву		Ву	
	Jessi Milch		Reserve at Pradera CDD
Date	9/17/2025	Date	
_	Pine Lake Services, LLC		

Tab 9



6808 - Reserve at Pradera - Bluegrass Field Ct Installation (Non-irrigated) - Revision September 2025

Date 9/17/2025

Customer Reserve at Pradera CDD | 3434 Colwell Ave , Suite 200 | Tampa, FL 33614Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Account Manager Jessi Milch

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

Pine Lake to install xeriscaping at the roundabout on Bluegrass Field Court at Reserve at Pradera.

Total of 3 beds (at the corners of the roundabout), each including: (1) 15 gal Blue Agave, surrounded by (5) 3 gal Caribbean Agave and Pine Bark Nugget Mulch.

Includes sod cutting and off-site removal.

Please note: This area is not irrigated.





Caribbean Agave

Plant Material Install

Plant Material Install

	PROJECT TOTAL:	\$3,500.00
	Plant Material Install:	\$3,500.00
Pine Bark Mulch 3 cuft Bag	45.00	Bag
3 gal Caribbean Agave	15.00	EA
15 gal Blue Agave	3.00	EA
Sod Cutter	1.00	Day
Items	Quantity	Unit

Optional Services

Initial next to the Optional Services you would like to accept.

Water Truck- Day Rate

\$1,500.00

Terms & Conditions

Terms & Conditions

Payment Terms

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Removal of base material and/or aggregate material within all landscape planting areas, sod

areas and other green space areas that impedes or impacts proper planting of plant material and

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

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

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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 form rusting commencing immediately after installation

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

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

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

Ву _		Ву	
	Jessi Milch		Reserve at Pradera CDD
Date	9/17/2025	Date	
	Pine Lake Services, LLC		

Tab 10



6809 - Reserve at Pradera - Fall Mulch Installation - September 15, 2025

Date 9/17/2025

Customer Reserve at Pradera CDD | 3434 Colwell Ave , Suite 200 | Tampa, FL 33614Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Account Manager Jessi Milch

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

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

MULCH INSTALLATION

PINE BARK NUGGET MULCH

Items

300 YARDS (FULL AMOUNT - NOT TOUCH UP)

PINE BARK NUGGET MULCH: \$17,625.00

PROJECT TOTAL: \$17,625.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
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Ву		Ву	
	Jessi Milch	Reserve at Pradera CD	DD
Date	9/17/2025	Date	
	Pine Lake Services LLC		

Tab 11



6819 - Reserve at Pradera - Crinum Lily & Rock Removal, Replacing with Sedum

Date 9/17/2025

Customer Reserve at Pradera CDD | 3434 Colwell Ave , Suite 200 | Tampa, FL 33614Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Account Manager Jessi Milch

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

Pine Lake to remove existing Crinum Lily plants in (2) beds along the poolside at the Reserve at Pradera Amenity Center.

Purpose: The object of this is to prevent rocks from being removed and placed outside of the bed. Also, planting a groundcover such as Lemon Sedum will offer much better visibility into the pool, increasing safety.

Process: Pine Lake to remove Crinum Lily plants and rocks, dig out root systems, replace with topsoil, and install (20) Sedum in each bed. Plants will grow together, so no mulch is necessary.

Result: Improved safety for the pool area.







Plant Material Install

Plant Material Install

Items	Quantity	Unit
1 gal Lemon Sedum	40.00	EA
Topsoil	1.00	cuyd

Plant Material Install: \$990.00

PROJECT TOTAL: \$990.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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.

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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Ву		Ву	
	Jessi Milch	Reserve at Pradera CI	DD
Date	9/17/2025	Date	
	Pine Lake Services, LLC		

Tab 12



6822 - Reserve at Pradera - Straightening 2 Magnolias - September 16, 2025

Date 9/17/2025

Customer Reserve at Pradera CDD | 3434 Colwell Ave , Suite 200 | Tampa, FL 33614Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Account Manager Jessi Milch

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

Pine Lake to straighten (2) Southern Magnolias in the Reserve at Pradera community:

- (1) Bermuda Grass Way
- (1) Palmera Vista

Magnolias to be straightened with machinery and braced with a wooden collar and boards.

Please note, this is for aesthetic purposes, for uniformity in the landscape. The future health of the tree is not guaranteed to due possible damage on the roots. In the unlikely event that the tree dies due to damage from this process, these Magnolias are not covered for replacement under warranty.





Demo and Prep

Tree staking

Items	Quantity	Unit
CAT Loader 908	0.50	Day
Staking - Magnolias	2.00	EA

Tree staking: \$850.00

PROJECT TOTAL: \$850.00

Terms & Conditions

Terms & Conditions

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

Material Tolerances

- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- Metal: Metal, which is not galvanized, is not guaranteed form rusting commencing immediately after installation
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- 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

Ву		Ву	
	Jessi Milch		Reserve at Pradera CDD
Date	9/17/2025	Date	
_	Pine Lake Services LLC		

Tab 13

Fields Consulting Group, LLC (dba. Mike's Signs)

11749 Crestridge Loop New Port Richey, FL 34655-0017 USA signsandgraphicsbymike@gmail.com





Estimate

ADDRESS

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

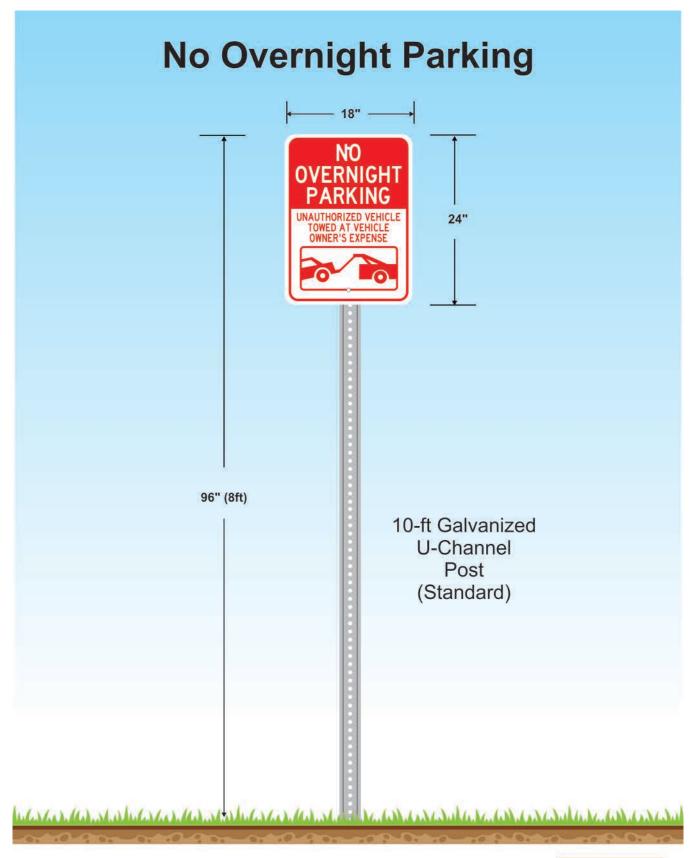
ESTIMATE # 1756 **DATE** 09/02/2025

SALES REP

Mike Fields

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Install (Signage)	"No Overnight Parking - Tow Away Zone" (18x24) custom reflective .080 metal sign; Installed with 10-ft standard gray galvanized u-channel post.	1	225.00	225.00
	Install (Signage)	"No Trespassing" (18x24) custom reflective .080 metal sign; Installed with 10-ft standard gray galvanized u-channel post.	1	225.00	225.00
		SUBTOTAL TAX TOTAL			450.00 0.00 \$450.00

Accepted By Accepted Date




Materials:

- 18x24 (.080) Hi-intensity Reflective Sign
- 10'ft (u-channel) Post



No Trespassing



Tab 14





Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Reserve at Pradera Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Reserve at Pradera Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125253

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,305,893
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

^{*}Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$11,101

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
Х	А	Accounts Receivable	\$500,000 in any one occurrence
Х	В	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
Х	С	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
Х	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
Х	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
Х	F	Duty to Defend	\$100,000 any one occurrence
Х	G	Errors and Omissions	\$250,000 in any one occurrence
Х	Н	Expediting Expenses	\$250,000 in any one occurrence
Х	Ι	Fire Department Charges	\$50,000 in any one occurrence
Х	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
Х	К	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
Х	L	Leasehold Interest	Included
Х	М	Air Conditioning Systems	Included
х	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
Х	0	Personal property of Employees	\$500,000 in any one occurrence
Х	Р	Pollution Cleanup Expense	\$50,000 in any one occurrence
Х	Q	Professional Fees	\$50,000 in any one occurrence
Х	R	Recertification of Equipment	Included
Х	S	Service Interruption Coverage	\$500,000 in any one occurrence
Х	Т	Transit	\$1,000,000 in any one occurrence
х	U	Vehicles as Scheduled Property	Included
Х	V	Preservation of Property	\$250,000 in any one occurrence
х	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
х	х	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

