



Rizzetta & Company

Reserve at Pradera Community Development District

Board of Supervisors Special Meeting December 18, 2025

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

www.reserveatpraderacdd.org

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

www.reserveatpraderacdd.org

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

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

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

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

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

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

WWW.RESERVEATPRADERACDD.ORG

Board of Supervisors
Reserve at Pradera Community
Development District

December 9, 2025

FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, December 18, 2025, at 10:30 a.m.** at the office of **Riverview Public Library, 9951 Balm Riverview Rd., Riverview FL 33569.**

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS

3. STAFF REPORTS

A. Aquatics Services

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

B. Landscape Inspection Services

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

2. Consideration of Pine Lake #6999, Bismarck Palm Removal...Tab 3

C. District Counsel

D. District Engineer

E. District Manager

4. BUSINESS ITEMS

A. Consideration of Ameri Solutions Inc. Est 034, Basketball Goal

Backboard.....Tab 4

B. Acceptance of Third Quarter Website Audit.....Tab 5

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors

Regular Meeting held on September 25, 2025.....Tab 6

B. Consideration of Operations and Maintenance Expenditures

for September and October 2025.....Tab 7

C. Consideration of Financial Report for October.....Tab 8

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Sincerely,

Stephanie DeLuna

District Manager

Tab 1



MONTHLY REPORT

OCTOBER, 2025



THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579
14 PONDS



Google Earth

Image © 2022 Maxar Technologies

Prepared for: Stephany de Luna
Prepared By: Devon Craig

SUMMARY:

We are fingers crossed cooler air is coming our way. The water temp will slowly start decreasing, raising dissolved oxygen levels to a somewhat normal level. The biggest thing with the slowdown in rainfall we can keep prevent treatments in ponds long enough to see the benefit and bloom reduction. Prevent treatments in ponds will be applied heavily this month and hopefully we will get long term aesthetics and control with these applications.



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Shoreline vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



MONTHLY REPORT

NOVEMBER, 2025



THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579
14 PONDS



Google Earth

Image © 2022 Maxar Technologies

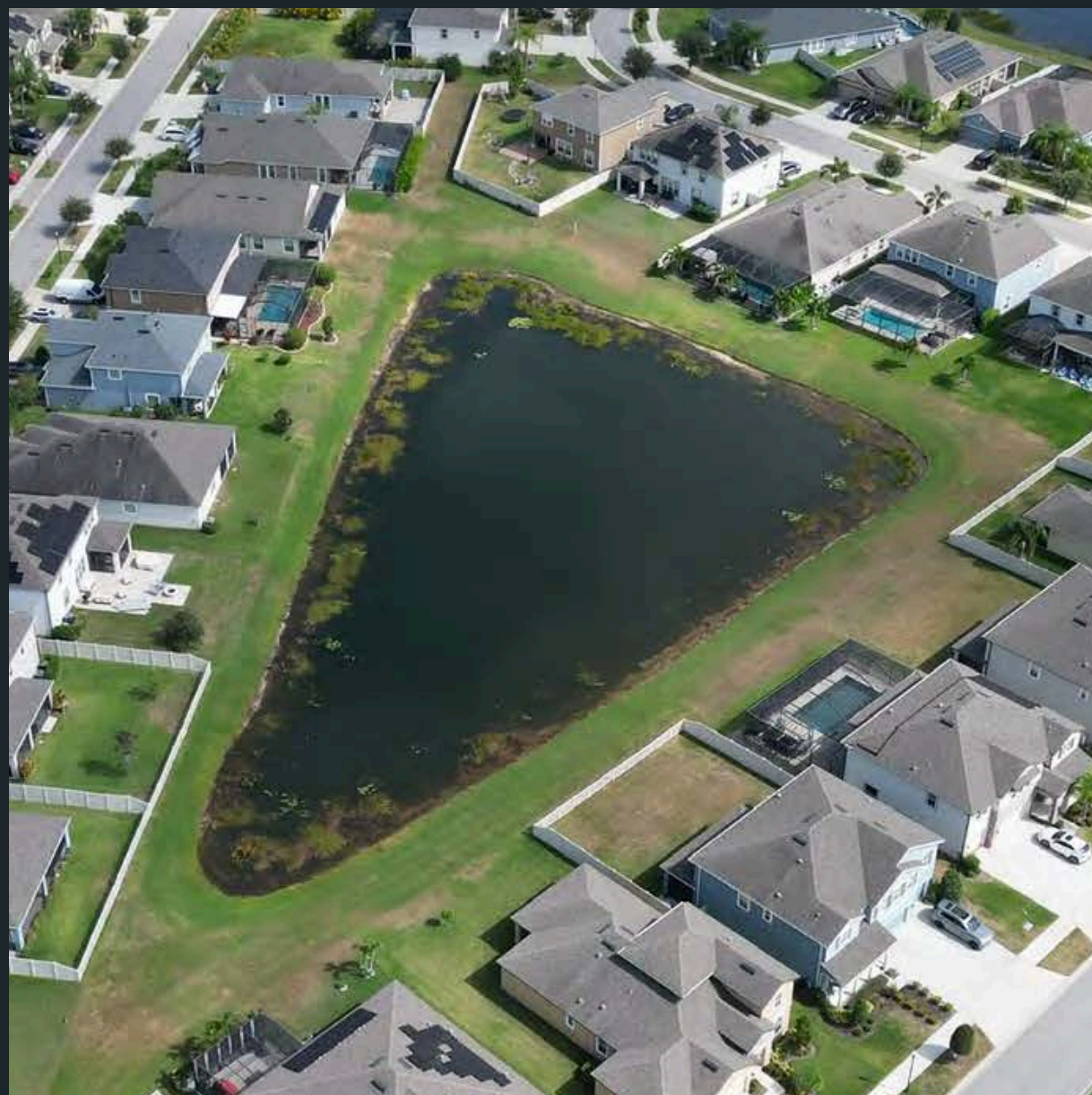
Prepared for: Stephany de Luna
Prepared By: Devon Craig