Х	Υ	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
Х	Z	Ingress / Egress	45 Consecutive Days
Х	AA	Lock and Key Replacement	\$2,500 any one occurrence
Х	BB	Awnings, Gutters and Downspouts	Included
Х	СС	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u> Forgery and Alteration	<u>Limit</u> Not Included	<u>Deductible</u> Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit \$1,000,000

Personal Injury and Advertising Injury Included

Products & Completed Operations Aggregate Limit Included

Employee Benefits Liability Limit, per person \$1,000,000

Herbicide & Pesticide Aggregate Limit \$1,000,000

Medical Payments Limit \$5,000

Fire Damage Limit Included

No fault Sewer Backup Limit \$25,000/\$250,000

General Liability Deductible \$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit Per Claim \$1,000,000

Aggregate \$2,000,000

Public Officials and Employment Practices Liability Deductible \$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate. Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption

Limit: \$100,000 each claim/annual aggregate

Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Reserve at Pradera Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125253

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine) \$11,101

Crime Not Included

Automobile Liability Not Included

Hired Non-Owned Auto Included

Auto Physical Damage Not Included

General Liability \$4,039

Public Officials and Employment Practices Liability \$3,305

Deadly Weapon Protection Coverage Included

TOTAL PREMIUM DUE \$18,445

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Reserve at Pradera Community Development District

(Name of Local Governmental Entity) By: M. Watt (Sep 22, 2025 11:41:39 EDT)	- _Maya Wyatt
Signature	Print Name
Witness By:	Stephanie DeLuna
Signature	Print Name
IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COV	/ERAGE IS EFFECTIVE October 1, 2025
By:	
	Administrator



PROPERTY VALUATION AUTHORIZATION

Reserve at Pradera Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
- 2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
- 3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
- 4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
- 5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
- 6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☐ In	uilding and Content TIV Iland Marine uto Physical Damage	Not Ir	305,893 ncluded ncluded	As per schedule attached
Signatur	re: Nyatt (Sep 22, 2025 11:41:39 EDT)	_ Date:	09/22/	25
Name:	Maya Wyatt	_		
Title:	Chair, Board of Supervisors			



Property Schedule

Reserve at Pradera Community Development District

Policy No.: 100125253

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit#	Desc	ription	Year Built	Eff. Date	Building \	Value	-	
	Ad	dress	Const Type	Term Date	Contents	Value	l otal ins	ured Value
	Roof Shape	Roof Pitch		Roof Cov			g Replaced	Roof Yr Blt
	Cabana		2015	10/01/2025	\$353,8	30		
1	12051 Pradera Reserve Blvd Riverview FL 33579		Joisted masonry	10/01/2026	\$5,12	5		\$358,955
Unit #	Desc	ription	Year Built	Eff. Date	Building \	Value		
		dress	Const Type	Term Date	Contents		Total Ins	ured Value
	Roof Shape	Roof Pitch		Roof Cov			g Replaced	Roof Yr Blt
	Pool		2015	10/01/2025	\$320,3			
2	12051 Pradera Reserve Blvd Riverview FL 33579		Below ground liquid storage tank / pool	10/01/2026				\$320,313
Unit#	Desc	ription	Year Built	Eff. Date	Building	Value		
Oille #		dress	Const Type	Term Date	Contents		Total Ins	ured Value
	Roof Shape	Roof Pitch	Const Type	Roof Cov			g Replaced	Roof Yr Blt
	Water pumps /Controllers	NOO! I Iteli	2015	10/01/2025	\$153,7		 	ROOT IT DIE
3	12051 Pradera Reserve Blvd Riverview FL 33579		Pump / lift station	10/01/2026				\$153,750
Unit #	Dose	ription	Year Built	Eff. Date	Building \	Value		
OIIIL#		dress	-	Term Date			Total Ins	ured Value
		Roof Pitch	Const Type				a Dawlasad	Doof Vr Dit
	Roof Shape Pool Furniture	ROOI PILCII	2015	10/01/2025	ering	Coverin	g Replaced	Roof Yr Blt
4	12051 Pradera Reserve Blvd Riverview FL 33579		Property in the Open	10/01/2026	\$39,46	53		\$39,463
Unit#	Desc	ription	Year Built	Eff. Date	Building \	Value		
Oint #		dress	Const Type	Term Date	Contents		Total Ins	ured Value
	Roof Shape	Roof Pitch	Constrype	Roof Cov			g Replaced	Roof Yr Blt
	Benches/Picnic Tables/Trash Rec		2015	10/01/2025	\$67,65			NOO! II DIC
5	12051 Pradera Reserve Blvd Riverview FL 33579		Property in the Open	10/01/2026				\$67,650
11-24	Day	ulation	Year Built	Eff. Date	Building \	/alua		
Unit#		ription dress					Total Ins	ured Value
		Roof Pitch	Const Type	Term Date	Contents		- Davidaced	Doof Va Die
	Roof Shape	ROOT PITCH	2015	Roof Cov 10/01/2025	ering \$135,3		g Replaced	Roof Yr Blt
6	Monuments 12051 Pradera Reserve Blvd Riverview FL 33579		Joisted masonry	10/01/2026	, , , , , , , , , , , , , , , , , , , 			\$135,300
Unit #	Dec	ription	Year Built	Eff. Date	Building \	Value		
Jille	Address		Const Type	Term Date	Contents		Total Ins	ured Value
	Roof Shape	Roof Pitch	Constrype	Roof Cov			g Replaced	Roof Yr Blt
	Mail Kiosk	NOOI FILLII	2016	10/01/2025	\$89,07		- replaced	NOO! II DIL
7	12051 Pradera Reserve Blvd Riverview FL 33579		Non combustible	10/01/2026				\$89,073

Sign:	Print Name:	Maya Wyatt	Date:	



Reserve at Pradera Community Development District

Policy No.: 100125253

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit#	Desci	ription	Year	Built	Eff. Date	Building	Value	- Total Inc	ured Value
	Ado	dress	Cons	t Type	Term Date	Contents	Value	Totalins	ured value
	Roof Shape	Roof Pitch			Roof Co			g Replaced	Roof Yr Blt
	Tennis Courts		20	16	10/01/2025	\$31,5	70		
8	12051 Pradera Reserve Blvd Riverview FL 33579		Non con	nbustible	10/01/2026				\$31,570
Unit #	Descri	ription	Voor	Built	Eff. Date	Building	Value		
Ollit#		dress		t Type	Term Date	Contents		Total Ins	ured Value
	Roof Shape	Roof Pitch	Cons	ι туре	Roof Co			g Replaced	Roof Yr Blt
	Playground Equipment	ROOI FILLII	20)15	10/01/2025	\$67,6		Replaced	ROOI II BIL
9	12051 Pradera Reserve Blvd Riverview FL 33579		Non con	nbustible	10/01/2026				\$67,650
Unit #	Desci	ription	Year	Built	Eff. Date	Building	Value		
Oint #		lress		t Type	Term Date	Contents		Total Ins	ured Value
	Roof Shape	Roof Pitch	Cons	Стурс	Roof Co			g Replaced	Roof Yr Blt
	Grill (2 at \$200 each)	NOO! I Itel!	20	16	10/01/2025	\$452		S replaced	HOO! II DIC
10	12051 Pradera Reserve Blvd Riverview FL 33579			ty in the oen	10/01/2026		1	-	\$451
Unit#	Desci	ription	Year	Built	Eff. Date	Building	l Value		
		dress	Cons	t Type	Term Date	Contents	Value	Total Ins	ured Value
	Roof Shape	Roof Pitch		, p -	Roof Co			g Replaced	Roof Yr Blt
	Fountain (Pond)		20)15	10/01/2025	\$7,89			11001 11 210
11	12051 Pradera Reserve Blvd Riverview FL 33579		Non con	nbustible	10/01/2026				\$7,893
						_		1	
Unit #		ription	Year	Built	Eff. Date	Building	Value	Total Inc	ured Value
		Iress	Cons	t Type	Term Date	Contents	Value	Totalilla	area value
	Roof Shape	Roof Pitch			Roof Co			g Replaced	Roof Yr Blt
	Pavillion		20)15	10/01/2025	\$33,8	25 		
12	12051 Pradera Reserve Blvd Riverview FL 33579			ty in the en	10/01/2026		T		\$33,825
			Total:	Building \$1,261,3		Contents Value \$44,588	<u> </u>	Insured Va \$1,305,893	

1200			
Sign:	25344075257202527135254FD594H399DI)	Print Name:	DOa9te/:22/ ⁰ 2 ⁹ 5 ^{/22/25}

Tab 15

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, August 28, 2025, at 10:30 a.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 (via phone)

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)

Bert Smith Sitex Aquatics

Jessi Milch Pine Lake Landscaping
Terry McLane 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

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Services

1. Presentation of Waterway Inspection Report

Mr. Smith provided updates and stated that with very hot weather and low oxygen levels, they must be careful to not kill fish. The rain is washing out chemicals and dye. Ms. Wyatt asked for attention to Pond 1, 11, and 14. Sitex provided feedback on an education day on ponds.