SUMMARY:

Water temps are slowly starting to cool down from the air temperatures lowering. Reoccurring algae blooms will start slowing down and prevent maintenance will be doing its job. Things to remember is that algae blooms can still pop up during cooler months with nutrient introductions such as yard clippings, fertilizers, etc. The ability to aggressively combat and prevent them is much greater as dissolved oxygen levels are much higher and water temps much cooler. Hope everyone has a Happy Thanksgiving.



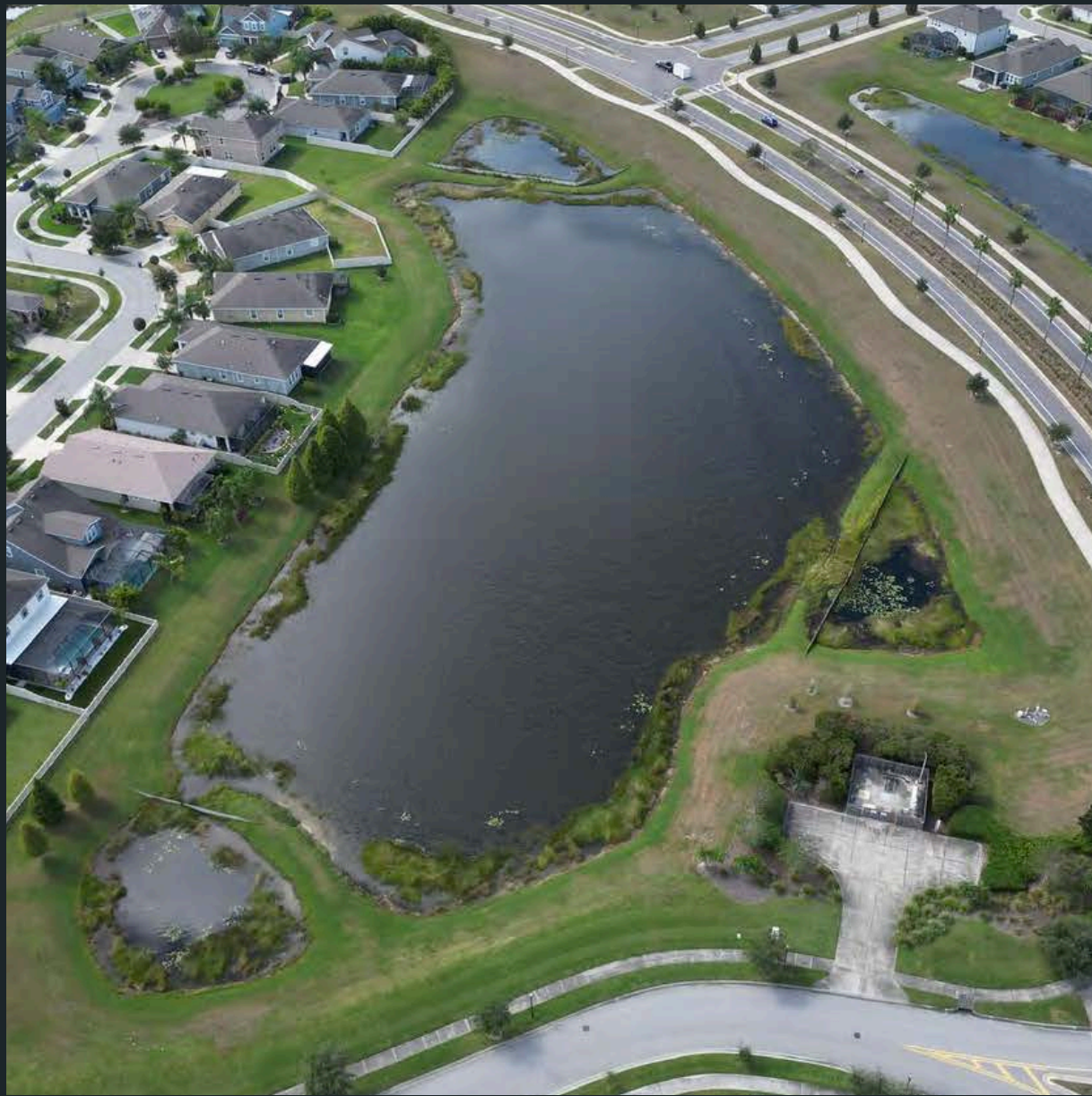
Pond #1 Treated for Algae and Shoreline Vegetation.



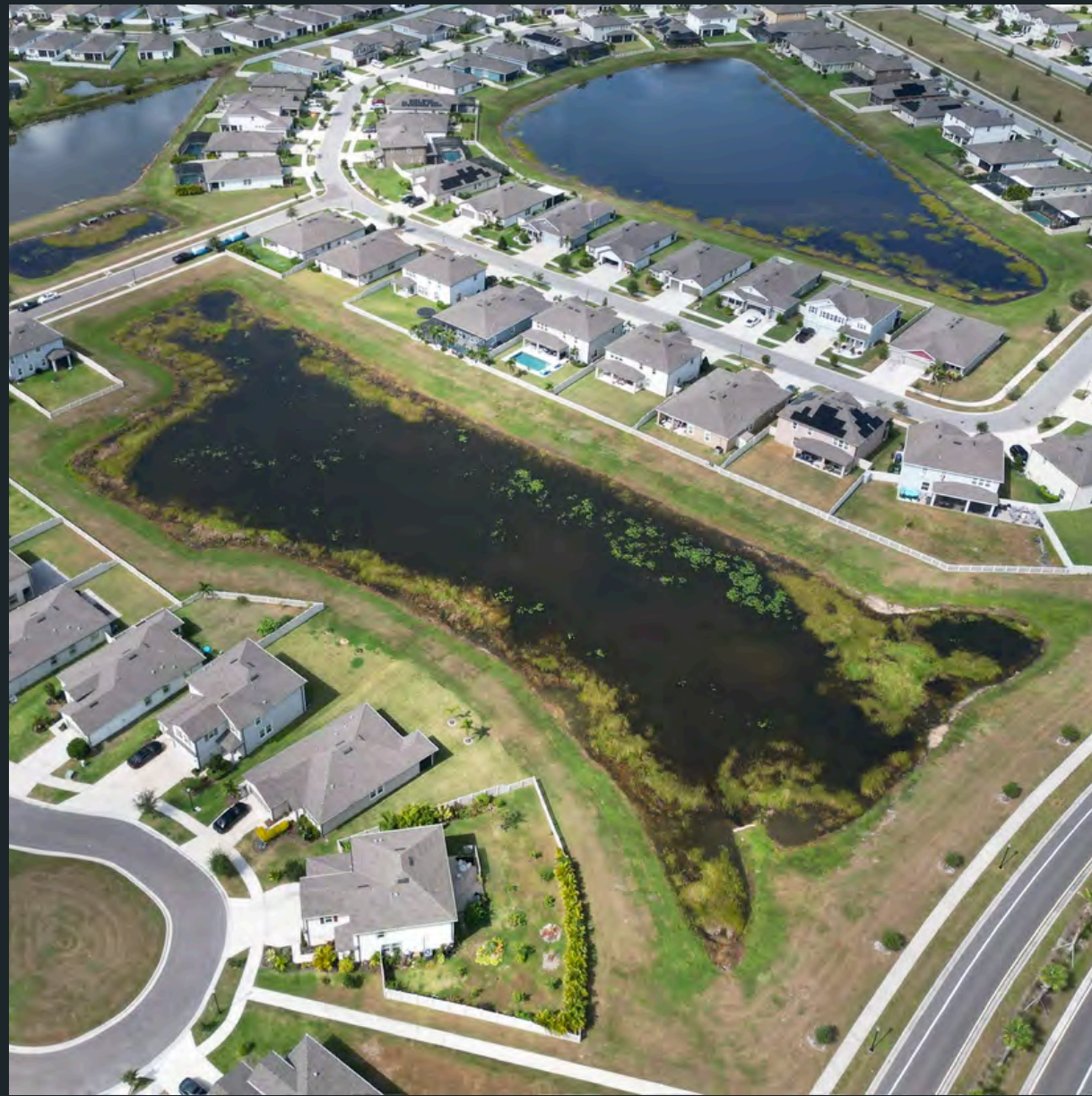
Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