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B. **Landscape Inspection Services**

- 1. Presentation of the Landscape Inspection Report Mr. Fowler was not present. Ms. Milch introduced herself and reviewed the inspection report.
- 2. Pine Lake Fall Annual Flower Rotation Proposal #6446 Ms. Wyatt requested a proposal for rock or rubber mulch. This proposal was adjusted by taking off the irrigation enhancement of \$79.71, bringing the total of the proposal to \$1,120.00.

On a Motion by Ms. Felix, seconded by Ms. Caines, with all in favor, the Board of Supervisors approved the Pine Lake proposal #6446, in the amount of \$1,120.00, for the Reserve at Pradera Community Development District.

> 3. Pine Lake Irrigation Repair Proposal #6226 Is there a weather sensor for the irrigation system, it still runs when it is raining?

The irrigation in the dog park needs to be adjusted to begin at midnight.

Proposal #6226: Mr. Fowler to review for lower cost. This is being tabled until October. It was decided to repair the important pipes with a not to exceed amount of \$3,500.00.

On a Motion by Mr. Newbold, seconded by Ms. Felix, with all in favor, the Board of Supervisors approved a not to exceed amount of \$3,500.00 towards the irrigation repair project, for the Reserve at Pradera Community Development District.

- 4. Pine Lake Irrigation Pump Plants #6428 The Board agreed to table Proposal #6428.
- 5. Pine Lake Green Privacy Screen #6543 The Board agreed to table Proposal #6543.

C. **District Counsel**

Mr. Steady provided an update on the HOA aligning with the CDD on ARC forms for temporary easements. A letter will be drafted to the HOA to add the CDD to the process of ARC forms. The CDD is requesting to be able to review any ARC form that includes property that is bordering CDD property.

On a Motion by Ms. Wyatt, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved District Counsel drafting a letter to the HOA asking that the CDD be included in the process of any ARC form that borders on CDD property, for the Reserve at Pradera Community Development District.

Mr. Thornton gave an update on pond easements by the right of way. Ponds 9 and

10 are two ponds that have access issues. Mr. Caines asked if the gas station being built

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8	9

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D.

E. **District Manager** The next regular meeting of the Board of Supervisors is scheduled for Thursday, September 25, 2025 at 10:30 a.m. at the library.

District Engineer

1. Consideration of 2024-2025 Goals and Objectives The goals and objectives were reviewed.

will tie into or impact the pond at Triple Creek. The answer was no.

On a Motion by Mr. Caines, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved the 2024-2025 goals & objectives, for the Reserve at Pradera Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of First Addendum to Contract for Professional Technology Services

On a Motion by Ms. Wyatt, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved the first addendum to contract for professional technology, for the Reserve at Pradera Community Development District.

B. Consideration of First Addendum to Contract for District Services

On a Motion by Ms. Wyatt, seconded by Mr. Caines, with all in favor, the Board of Supervisors approved the first addendum to the contract for professional district services, for the Reserve at Pradera Community Development District.

C. Acceptance of Second Quarter Website Audit

On a Motion by Mr. Newbold, seconded by Mr. Caines, with all in favor, the Board of Supervisors accepted the second quarter website audit, for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

Α. Consideration of the Regular Meeting Minutes of the Meeting Held July 24, 2025

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

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT August 28, 2025 Page 4

B.	Consideration of Operations July 2025	s and Maintenance Expenditures for June and
Supervis	ors ratified the June (\$54,783.52	Mr. Newbold, and with all in favor, the Board of 2) and July (\$63,311.98) 2025 O&M expenditure: Community Development District.
C.	Consideration of Financial R	eport for June and July 2025
Supervis		y Mr. Caines, and with all in favor, the Board of rt for June and July 2025, as presented, for the nent District.
IXTH OR	DER OF BUSINESS	Supervisor Requests
		Supervisor Requests e on irrigation by September 5, 2025.
ls. Wyatt		
Is. Wyatt in the second	equested checking with Pine Lake ORDER OF BUSINESS tion by Mr. Caines, seconded by	Adjournment oy Mr. Newbold , with all in favor, the Board
Is. Wyatt in the second	order of Business tion by Mr. Caines, seconded by adjourned the meeting at 11:	e on irrigation by September 5, 2025.

Tab 16

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Riverview, Florida</u>

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

WWW.RESERVEATPRADERACDD.ORG

Operation and Maintenance Expenditures August 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from Augu 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.					
The total items being presented:	\$43,585.18				

Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description		ice Amount
Egis Insurance Advisors, LLC	300166	28697	Policy WC100124253 07/28/25-10/01/25	\$	313.00
Hillsborough County Board of County Commissioners	300174	2250556 Alarm	False Alarm Violation #13 08/01/25	\$	500.00
Hillsborough County BOCC	20250805-1	3629519463 06/25 ACH	12051 Palmera Reserve Drive 06/25	\$	338.84
Hillsborough County BOCC	20250827-1	3629519463 07/25 ACH	12051 Palmera Reserve Drive 07/25	\$	282.83
HomeTeam Pest Defense, Inc.	300167	111285592	Pest Control Services 07/25	\$	110.00
HomeTeam Pest Defense, Inc.	300172	112161919	Pest Control Services - Sentricon Monitoring AA 08/25	\$	44.00
IPFS Corporation	300173	GAA-D60717 Pmnt #11 08/25	GAA-D60717 Pmnt #11 08/25	\$	1,649.94
Jerry Richardson Trapper	300179	2056	Wildlife Services 08/25	\$	1,100.00
Pine Lake Services, LLC	300175	7868	Monthly Landscaping 08/25	\$	12,468.80
Rizzetta & Company, Inc.	300165	INV0000101189	District Management Fees 08/25	\$	4,863.92

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Inve	oice Amount
SafeTouch, LLC	300176	20511	Monthly Monitoring Services 08/25	\$	1,020.00
School Now	300171	INV-SN-879	Quarterly Website & Compliance Services 07/25	\$	384.38
Sitex Aquatics, LLC	300177	10107-b	Pond Maintenance 08/25	\$	2,285.00
Spectrum	20250807-1	2490284071925 ACH	Internet Service 08/25	\$	170.00
TECO	20250808-1	Monthly Summary 07/25 ACH 224	Electric Summary 07/25	\$	15,436.66
The Observer Group, Inc.	300170	25-02245H	Legal Advertising 08/25	\$	67.81
Total Community Maintenance, LLC	300169	7959	Monthly Cleaning & Maintenance 08/25	\$	1,050.00
Wahoo Pools Group, Inc.	300180	20250662	Pool Service Contract 09/25	\$	1,500.00

43,585.18

Report Total



Reserve at Pradera Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

INVOICE

Customer	Reserve at Pradera Community Development District
Acct #	560
Date	07/30/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information				
Invoice Summary	\$	313.00		
Payment Amount	\$313.00			
Payment for:	Invoice#28697			
WC100124253				

Thank You

Please detach and return with payment

Customer: Reserve at Pradera Community Development District

Invoice	Effective	Transaction	Description	Amount
28697	07/28/2025	New business	Policy #WC100124253 07/28/2025-10/01/2025 FIA WC WV-Volunteer - New business TRIA & Expense Constant - New business Due Date: 7/30/2025	147.80 165.20
			!	Total

RECEIVED

Total 313.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	07/30/2025



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

RIVERVIEW FL 33579

Incident Number Registration Number Invoice Date Due Date 2250556 08/05/2025 08/18/2025 122974 **VIOLATION# DESCRIPTION INCIDENT DATE/TIME CHARGES** HCSO Case No 2025080111 \$500.00 13 08/01/2025 Location: 12051 PRADERA RESERVE BL 7:15:00 AM

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 pervious 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

2250556

Incident Date
Incident Time

08/01/2025 7:15:00 AM

7



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 # 13

Incident Number

2250556

Date of False Alarm

08/01/2025 Time of False Alarm

7:15:00 AM Notice Dated: 08/05/2025

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.



CUSTOMER NAME ACCOUNT NUMBER BILL DATE DUE DATE RESERVES AT PRADERA CDD 3629519463 07/23/2025 08/13/2025

Service Address: 12051 PALMERA RESERVE DR

S-Page 1 of 1

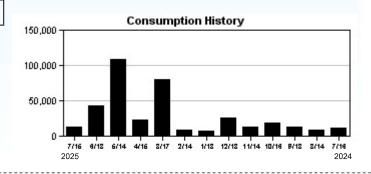
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53348643A	06/13/2025	29112	07/15/2025	29244	13200 GAL	ACTUAL	WATER

Service Address Charges		Summary of Account Charges	
Customer Service Charge	\$6.03	Previous Balance	\$684.34
Purchase Water Pass-Thru	\$39.86	Net Payments - Thank You	\$-684.34
Water Base Charge	\$55.46	Total Account Charges	\$338.84
Water Usage Charge	\$13.60		6220.04
Sewer Base Charge	\$137.83	AMOUNT DUE	\$338.84
Sewer Usage Charge	\$86.06		



Notice

An estimated read was used to calculate your bill





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!

լեի Որդիկերի լերերում Որդով Ուսոլ Ուկենի հեր

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

3,755 8

DUE DATE	08/13/2025
AMOUNT DUE	\$338.84
AMOUNT PAID	





CUSTOMER NAME ACCOUNT NUMBER BILL DATE DUE DATE RESERVES AT PRADERA CDD 3629519463 08/15/2025 09/05/2025

Service Address: 12051 PALMERA RESERVE DR

S-Page 1 of 1

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
53348643A	07/15/2025	29244	08/13/2025	29323	7900 GAL	ACTUAL	WATER

Service Address Charges	
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$23.86
Water Base Charge	\$55.46
Water Usage Charge	\$8.14
Sewer Base Charge	\$137.83
Sewer Usage Charge	\$51.51

Summary of Account Charges

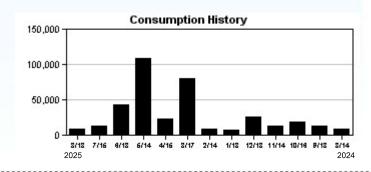
Previous Balance \$338.84

Net Payments - Thank You \$-338.84

Total Account Charges \$282.83

AMOUNT DUE \$282.83







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!

իվութիկայիվայիներիներիկերիկություն

RESERVES AT PRADERA CDD 3434 COLWELL AVE, SUITE 200 TAMPA FL 33614-8390 4,165 8

DUE DATE	09/05/2025
AMOUNT DUE	\$282.83
AMOUNT PAID	\$282.83



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

Service Slip / Invoice

INVOICE: 111285592 DATE: 07/09/25 ORDER: 111285592

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

07/09/25

07:50 AM

DLNASCHE

Map Code

Sub/Dev

Purchase Order Terms DUE UPON RECEIPT

Last Service

07/09/25

NA

N/A

Time Out

	Service	Description		Amount
MS		Rodent Service - Ongoing		\$110.00
. Today I ins	spected and replenished	d the bait on 4 rodent stations around your home. This	SUBTOTAL	\$110.00
	• •	om becoming a nuisance around your home. Thank you for service provider. Your next scheduled service will be in	TOTAL	\$0.00 \$110.00
October 20		Service provider. Tour flext scrieduled service will be in	TOTAL	ψ110.00
			AMT. PAID	\$0.00
			BALANCE	\$110.00



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

TECHNICIAN SIGNATURE



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

Invoice and detailed service report

INVOICE #: 112161919

Time In:

Time Out:

WORK DATE: 08/04/2025

BILL-TO 3948613

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

> 813-533-2950 x6582 Phone:

LOCATION 3948613

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

> Phone: 813-533-2950 x6582

Mobile: 813-533-2950 **Technician Signature**

Customer Signature

TLNJR

08/04/2025 12:00:00 AM

08/04/2025 12:25:00 AM

Daniel Nasche Jr

License #: 1F316642

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Sentricon Monitoring AA	1.00	44.00	44.00
			Subtota	1	44.00
			Tax		0.00
			Total		44.00
		RECEIVED 08-05-2025	Total	Due:	44.00

Today's Service Comments

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

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.

Printed: 08/05/2025 Page: 1/1

IPFS CORPORATION

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

NOTICE OF PAYMENT DUE			
Date Mailed Account Number Due Date			
8/1/2025	GAA-D60717	9/1/2025	

ipfs.com

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.



Current Balance	Payment Due
\$1,649.94	\$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 <u>ipfs.com</u>. 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

please mail to: IPFS Corporation	Make payments, view account information or register for eForms at ipfs.com . First time users please access L99JM3DAW to register.
KANSAS CITY MO 64105	For questions, please call (800) 584-9969

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

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE			
11	GAA-D60717	09/01/25			
P	\$1,649.94				
OUTSTANDI	\$0.00				
PAST I	\$0.00				
PAYMENT DUE	\$1,649.94				
IF RECEIVED AF					
A LATE FEE WIL	\$82.50				

PLEASE PAY THIS AMOUNT

PAYMENT COUPON

\$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 # 2056 DATE 08/15/2025 **DUE DATE** 09/01/2025 **TERMS** Net 15

Thank you for doing business with us.	SUBTOTAL		1,100.00
We are doing everything possible to eliminate the hog population on this property.			
Water levels in the conservation area are at higher levels than normal, and hogs are seeking higher ground and different vegetation at this time, but all measures are being taken to monitor them.			
Note: Hogs were caught around Palmera Vista Ave, bluegrass field area.			
LTD Hogs removed: 94 YTD Hogs removed: 15 MTD Hogs removed: 1			
2 cameras & 1 Trap on property.			
State Wildlife Trapping Service for August 2025	1	1,100.00	1,100.00
ACTIVITY	QTY	RATE	AMOUNT

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. TAX TOTAL **BALANCE DUE**

0.00 1,100.00

\$1,100.00





12980 Tarpon Springs Road Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
08/01/25	7868
Terms	Due Date
Net 30	08/31/25

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



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

Invoice

Date	Invoice #	
8/2/2025	INV0000101189	

Bill To:

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

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

	, tagast		Open resempt 00	
Description		Qty	Rate	Amount
Accounting Services		1.00	\$1,503.6	
Administrative Services		1.00	\$331.3	
Dissemination Services		1.00	\$416.6	7 \$416.67
Financial & Revenue Collections		1.00	\$284.0	
Landscape Consulting Services		1.00	\$900.0	
Management Services		1.00	\$1,328.2	5 \$1,328.25
Website Compliance & Management		1.00	\$100.0	

RECEIVE 07-30-2025

Subtotal	\$4,863.92
Total	\$4,863.92



Invoice

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

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 #
	08/01/2025	20511	08/31/2025	

Qty		Description	า	
1	Monthly Monitoring Services			
	Quote #SECQ1919 Alarm Signal Verification			
	Event Based Remote Video Monitoring Remote Support Service			
	Remote Support Service			
		ı		
	DI	CEIVE	Subtotal	\$1,020.00

RECEIVE D 108-01-2025

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!





Reserve at Pradera CDD 2700 S. Falkenburg Road, Suite 2745 Riverview FL 33578 United States Invoice # INV-SN-879
Invoice Date: 7/17/2025
Due Date: 8/16/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
Subscription start: 10/1/2024	Subtotal: Tax Total:	\$384.38
Subscription end: 9/30/2025	Total: Amount Paid:	\$384.38 \$0.00
Direct Deposit Instruction:	Amount Due:	\$384.38



Click Here to pay with Credit Card

Check Remittance:

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

INVOICE

Sitex Aquatics, LLC PO Box 917 Parrish, FL 34219 office@sitexaquatics.com +1 (813) 564-2322



Bill to

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

Invoice details

Invoice no.: 10107-b

Terms: Net 30

Invoice date: 08/01/2025 Due date: 08/31/2025

#	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





July 19, 2025

Invoice Number: 2490284071925 Account Number: **8337 12 029 2490284**

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**

Summary Service from 07/19/25 through 08/18/25 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 08/05/25		
Total Due by Auto Pay	\$170.00	

Auto Pay Notice

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.



Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2390 DY RP 19 07202025 NNNNNNN 01 995223

RESERVE AT PRADERA CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 July 19, 2025

RESERVE AT PRADERA CDD

Invoice Number: 2490284071925 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 Page 4 of 6 July 19, 2025

RESERVE AT PRADERA CDD

Invoice Number: 2490284071925 Account Number: 8337 12 029 2490284



Contact Us

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

8633 2390 DY RP 19 07202025 NNNNNNNN 01 995223

Charge Details		
Previous Balance		170.00
EFT Payment	07/05	-170.00
Remaining Balance		\$0.00

Payments received after 07/19/25 will appear on your next bill. Service from 07/19/25 through 08/18/25

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

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

Spectrum Business™ Internet Total

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

\$170.00

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



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

Reserve at Pradera CDD 06/12/25-07/11/25

Statement Date: 07/17/25 Due Date: 08/07/25

Acct #	Billing Date	Service Address	Code	4	<u>Amount</u>
211004653369	7/17/2025	Reserve at Pradera PH1Blvd	53100-4301	\$	2,315.84
211004653575	7/17/2025	Reserve at Pradera PH 1A	53100-4301	\$	1,273.17
211004653823	7/22/2025	13411 Balm Riverview Rd Sign	53100-4301	\$	562.39
211004654029	7/22/2025	13309 Pradera Reserve Dr IR	53100-4301	\$	336.62
211004654276	7/22/2025	12051 Pradera Reserve Blvd PO	53100-4301	\$	614.97
211004654458	7/22/2025	12053 Pradera Reserve Blvd	53100-4301	\$	517.75
211004654664	7/22/2025	The Reserve at Pradera PH1B	53100-4301	\$	1,718.76
211024076591	7/17/2025	Pradera PH 4	53100-4301	\$	3,169.17
221006977807	7/17/2025	Reserve at Pradera PH2	53100-4301	\$	2,511.10
221006978904	7/17/2025	Reserve at Pradera Amenity	53100-4301	\$	509.28
221006978920	7/17/2025	Reserve at Praderia PH3	53100-4301	\$	1,016.40
221006978961	7/17/2025	Reserve at Pradera PH2Blvd	53100-4301	\$	891.21

TOTAL 53100-4301 \$ 15,436.66



RESERVE AT PRADERA COMM DEV DIST

RESERVE AT PRADERA COMMU THE RESERVE @ PRADERA PHIBLVD RIVERVIEW, FL 33579-0000 Statement Date: July 17, 2025

Amount Due: \$2,315.84

Due Date: August 07, 2025 **Account #:** 211004653369

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

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025			
Previous Amount Due Payment(s) Received Since Last Statement	\$2,315.84 -\$2,315.84		
Current Month's Charges	\$2,315.84		

Amount Due by August 07, 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.