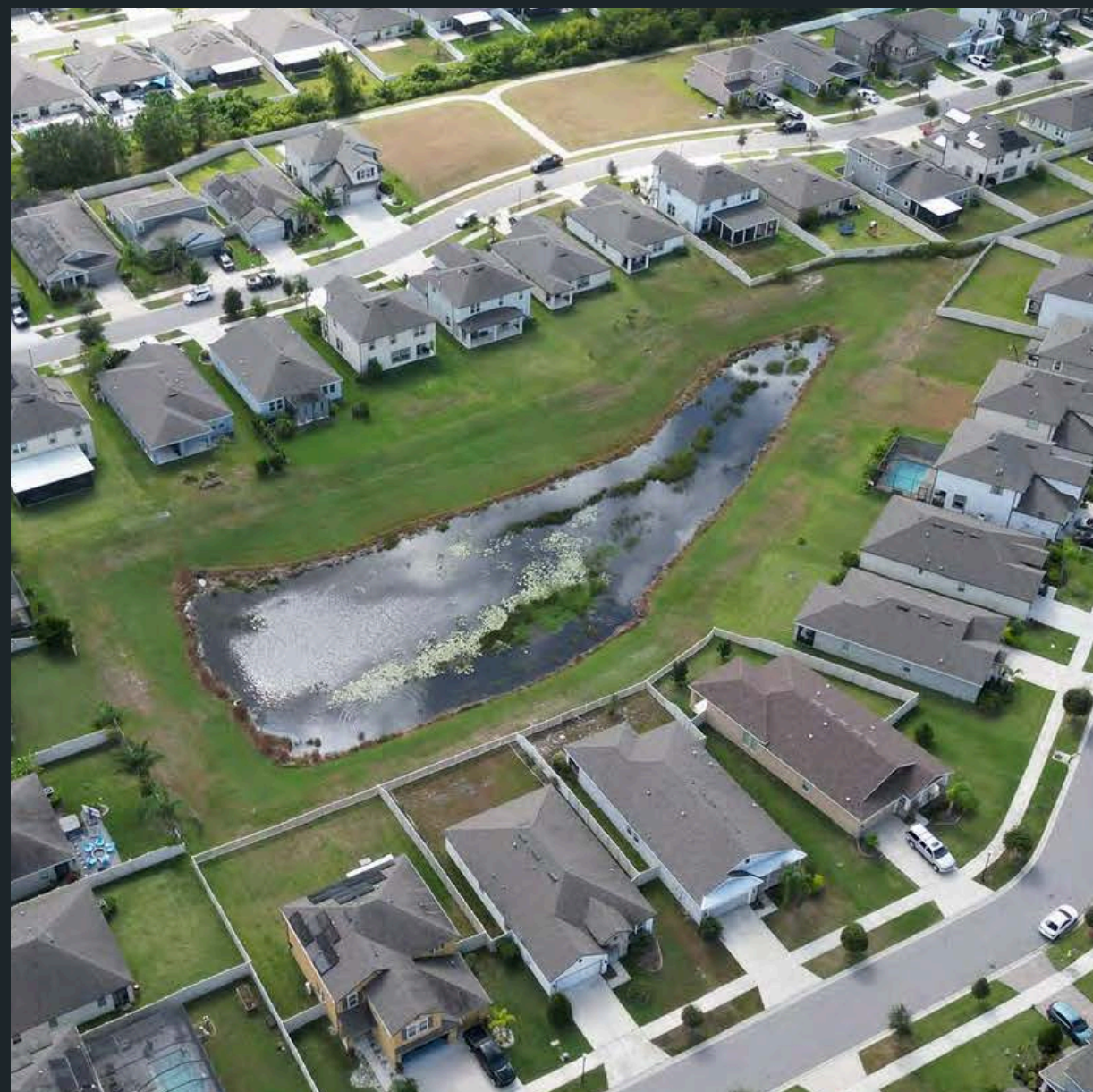
Pond #6 Treated for Algae and Shoreline vegetation.



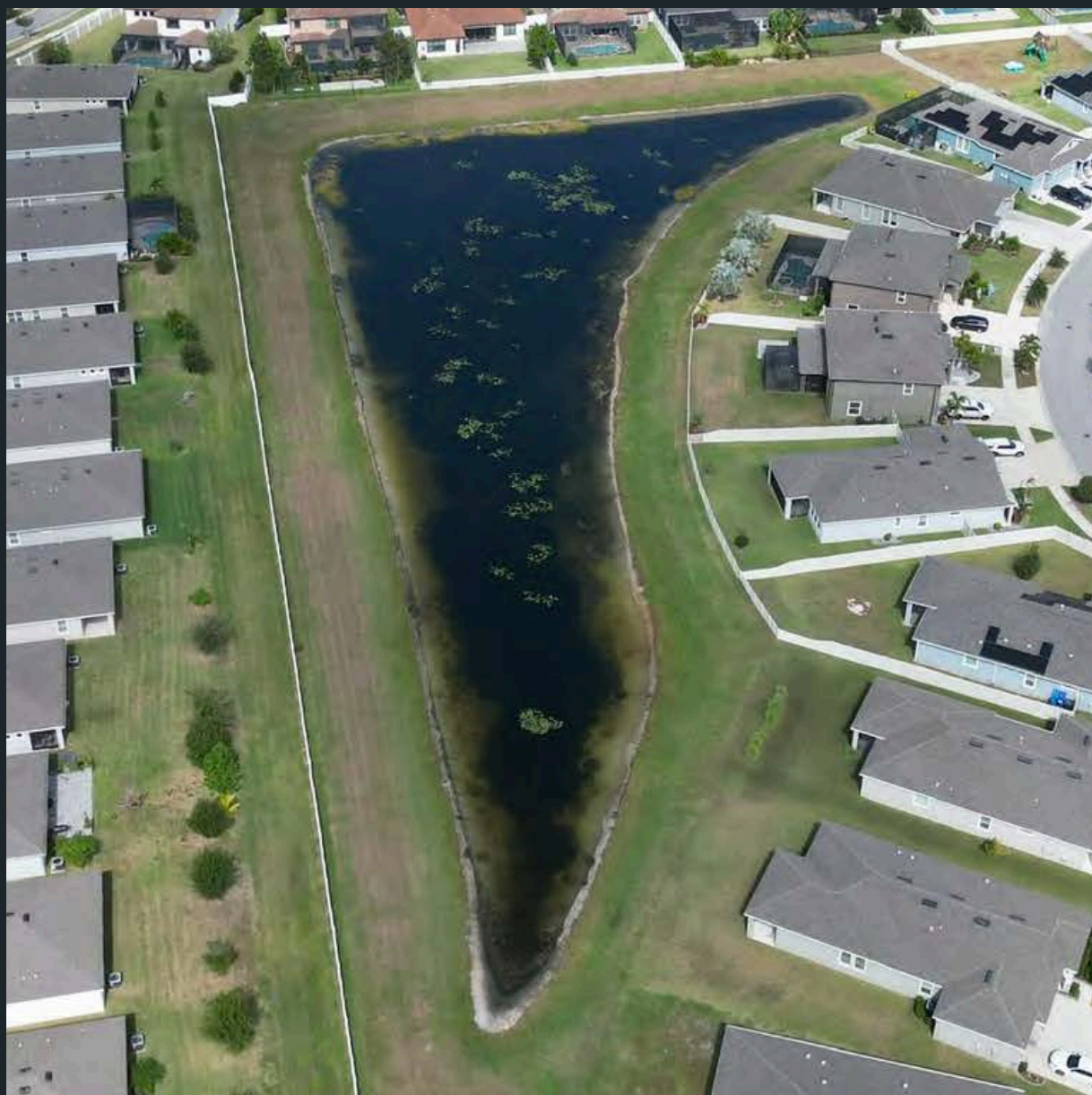
Pond #7 Treated for Algae and Shoreline Vegetation.