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:** August 07, 2025

Pay your bill onli

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.

RESERVE AT PRADERA COMM DEV DIST RESERVE AT PRADERA COMMU 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$2,315.84

Payment Amount: \$_____

625458546308

Your account will be drafted on August 07, 2025

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



THE RESERVE @ PRADERA PHIBLVD RIVERVIEW, FL 33579-0000

Account #: 211004653369 Statement Date: July 17, 2025 Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright	Choices) for 30 days	
Lighting Energy Charge	532 kWh @ \$0.03412/kWh	\$18.1
Fixture & Maintenance Charge	38 Fixtures	\$926.4
Lighting Pole / Wire	35 Poles	\$1175.6
Bracket & Maintenance Charge	1 PT Bracket	\$4.8
Lighting Fuel Charge	532 kWh @ \$0.03363/kWh	\$17.89
Storm Protection Charge	532 kWh @ \$0.00559/kWh	\$2.9
Clean Energy Transition Mechanism	532 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	532 kWh @ \$0.01230/kWh	\$6.54
Florida Gross Receipt Tax		\$1.1
State Tax		\$161.99
Lighting Charges		\$2,315.84

Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit **TampaElectric.com/2025Bills** to learn more.

Total Current Month's Charges

\$2,315.84

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of
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TampaElectric.com



Mail A Check

Payments: TECO

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at **TECOaccount.com**. Convenience fee will be charged.



Phone Toll Free:

866-689-6469

All Other Correspondences: Tampa Electric

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMMU THE RESERVE @ PRADERA PH1A RIVERVIEW, FL 33579-0000 **Statement Date:** July 17, 2025

Amount Due: \$1,273.17

Due Date: August 07, 2025 **Account #:** 211004653575

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

Account Summary

Amount Due by August 07, 2025	\$1,273.17
Current Month's Charges	\$1,273.17
Payment(s) Received Since Last Statement	-\$1,273.17
Previous Amount Due	\$1,273.17
Current Service Period: June 12, 2025 - July 11, 2025	

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





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

Account #: 211004653575 **Due Date:** August 07, 2025

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

Amount Due:	\$1,273.17
Payment Amount: \$_	

625458546309

Your account will be drafted on August 07, 2025



THE RESERVE @ PRADERA PHIA RIVERVIEW, FL 33579-0000

Account #: 211004653575 Statement Date: July 17, 2025 Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details

Lighting Pole / Wire	20 Poles	\$671.8
Lighting Fuel Charge	280 kWh @ \$0.03363/kWh	\$9.4
Storm Protection Charge	280 kWh @ \$0.00559/kWh	\$1.5
Clean Energy Transition Mechanism	280 kWh @ \$0.00043/kWh	\$0.1
Storm Surcharge	280 kWh @ \$0.00043/kWh 280 kWh @ \$0.01230/kWh	\$3.4
Florida Gross Receipt Tax State Tax		\$0.6 \$89.0

Important Messages

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Total Current Month's Charges

\$1,273.17

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.



at **TECOaccount.com**. Convenience fee will be charged.



Phone Toll Free:

866-689-6469

All Other Correspondences: Tampa Electric

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMMU 13411 BALM RIVERVIEW RD RIVERVIEW, FL 33579-9622 Statement Date: July 22, 2025

Amount Due: \$562.39

Due Date: August 12, 2025 **Account #:** 211004653823

DO NOT PAY. Your account will be drafted on August 12, 2025

Account Summary

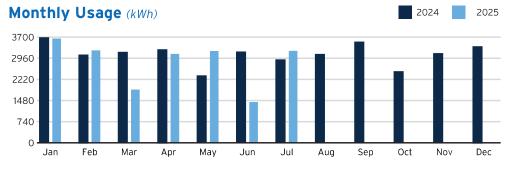
-\$262.86
\$262.86

Amount Due by August 12, 2025

\$562.39

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





Your Energy Insight



Your average daily kWh used was **18.89% higher** than the same period last year.



Your average daily kWh used was 137.78% higher than it was in your previous period.



Scan here to view your account online.



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



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

Account #: 211004653823 **Due Date:** August 12, 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.

RESERVE AT PRADERA COMM DEV DIST RESERVE AT PRADERA COMMU 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$562.39

Payment Amount: \$_____

625458548498

Your account will be drafted on August 12, 2025



13411 BALM RIVERVIEW RD RIVERVIEW, FL 33579-9622 Account #: 211004653823 Statement Date: July 22, 2025 Charges Due: August 12, 2025

Meter Read

Meter Location: Sgn

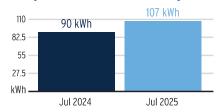
Service Period: Jun 17, 2025 - Jul 16, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	_ Previous Reading	=	Total Used	Multiplier	Billing Period
1000841112	07/16/2025	17,896	14,683		3,213 kWh	1	30 Days

Charge Details

Total Electric Cost, Local Fees and	T	\$562.39
State Tax		\$43.82
Electric Service Cost		\$518.57
Florida Gross Receipt Tax		\$12.96
Storm Surcharge	3,213 kWh @ \$0.02121/kWh	\$68.15
Clean Energy Transition Mechanism	3,213 kWh @ \$0.00418/kWh	\$13.43
Storm Protection Charge	3,213 kWh @ \$0.00577/kWh	\$18.54
Fuel Charge	3,213 kWh @ \$0.03391/kWh	\$108.95
Energy Charge	3,213 kWh @ \$0.08641/kWh	\$277.64
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Electric Charges		

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$562.39

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Ways To Pay Your Bill



Bank Draft

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



In-Person

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.



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:

TampaFlectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 22, 2025

Amount Due: \$336.62

> Due Date: August 12, 2025 **Account #:** 211004654029

DO NOT PAY. Your account will be drafted on August 12, 2025

Account Summary

Monthly Usage (kWh)

Feb

Amount Due by August 12, 2025	\$336.62
Current Month's Charges	\$336.62
Payment(s) Received Since Last Statement	-\$340.38
Previous Amount Due	\$340.38
Current Service Period: June 17, 2025 - July 16, 2025	

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



2024

2025

Dec

Your Energy Insight



Your average daily kWh used was 77.14% higher than the same period last year.



Your average daily kWh used was 5.08% higher than it was in your previous period.



Scan here to view your account online.



Limited time offer at



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

Jul

Aug

Sep

Oct

Nov

Jun



Mar

Apr

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

Account #: 211004654029 Due Date: August 12, 2025

1900 1520 1140

> 760 380

> > Jan

Pay your bill online at TampaElectric.com

May

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

Amount Due: \$336.62 Payment Amount: \$_

625458548499

Your account will be drafted on August 12, 2025



13309 PRADERA RESERVE DR RIVERVIEW, FL 33579-0000

Account #: 211004654029 Statement Date: July 22, 2025 Charges Due: August 12, 2025

Meter Read

Meter Location: IR

Service Period: Jun 17, 2025 - Jul 16, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= .	Total Used	Multiplier	Billing Period
1000851388	07/16/2025	81,001	79,128		1,873 kWh	1	30 Days

Charge Details

Electric Charges Daily Basic Service Charge 30 days @ \$0.63000 \$18.90 **Energy Charge** 1,873 kWh @ \$0.08641/kWh \$161.85 Fuel Charge 1,873 kWh @ \$0.03391/kWh \$63.51 Storm Protection Charge 1,873 kWh @ \$0.00577/kWh \$10.81 Clean Energy Transition Mechanism 1,873 kWh @ \$0.00418/kWh \$7.83 Storm Surcharge 1,873 kWh @ \$0.02121/kWh \$39.73 Florida Gross Receipt Tax \$7.76 **Electric Service Cost** \$310.39 State Tax \$26.23 Total Electric Cost, Local Fees and Taxes \$336.62

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill? We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.

Total Current Month's Charges

\$336.62

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments: TECO

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

Credit or Debit Card using KUBRA EZ-Pay

at TECOaccount.com. Convenience fee will be charged.

Pay by credit Card



Phone Toll Free: 866-689-6469

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863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMMU 12051 PRADERA RESERVE BLVD RIVERVIEW, FL 33579-0000 Statement Date: July 22, 2025

Amount Due: \$614.97

Due Date: August 12, 2025 **Account #:** 211004654276

DO NOT PAY. Your account will be drafted on August 12, 2025

Account Summary

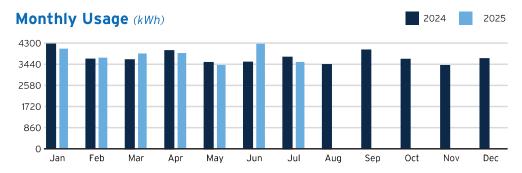
Amount Due to Amount 12, 2025	A444.00
Current Month's Charges	\$614.97
Payment(s) Received Since Last Statement	-\$742.06
Previous Amount Due	\$742.06
Current Service Period: June 17, 2025 - July 16, 2025	

Amount Due by August 12, 2025

\$614.97

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





Your Energy Insight



Your average daily kWh used was 1.72% higher than the same period last year.



Your average daily kWh used was 11.28% lower than it was in your previous period.



Scan here to view your account online.



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



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

Account #: 211004654276 **Due Date:** August 12, 2025

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

RESERVE AT PRADERA COMM DEV DIST RESERVE AT PRADERA COMMU 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$614.97

Payment Amount: \$_____

625458548500

Your account will be drafted on August 12, 2025



12051 PRADERA RESERVE BLVD RIVERVIEW, FL 33579-0000

Account #: 211004654276 Statement Date: July 22, 2025 Charges Due: August 12, 2025

Meter Read

Meter Location: PO

Service Period: Jun 17, 2025 - Jul 16, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000489694	07/16/2025	61,992	58,467		3,525 kWh	1	30 Days

Charge Details

Electric Charges	20.1 0.40.62000	440.0
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	3,525 kWh @ \$0.08641/kWh	\$304.60
Fuel Charge	3,525 kWh @ \$0.03391/kWh	\$119.5
Storm Protection Charge	3,525 kWh @ \$0.00577/kWh	\$20.34
Clean Energy Transition Mechanism	3,525 kWh @ \$0.00418/kWh	\$14.73
Storm Surcharge	3,525 kWh @ \$0.02121/kWh	\$74.7
Florida Gross Receipt Tax		\$14.18
Electric Service Cost		\$567.05
State Tax		\$47.92
Total Electric Cost, Local Fees and	Taxes	\$614.9

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$614.97

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In-Person

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Credit or Debit Card

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

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7-1-1

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Energy-Saving Programs:

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

Statement Date: July 22, 2025

Amount Due:

\$517.75

Due Date: August 12, 2025 Account #: 211004654458

DO NOT PAY. Your account will be drafted on August 12, 2025

Account Summary

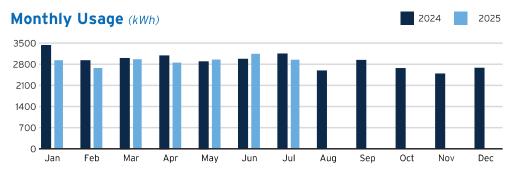
-\$552.00
\$552.00

Amount Due by August 12, 2025

\$517.75

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





Your Energy Insight



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



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



Scan here to view your account online.



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: August 12, 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.

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

Amount Due: \$517.75 Payment Amount: \$_

625458548501

Your account will be drafted on August 12, 2025



12053 PRADERA RESERVE BLVD RIVERVIEW, FL 33579-0000

Account #: 211004654458 Statement Date: July 22, 2025 Charges Due: August 12, 2025

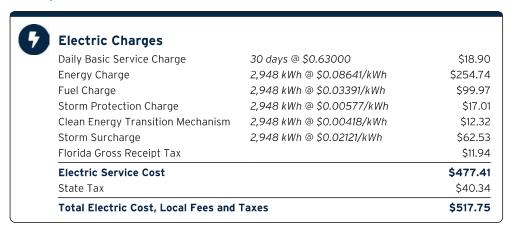
Meter Read

Service Period: Jun 17, 2025 - Jul 16, 2025

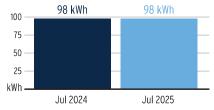
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000489693	07/16/2025	87,225	84,277	2,948 kWh	1	30 Days

Charge Details



Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.

Total Current Month's Charges

\$517.75

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.



using KUBRA EZ-Pay at TECOaccount.com.

Convenience fee will be charged.

Pay by credit Card



Phone Toll Free: 866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaFlectric.com

Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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RESERVE AT PRADERA COMMU THE RESERVE @ PRADERA PHIB RIVERVIEW, FL 33579-0000 Statement Date: July 22, 2025

Amount Due: \$1,718.76

Due Date: August 12, 2025 **Account #:** 211004654664

DO NOT PAY. Your account will be drafted on August 12, 2025

Account Summary

Amount Due by August 12, 2025	\$1,718.76
Current Month's Charges	\$1,718.76
Previous Amount Due Payment(s) Received Since Last Statement	\$1,718.76 -\$1,718.76
Current Service Period: June 17, 2025 - July 16, 2025	

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





Scan here to view your account online.



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



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

Account #: 211004654664

Due Date: August 12, 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.

RESERVE AT PRADERA COMM DEV DIST RESERVE AT PRADERA COMMU 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$1,718.76

Payment Amount: \$_____

625458548502

Your account will be drafted on August 12, 2025



THE RESERVE @ PRADERA PH1B RIVERVIEW, FL 33579-0000

Account #: 211004654664 Statement Date: July 22, 2025 Charges Due: August 12, 2025

Service Period: Jun 17, 2025 - Jul 16, 2025

Rate Schedule: Lighting Service

Charge Details

Clean Energy Transition Mechanism Storm Surcharge	378 kWh @ \$0.00043/kWh 378 kWh @ \$0.01230/kWh	\$0.1 \$4.6
Storm Protection Charge	378 kWh @ \$0.00559/kWh	\$2.
Lighting Fuel Charge	378 kWh @ \$0.03363/kWh	\$12.7
Lighting Pole / Wire	27 Poles	\$906.9
Fixture & Maintenance Charge	27 Fixtures	\$658.2
Lighting Service Items LS-1 (Bright Lighting Energy Charge	378 kWh @ \$0.03412/kWh	\$12.9

Important Messages

What's Raising Your Power Bill?

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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

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In-Person

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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.



at **TECOaccount.com**. Convenience fee will be charged.



Phone
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866-689-6469

All Other Correspondences:

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Commercial Customer Care:

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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PRADERA PH 4 RIVERVIEW, FL 33579 Statement Date: July 17, 2025

Amount Due: \$3,169.17

Due Date: August 07, 2025 **Account #:** 211024076591

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

Account Summary

Amount Due by August 07, 2025	\$3,169.17
Current Month's Charges	\$3,169.17
Payment(s) Received Since Last Statement	-\$3,169.17
Previous Amount Due	\$3,169.17
Current Service Period: June 12, 2025 - July 11, 2025	

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





Scan here to view your account online.



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



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

Account #: 211024076591 **Due Date:** August 07, 2025



Pay your bill online at TampaElectric.com

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

RESERVE AT PRADERA COMM DEV DIST 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$3,169.17

Payment Amount: \$_____

679779301380

Your account will be drafted on August 07, 2025



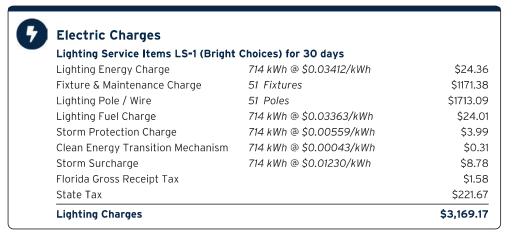
Service For: PRADERA PH 4 RIVERVIEW, FL 33579

Account #: 211024076591 Statement Date: July 17, 2025 Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details



Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit **TampaElectric.com/2025Bills** to learn more.

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.



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)

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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THE RESERVE @ PRADERA PH2 RIVERVIEW, FL 33579-0000

Statement Date: July 17, 2025

Amount Due: \$2,511.10

> Due Date: August 07, 2025 Account #: 221006977807

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

Account Summary

Amount Due by August 07, 2025	\$2,511.10
Current Month's Charges	\$2,511.10
Payment(s) Received Since Last Statement	-\$2,511.10
Previous Amount Due	\$2,511.10
Current Service Period: June 12, 2025 - July 11, 2025	

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





Scan here to view your account online.



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



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

Account #: 221006977807 Due Date: August 07, 2025

Pay your bill online at TampaElectric.com

TAMPA, FL 33614-8390

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

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

RESERVE AT PRADERA COMM DEV DIST 3434 COLWELL AVE, STE 200

Amount Due: \$2,511.10 Payment Amount: \$_

637804202338

Your account will be drafted on August 07, 2025



THE RESERVE @ PRADERA PH2 RIVERVIEW, FL 33579-0000

Account #: 221006977807 Statement Date: July 17, 2025 Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright	Choices) for 30 days	
Lighting Energy Charge	588 kWh @ \$0.03412/kWh	\$20.0
Fixture & Maintenance Charge	42 Fixtures	\$872.7
Lighting Pole / Wire	42 Poles	\$1410.7
Lighting Fuel Charge	588 kWh @ \$0.03363/kWh	\$19.7
Storm Protection Charge	588 kWh @ \$0.00559/kWh	\$3.2
Clean Energy Transition Mechanism	588 kWh @ \$0.00043/kWh	\$0.2
Storm Surcharge	588 kWh @ \$0.01230/kWh	\$7.2
Florida Gross Receipt Tax		\$1.3
State Tax		\$175.6
Lighting Charges		\$2,511.10

Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills tolearn more.