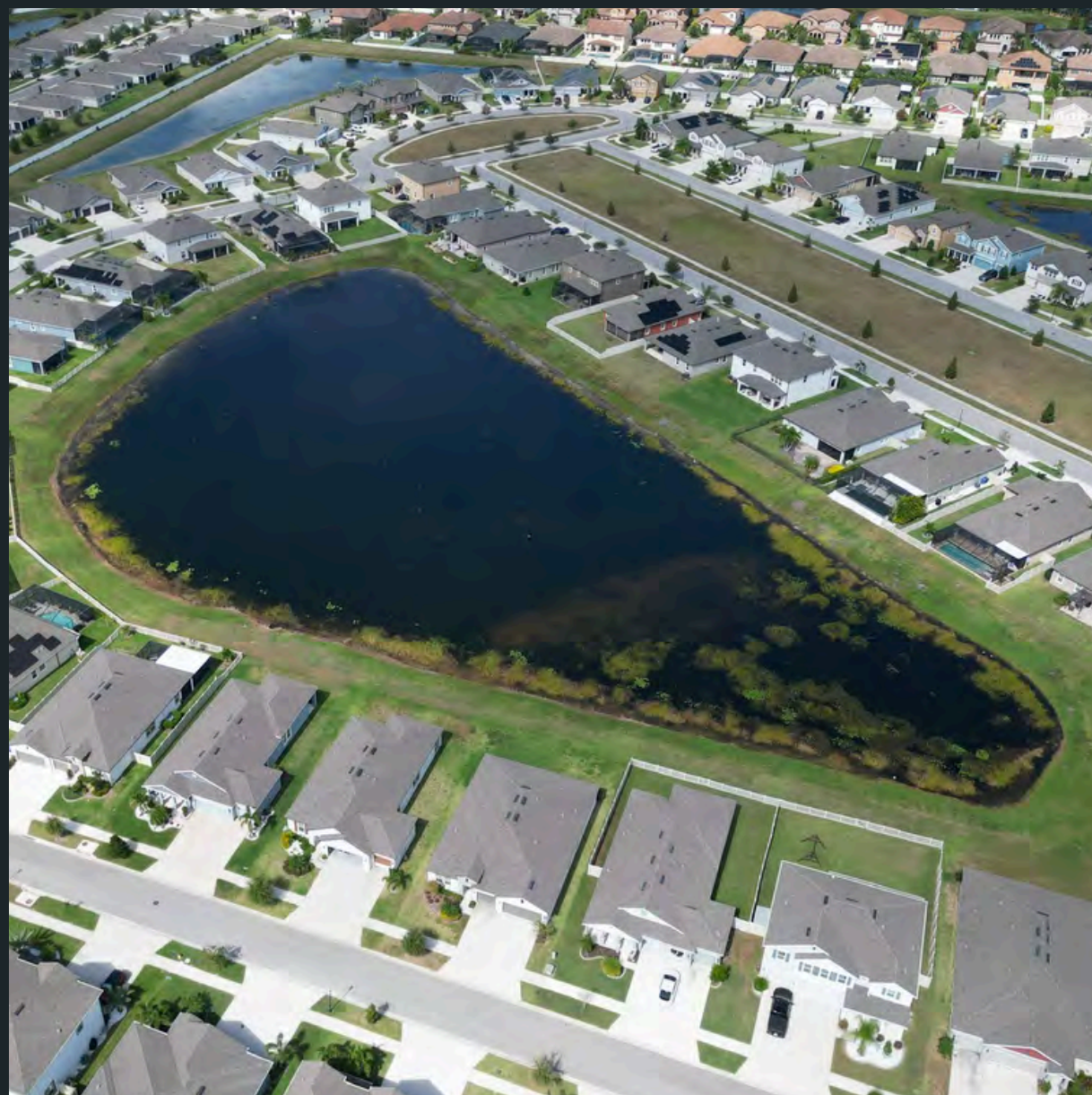
Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



MONTHLY REPORT

DECEMBER, 2025



THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579
14 PONDS



Google Earth

Image © 2022 Maxar Technologies

Prepared for: Stephanie DeLuna

Prepared By: Devon Craig

SUMMARY:

Hope everybody's Turkey was good. Pond temperatures are lowering daily and active growth is reducing as well. Pond treatments will continue to be aggressive during this time as the growth is not dormant. But as we transition into winter the ponds are looking good and are on track for a nice transition into the holiday season. We hope everyone's holidays are great.