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.



at TECOaccount.com. Convenience fee will be charged.



Phone Toll Free: 866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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THE RESERVE @ PRADERA AMENITY RIVERVIEW, FL 33579-0000

Statement Date: July 17, 2025

Amount Due: \$509.28

Due Date: August 07, 2025 **Account #:** 221006978904

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

Account Summary

Previous Amount Due	\$509.28
Payment(s) Received Since Last Statement	-\$509.28
Current Month's Charges	\$509.28

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





Scan here to view your account online.



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



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

Account #: 221006978904 **Due Date:** August 07, 2025

Pay your bill online at Ta

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.

RESERVE AT PRADERA COMM DEV DIST 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$509.28

Payment Amount: \$_____

637804202339

Your account will be drafted on August 07, 2025



THE RESERVE @ PRADERA AMENITY RIVERVIEW, FL 33579-0000

Account #: 221006978904 Statement Date: July 17, 2025 Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright	Choices) for 30 days	
Lighting Energy Charge	112 kWh @ \$0.03412/kWh	\$3.8
Fixture & Maintenance Charge	8 Fixtures	\$195.0
Lighting Pole / Wire	8 Poles	\$268.7
Lighting Fuel Charge	112 kWh @ \$0.03363/kWh	\$3.7
Storm Protection Charge	112 kWh @ \$0.00559/kWh	\$0.6
Clean Energy Transition Mechanism	112 kWh @ \$0.00043/kWh	\$0.0
Storm Surcharge	112 kWh @ \$0.01230/kWh	\$1.3
Florida Gross Receipt Tax		\$0.2
State Tax		\$35.6
Lighting Charges		\$509.2

Important Messages

What's Raising Your Power Bill?

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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.



at TECOaccount.com. Convenience fee will be charged.



Phone Toll Free: 866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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THE RESERVE @ PRADERA PH3 RIVERVIEW, FL 33579-0000

Statement Date: July 17, 2025

Amount Due: \$1,016.40

Due Date: August 07, 2025 **Account #:** 221006978920

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

Account Summary

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





Scan here to view your account online.



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



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

Account #: 221006978920 **Due Date:** August 07, 2025

Pay your

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.

RESERVE AT PRADERA COMM DEV DIST 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$1,016.40

Payment Amount: \$_____

637804202340

Your account will be drafted on August 07, 2025



THE RESERVE @ PRADERA PH3 RIVERVIEW, FL 33579-0000

Account #: 221006978920 Statement Date: July 17, 2025 Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details

Storm Surcharge Florida Gross Receipt Tax	230 KWII @ \$0.01230/KWII	\$2.9 \$0.5
Clean Energy Transition Mechanism	238 kWh @ \$0.00043/kWh 238 kWh @ \$0.01230/kWh	\$0.1 \$2.9
Storm Protection Charge	238 kWh @ \$0.00559/kWh	\$1.3
Lighting Fuel Charge	238 kWh @ \$0.03363/kWh	\$8.0
Lighting Pole / Wire	17 Poles	\$571.0
Fixture & Maintenance Charge	17 Fixtures	\$353.2
Lighting Energy Charge	238 kWh @ \$0.03412/kWh	\$8.1
Lighting Service Items LS-1 (Bright	Choices) for 30 days	

Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit **TampaElectric.com/2025Bills** to learn more.

Total Current Month's Charges

\$1,016.40

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of
Payment Agents at
TampaElectric.com



Mail A Check

Payments: TECO

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



at **TECOaccount.com**. Convenience fee will be charged.



Phone
Toll Free:
866-689-6469

All Other Correspondences:

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

Tampa Electric

Contact Us

Online:

TampaElectric.com

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Residential Customer Care: 813-223-0800 (Hillsborough)

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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THE RESERVE @ PRADERA PH2BLVD RIVERVIEW, FL 33579-0000

Statement Date: July 17, 2025

Amount Due:

Due Date: August 07, 2025 **Account #:** 221006978961

\$891.21

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

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due \$891.21
Payment(s) Received Since Last Statement -\$891.21

Current Month's Charges \$891.21

Amount Due by August 07, 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.



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:** August 07, 2025

Pi Se

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

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

RESERVE AT PRADERA COMM DEV DIST 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$891.21

Payment Amount: \$_____

637804202341

Your account will be drafted on August 07, 2025



THE RESERVE @ PRADERA PH2BLVD RIVERVIEW, FL 33579-0000

Account #: 221006978961 Statement Date: July 17, 2025 Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details

Lighting Energy Charge Fixture & Maintenance Charge	196 kWh @ \$0.03412/kWh 14 Fixtures	\$6.69 \$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	\$2.4
Florida Gross Receipt Tax		\$0.43
State Tax		\$62.33

Important Messages

What's Raising Your Power Bill? We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills tolearn more.

Total Current Month's Charges

\$891.21

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.

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



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.



866-689-6469



All Other Correspondences:

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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

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Business Observer

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02245H Date 08/01/2025

Attn:

Reserve at Pradera CDD Rizzetta 3434 COLWELL AVENUE SUITE 200 TAMPA FL 33614 Please make checks payable to: (Please note Invoice # on check) Business Observer 1970 Main Street 3rd Floor Sarasota, FL 34236

 Description
 Amount

 Serial # 25-02245H
 \$67.81

Notice of Public Board Meeting

RE: Reserve at Pradera CDD Board of Supervisors Meeting on 8/28/25 @

10:30 AM

Published: 8/1/2025

Important Message Paid ()
our Serial # Pay by credit card online: Total \$67.81

Please include our Serial # on your check

Pay by credit card online: https://legals. businessobserverfl. com/send-payment/

Payment is expected within 30 days of the first publication date of your notice.



Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Board Meeting Reserve at Pradera Community Development District

The Reserve at Pradera Community Development District will hold a Board of Supervisor Meeting on Thursday, August 28, 2025, at the Riverview Public Library, 9951 Balm Riverview Rd, Riverview FL 33569 at 10:30 a.m.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice of a date, time, and location to be stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

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

Reserve at Pradera CDD Stephanie DeLuna, District Manager August 1, 2025

25-02245H

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Serial Number 25-02245H



AUG - 4 2025

Published Weekly Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared <u>Holly Botkin</u> who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Board Meeting

in the matter of Reserve at Pradera CDD Board of Supervisors Meeting on 8/28/25 @ 10:30 AM

in the Court, was published in said newspaper by print in the

issues of 8/1/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of August, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida (SEAL)

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Reserve at Pradera CDD Stephanie DeLuna, District Manager August 1, 2025

25-02245H

Reserve at Pradera CDD Rizzetta 3434 Colwell Avenue Suite 200 Tampa, FL 33614 Serial Number 25-02245H

Business Observer

Published Weekly Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

AUG - 4 2025

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Notary Public, State of Florida (SEAL)

Donna Condon Comm.: HH 534210 Expires: Jun. 29, 2028 Notary Public - State of Florida

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Reserve at Pradera CDD Stephanie DeLuna, District Manager August 1, 2025

25-02245H

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.: 7959 Terms: Due on receipt Invoice date: 08/01/2025 Due date: 08/01/2025

#	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.



Wahoo Pools Group, Inc

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

Invoice Number # 20250662

Amount Due **\$1,500.00**

Bill To:

Reserve at Pradera Pradera 12051 PRADERA RESERVE BLVD RIVERVIEW, FL 33579 Invoice Date

August 18, 2025

Due Date

September 1, 2025

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

ltem	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

Tab 17



Reserve At Pradera Community Development District

Financial Statements (Unaudited)

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org rizzetta.com

Reserve at Pradera Community Development District
Balance Sheet
As of 08/31/2025
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	232,866	0	0	232,866	0	0
Investments	0	114,324	263,624	377,948	0	0
Accounts Receivable	4,937	0	1,435	6,372	0	0
Prepaid Expenses	1,961	0	0	1,960	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	265,059
Amount To Be Provided Debt Service	0	0	0	0	0	2,464,941
Total Assets	253,664	114,324	265,059	633,046	5,215,774	2,730,000
Liabilities						
Accounts Payable	18,315	0	0	18,315	0	0
Accrued Expenses	250	0	0	250	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,730,000
Total Liabilities	18,565	0	0	18,565	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	145,303	42,718	17,581	205,601	0	0
Total Fund Equity & Other Credits	235,099	114,324	265,059	614,482	5,215,774	0
Total Liabilities & Fund Equity	253,664	114,324	265,059	633,046	5,215,774	2,730,000