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.

Tab 2

From: [Jessi Milch](#)
To: [John Fowler](#)
Cc: [Stephanie DeLuna](#); [Christine Gargaro](#)
Subject: Re: [EXTERNAL]September Inspection Report
Date: Friday, October 10, 2025 2:17:03 PM
Attachments: [Outlook-x1m3axq4.png](#)
[codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png](#)
[058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png](#)
[codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png](#)
[codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png](#)
[codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png](#)
[codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png](#)
[lisbanner_e90caea7-44a1-4d42-86ca-5ea9173b1d8e.png](#)
[Outlook-wxn0nrau.png](#)
[IMG_3341.jpeg](#)
[IMG_3340.jpeg](#)
[IMG_3338.jpeg](#)
[6999 - Reserve at Pradera - Bismarck Palm Removal - October 2025.pdf](#)

Hi all,

Sending over Pine Lake's responses for the September Inspection Report at Reserve at Pradera, as well as a proposal to remove the declining Bismarck palm (time sensitive - see attached photo of it from this week), and a photo of the front entrance.

1. Looking good so far! See attached photos from this week.
2. Ongoing.
3. Monitoring this area as well.
4. Agreed — I've seen this before and typically Pygmy Date Palms don't recover once they have stunted growth like this. We can talk about removing it with no replacement.
5. Weeds have been treated, however please note this is an ongoing item.
6. Unfortunately, this Bismarck may have Thielaviopsis, or trunk rot. I am providing a proposal to remove it completely. Our arborist checked it out and I was also suspecting it was some sort of fungal pathogen. The crown has collapsed and needs to be removed ASAP, not only for safety reasons but also for the health of nearby palms. Planting another palm in its place is not recommended.
7. Sucker branches removed, again this is an ongoing item.
8. Will monitor the grasses and advise the crews on when to cut the plumes.
9. I believe this has been completed. I did not see dead fronds on my property visit this week.
10. Weeds treated, but again ongoing.
11. Some staking systems were corrected last week, and again this week (I noticed 3 remaining ones). I will check in on the status of it on my visit next week.
12. Agreed --- this is a major topic I have weekly with the crews to stay on top of this. Will be working with Bert from aquatic on this.
13. I had our arborist check out the Magnolia on Grass Land Way and Bermuda Grass Way. Arborist determined this appears to be a past issue (not recent) — usually due to drought or herbicide damage. Most likely due to a watering problem at the time of install. New growth looks good/adequate, no fungal or pest issues. Dead branches can be pruned.

14. I will check on this during my drive next week. I asked the crew to stamp/even this area out to repair the tire rut.
15. Weeds were treated — ongoing.
16. Will be sending a proposal to completely redo the plants that are affected my torpedograss. My best recommendation would be to remove the Blue Daze and all its soil, treat with Fusilade, add in new soil and plant material, with pre-emergent. Blue Daze has delicate foliage and does not respond well to Fusilade.
17. Checking on this during my drive next week.
18. Bahia was approved at last meeting. Install date TBD.
19. Looking into this on my next visit — will follow up!
20. I believe these have been cutback by the crew. Following up on this on my next visit.
21. These have been detailed more. Another topic of focus with my crews going forward.

Thank you!

Jessi Milch

Account Manager

Cell: 813-205-2479

12980 Tarpon Springs Rd, Odessa, FL 33556

Email: jessi@pinelakellc.com



From: Jessi Milch <jessi@pinelakellc.com>

Sent: Thursday, October 2, 2025 12:13 PM

To: John Fowler <JFowler@rizzetta.com>

Cc: Stephanie DeLuna <SDeLuna@rizzetta.com>; Christine Gargaro <CGargaro@rizzetta.com>

Subject: Re: [EXTERNAL]September Inspection Report

Thank you!

Jessi Milch

Account Manager

Pine Lake Companies

Cell: 813-205-2479

12980 Tarpon Springs Rd, Odessa, FL 33556

Email: jessi@pinelakellc.com



SPEED
LIMIT
35

VIVATVIEW
RD

Pradera Reserve





Tab 3



Proposal #6999

6999 - Reserve at Pradera - Bismarck Palm Removal - October 2025

Date 10/10/2025
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

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

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

Due to it being a soilborne pathogen, it is recommend to remove this palm immediately. It is also **not recommended to plant another palm in its place**.

Proposal includes the flush cut removal.



Palm Removal

BISMARCK PALM REMOVAL		
Items	Quantity	Unit
FLUSH CUT	1.00	Dollars
BISMARCK PALM REMOVAL:		\$1,000.00
PROJECT TOTAL:		\$1,000.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

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

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

By _____
Jessi Milch
Date 10/10/2025

Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____

Tab 4



Ameri Solutions Inc.