	Year Ending 09/30/2025	Through 08/31/2025	Year To D 08/31/20	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	248	248
Special Assessments Tax Roll	763,015	763,015	776,326	13,311
Other Misc. Revenues Miscellaneous Revenue Total Revenues	0 	0 	75 776,649	75 13,634
- Total Nevertues	700,010	703,013	770,049	13,034
Expenditures				
Legislative Supervisor Fees Total Legislative	14,000 14,000	12,833 12,833	8,600 8,600	4,234 4,234
Financial & Administrative Accounting Services Administrative Services Assessment Roll Auditing Services Disclosure Report District Engineer District Management Dues, Licenses & Fees Financial & Revenue Collections Legal Advertising Public Officials Liability Insurance	18,044 3,976 4,734 4,500 5,000 10,000 15,939 175 3,408 1,500 3,205	16,541 3,644 4,734 4,500 4,584 9,166 14,611 175 3,124 1,375 3,205	16,540 3,645 4,734 3,450 4,583 5,192 14,611 600 3,124 685 3,342	0 0 0 1,050 0 3,974 0 (425) 0 690 (136)
Trustees Fees Website Hosting, Maintenance, Backup & E	3,500 2,738	3,500 2,510	3,057 2,638	`442 [´] (128)
Total Financial & Administrative	76,719	71,669	66,201	5,467
Legal Counsel District Counsel Total Legal Counsel	20,000	18,333 18,333	7,557 7,557	10,776 10,776
Security Operations Amenity Security Camera System- Maintenan	5,000	4,584	4,125	458
Security System Monitoring Services & Ma	15,000	13,750	12,796	955
Total Security Operations	20,000	18,334	16,921	1,413
Electric Utility Services Utility Services Total Electric Utility Services	175,000 175,000	160,416 160,416	160,431 160,431	(15) (15)
Water-Sewer Combination Services Utility Services Total Water-Sewer Combination Services	8,000 8,000	7,334 7,334	6,402 6,402	932 932

	Year Ending 09/30/2025	Through 08/31/2025	Year To D 08/31/20	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Stormwater Control				
Aquatic Maintenance	25,500	23,375	25,135	(1,760)
Fountain Service Repair & Maintenance	2,500	2,291	335	1,957
Lake/Pond Bank Maintenance & Repair	500	459	0	458
Midge Fly Treatments	5,320	4,876	Ö	4,877
Total Stormwater Control	33,820	31,001	25,470	5,532
Total Stoffiwator Somion	33,020	31,001	20,470	0,002
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	4,584	484	4,099
General Liability Insurance	5,843	5,843	4,085	1,758
Holiday Decorations	5,000	5,000	3,772	1,227
Irrigation Maintenance & Repair	10,000	9,166	934	8,233
Landscape - Annuals/Flowers	10,500	9,625	1,150	8,475
Landscape - Fertilizer	22,346	20,484	17,631	2,853
Landscape - Mulch	31,000	31,000	25,133	5,867
Landscape - Pest Control/OTC Injec-	6,080	5,574	282	5,291
tions	0,000	0,07 1	202	0,201
Landscape Inspection Services	9,600	8,800	9,900	(1,100)
Landscape Maintenance	165,575	151,777	165,931	(14,154)
Landscape Replacement Plants,	10,000	9,166	7,480	1,687
Shrubs, Tr	10,000	0,100	7,100	1,001
Pest Control	3,000	2,750	0	2,750
Property Insurance	10,332	10,332	12,252	(1,920)
Well Maintenance	1,500	1,375	0	1,375
Total Other Physical Environment	295,776	275,476	249,034	26,441
rotal Other i nysical Environment	293,770	213,410	249,034	20,441
Parks & Recreation				
Access Control Maintenance & Repair	4,000	3,667	0	3,667
Basketball Court Maintenance & Sup-	1,000	917	1,900	(984)
plies	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,	()
Dog Waste Station Supplies & Mainte-	1,500	1,375	0	1,375
nance	.,	,		,,,,,,,
Fitness Equipment Maintenance & Re-	4,000	3,666	0	3,667
pair	.,	-,		-,
Furniture Repair & Replacement	20,000	18,334	8,220	10,113
Maintenance & Repairs	20,000	18,333	3,110	15,224
Pest Control	5,000	4,583	3,187	1,397
Playground Equipment & Maintenance	2,000	1,834	0	1,833
Pool Repair & Maintenance	5,000	4,583	35,147	(30,564)
Pool Service Contract	15,000	13,750	4,325	9,425
Telephone, Internet, Cable	2,500	2,292	1,870	422
Trail/Bike Path Maintenance	1,500	1,375	0	1,375
Wildlife Management Services	13,200	12,100	12,100	0,070
Total Parks & Recreation	94,700	86,809	69,859	16,950
Total Falks & Necleation	94,700	00,009	09,039	10,930
Contingency				
Miscellaneous Contingency	25,000	22,916	20,871	2,045
Total Contingency	25,000	22,916	20,871	2,045
Total Expenditures	763,015	705,121	631,346	73,775
=		100,121		10,110
Total Excess of Revenues Over(Under) Ex-	0	57,894	145,303	87,409
penditures				

	Year Ending 09/30/2025	Through 08/31/2025	Year To 08/31/	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	89,796	89,796
Total Fund Balance, End of Period	0	57,894	235,099	177,205

	Year Ending 09/30/2025	Through 08/31/2025	Year To 08/31/	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	2,718	2,718
Special Assessments	40.000	40.000	40.000	
Tax Roll	40,000	40,000	40,000	0
Total Revenues	40,000	40,000	42,718	2,718
Expenditures				
Contingency	40.000		•	
Capital Reserve	40,000	36,667	0	36,666
Total Contingency	40,000	36,667	0	36,666
Total Expenditures	40,000	36,667	0	36,666
Total Excess of Revenues Over(Under) Expenditures	0	3,333	42,718	39,384
Fund Balance, Beginning of Period	0	0	71,606	71,606
Total Fund Balance, End of Period	0	3,333	114,324	110,990

224 Debt Service Fund S2015

-	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year T 08/31, YTD Actual	
Revenues				
Interest Earnings Interest Earnings	0	0	11,987	11,987
Special Assessments Tax Roll Total Revenues	233,342	233,342	236,756 248,743	3,414
Expenditures				
Debt Service Interest Principal Total Debt Service Total Expenditures	163,342 70,000 233,342 233,342	163,342 70,000 233,342 233,342	161,162 70,000 231,162 231,162	2,180 0 2,180 2,180
Total Excess of Revenues Over(Under) Expenditures	0	0	17,581	17,581
Fund Balance, Beginning of Period	0	0	247,478	247,478
Total Fund Balance, End of Period	0	0	265,059	265,059

Reserve at Pradera CDD Investment Summary August 31, 2025

Account	Investment	 ance as of ust 31, 2025
Valley National Reserve FL CLASS Reserve	Governmental Checking Average Monthly Yield 4.3481%	\$ 52,313 62,011
	Total Reserve Fund Investments	\$ 114,324
US Bank Series 2015 Revenue	US Bank GCTS 0490	\$ 147,058
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	\$ 263,624

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 08/01/2025 to 08/31/2025

	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, 223 224, 2236	34						4,936.81
,	224-200	224 Debt Service Fund S2015	Hillsborough County Tax Collec- tor	AR00002153	12110	10/01/2024	1,434.54
Sum for 224, 223 Sum for 22 Sum Tota	24						1,434.54 6,371.35 6,371.35

Reserve at Pradera Community Development District Summary A/P Ledger From 08/01/2025 to 08/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
224, 2234						_
•	224 General Fund	08/22/2025	Burr & Forman, LLP	1585800	Legal Services 07/25	700.00
	224 General Fund	08/28/2025	Halff Associates, Inc	10149089	Engineering Services 07/25	1,203.78
	224 General Fund	08/28/2025	Jason Newbold	JN082825	Board of Supervisors Meeting 08/28/25	200.00
	224 General Fund	08/28/2025	Jayson Caines	JC082825	Board of Supervisors Meeting 08/28/25	200.00
	224 General Fund	08/28/2025	Kenneth D Belcher Sr	KB082825	Board of Supervisors Meeting 08/28/25	200.00
	224 General Fund	08/28/2025	Lindsay Aliene Stover Felix	LF082825	Board of Supervisors Meeting 08/28/25	200.00
	224 General Fund	08/28/2025	Maya Wyatt	MW082825	Board of Supervisors Meeting 08/28/25	200.00
	224 General Fund	08/19/2025	Spectrum	2490284081925 ACH	•	170.00
	224 General Fund	08/15/2025	TECO	Monthly Summary 08/25 ACH 224	Electric Summary 08/25	15,240.81
Sum for 224, 223 Sum for 22 Sum Tota	24					18,314.59 18,314.59 18,314.59

Reserve at Pradera Community Development District Notes to Unaudited Financial Statements August 31, 2025

Balance Sheet

- 1. Trust statement activity has been recorded through 8/31/2025.
- 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.