701 Stillview Cir.
Brandon, Fl 33510
8134513400
ameri3solutions@gmail.com

ESTIMATE
EST034

DATE
Oct 14, 2025

TOTAL
USD \$1,450.00

TO

Reserve at Pradera CDD

3434 Colwell Ave Suite 200 Tampa, fl 33614

DESCRIPTION	RATE	QTY	AMOUNT
New basketball goal backboard First team FT 220 36"x 60" (1/2 Thick) Acrylic backboard	\$1,450.00	1	\$1,450.00
TOTAL			USD \$1,450.00

Tab 5



Quarterly Compliance Audit Report

Reserve at Pradera

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

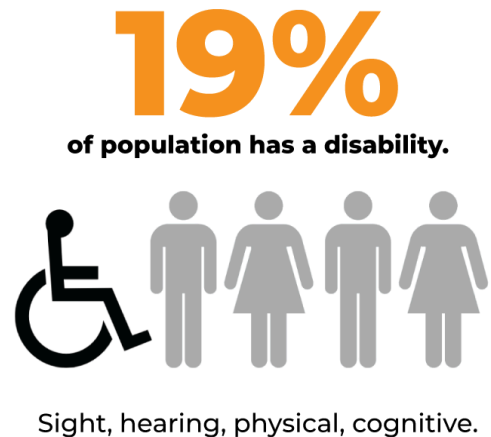
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 6

MINUTES OF MEETING

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

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on **Thursday, September 25, 2025, at 10:30 a.m. at the Riverview Public Library, located at 9951 Balm Riverview Rd., Riverview, Florida 33578.**

Present and constituting a quorum:

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

Also, present were:

Stephanie DeLuna	District Manager; Rizzetta & Company
John Fowler	Field Services 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

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

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

SECOND ORDER OF BUSINESS**Audience Comments**

Audience comments were entertained regarding spraying for Midge Flies and the August minutes.

THIRD ORDER OF BUSINESS**Staff Reports****A. Aquatics Services****1. Presentation of Waterway Inspection Report**

Mr. Smith reviewed the process of Midge Fly treatments on pond #11. He stated that the treatments for lily pads will occur following hurricane season.

It was stated that landscaper and Sitex will coordinate to address the bush hogging on Ponds #6 & #9.

A request was made to hold a workshop for residents.

B. Landscape Inspection Services

1. Presentation of the Landscape Inspection Report

Mr. Fowler distributed hard copies of the report, noting damage caused by a truck and adjustments needed on the property.

The Board asked that Mr. Fowler have an arborist review the Magnolias.

2. Pine Lake Fall Annual Flower Rotation Proposal #6446

Ms. Milch presented the proposal that includes 320 4.5 " annual plants.

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

3. Pine Lake Irrigation Repair Proposal #6226

On a Motion by Ms. Wyatt, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved the Pine Lake proposal for irrigation repair, in the amount of \$3,403.72, for the Reserve at Pradera Community Development District.

4. Pine Lake Irrigation Repair Proposal #6428

On a Motion by Mr. Newbold, seconded by Ms. Felix, with all in favor, the Board of Supervisors approved the Pine Lake Proposal to install plants to cover up well equipment, in the amount of \$1,457.76, for the Reserve at Pradera Community Development District.

5. Presentation of Proposal #6543 -Green Privacy Screen

The Board asked that privacy screen be added to the pool areas and splash pad.
In the amount of \$1,325.10.

6. Presentation of Pine Lake Proposals #6654 and 6807 Bahia Sod Slope

On a Motion by Ms. Felix, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved the Pine Lake Proposal to install the playground mulch, in the amount of \$2,400, for the Reserve at Pradera Community Development District.

7. Presentation of Pine Lake Playground Mulch Install

The Board disregarded proposal #6654.

On a Motion by Mr. Caines, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved the Pine Lake Proposal #6807, in the amount of \$1,427.40, for the Reserve at Pradera Community Development District.

8. Presentation of 6808 Bluegrass Field Ct. Install

No action was taken on this proposal.

9. Presentation of 6809 Pine Lake Fall Mulch Install

The Board tabled this proposal and asked that Ms. Deluna obtain bids from other vendors.

10. Presentation of 6819 Crinum Lily & Rock Removal and Replacement

On a Motion by Ms. Felix, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors approved the Pine Lake Proposal #6819, in the amount of \$990.00 for a pool planter, for the Reserve at Pradera Community Development District.

11. Presentation of Pine Lake Straightening Two Magnolias

This matter was tabled.

C. District Counsel

Mr. Steady stated that he sent the letter to the HOA but is still waiting for a response.

D. District Engineer

Mr. Thornton stated that the cost to make Pond #9 deeper to raise the water level would be between \$200,000 and \$250,000.

E. District Manager

The next regular meeting of the Board of Supervisors is scheduled for Thursday, October 23, 2025, at 10:30 a.m. at the library.

The Board asked that a pond workshop be held on either the 18th or 25 at the Pradera Clubhouse and to cancel the November meeting.

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 Mike's Signs Proposals**

On a Motion by Ms. Wyatt, seconded by Ms. Felix, with all in favor, the Board of Supervisors approved the proposal from Mike's Signs in the amount \$450.00 for "no overnight" parking signs, for the Reserve at Pradera Community Development District.

B. Ratification of 2025-2026 Insurance Proposal

On a Motion by Mr. Caines, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors ratified the fiscal year 205-2026 EGIS insurance proposal totaling \$18,445, for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS**Business Administration****A. Consideration of the Regular Meeting Minutes of the Meeting Held August 28, 2025**

On a motion by Ms. Felix, seconded by Ms. Wyatt, and with all in favor, the Board of Supervisors approved the meeting minutes of the regular meeting held on August 28, 2025, as amended, for the Reserve at Pradera Community Development District.

B. Consideration of Operations and Maintenance Expenditures for August 2025

On a motion by Ms. Wyatt, seconded by Mr. Caines, and with all in favor, the Board of Supervisors ratified the August 2025 (\$43,585.18) O&M expenditures, for the Reserve at Pradera Community Development District.

On a motion by Ms. Felix, seconded by Ms. Wyatt, and with all in favor, the Board of Supervisors approved cancelling the worker's compensation policy for off-duty officers, for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS**Supervisor Requests**

Ms. Felix requested a lock be placed on the bulletin board and the dog park fence be updated.

Ms. Wyatt discussed the rec rules violation of 6/9 and asked that the footage be reviewed to see who swiped in and the violation letters. She also asked that Fountain Kings investigate anti-foam options.

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SEVENTH ORDER OF BUSINESS

Adjournment

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On a Motion by Mr. Newbold, seconded by Mr. Caines, with all in favor, the Board of Supervisors adjourned the meeting at 11:56 a.m., for the Reserve at Pradera Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 7

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

WWW.RESERVEATPRADERACDD.ORG

Operation and Maintenance Expenditures September 2025 For Board Approval

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

The total items being presented: **\$70,069.43**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Burr & Forman, LLP	300189	1585800	Legal Services 07/25	\$ 700.00
Burr & Forman, LLP	300207	1594357	Legal Services 08/25	\$ 910.00
Egis Insurance Advisors, LLC	300196	29583	Policy# 100125253 10/01/25-10/01/26	\$ 18,445.00
Fountain Kings, Inc.	300208	INV-0892	Water Feature Maintenance Visit 07/25	\$ 235.00
Fountain Kings, Inc.	300208	INV-0893	Water Feature Maintenance Visit 08/25	\$ 235.00
Halff Associates, Inc	300190	10149089	Engineering Services 07/25	\$ 1,203.78
Halff Associates, Inc	300206	10151142	Engineering Services 08/25	\$ 545.70
Hillsborough County BOCC	20250929-1	3629519463 08/25 ACH	12051 Palmera Reserve Drive 08/25	\$ 1,424.41
HomeTeam Pest Defense, Inc.	300197	113006648	Pest Control Services - Sentricon Monitoring AA 09/25	\$ 44.00
Jason Newbold	300191	JN082825	Board of Supervisors Meeting 08/28/25	\$ 200.00
Jason Newbold	300209	JN092525	Board of Supervisors Meeting 09/25/25	\$ 200.00
Jayson Caines	300192	JC082825	Board of Supervisors Meeting 08/28/25	\$ 200.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jayson Caines	300210	JC092525	Board of Supervisors Meeting 09/25/25	\$ 200.00
Jerry Richardson Trapper	300198	2069	Wildlife Services 09/25	\$ 1,100.00
Kenneth D Belcher Sr	300193	KB082825	Board of Supervisors Meeting 08/28/25	\$ 200.00
Lindsay Aliene Stover Felix	300194	LF082825	Board of Supervisors Meeting 08/28/25	\$ 200.00
Lindsay Aliene Stover Felix	300211	LF092525	Board of Supervisors Meeting 09/25/25	\$ 200.00
Maya Wyatt	300195	MW082825	Board of Supervisors Meeting 08/28/25	\$ 200.00
Maya Wyatt	300212	MW092525	Board of Supervisors Meeting 09/25/25	\$ 200.00
Pine Lake Services, LLC	300199	8074	Monthly Landscaping 09/25	\$ 12,468.80
Rizzetta & Company, Inc.	300181	INV0000102234	District Management Fees 09/25	\$ 4,863.92
SafeTouch, LLC	300200	20652	Monthly Monitoring Services 09/25	\$ 1,020.00
Sitex Aquatics, LLC	300204	10210-b	Pond Maintenance 09/25	\$ 2,285.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	300204	10227-b	Pest Control 09/25	\$ 510.00
Spectrum	20250908-1	2490284081925 ACH	Internet Service 09/25	\$ 170.00
TECO	20250911-1	Monthly Summary 08/25 ACH 224	Electric Summary 08/25	\$ 15,240.81
The Observer Group, Inc.	300201	25-02844H	Legal Advertising 09/25	\$ 83.13
Total Community Maintenance, LLC	300202	8073	Monthly Cleaning & Maintenance 09/25	\$ 1,050.00
U.S. Bank	300203	7871651	Trustee Fees Series 2015 08/01/25- 07/31/26	\$ 3,663.50
Wahoo Pools Group, Inc.	300205	20250832	Service Call 09/25	\$ 571.38
Wahoo Pools Group, Inc.	300205	20250835	Pool Service Contract 10/25	<u>\$ 1,500.00</u>
Report Total				<u>\$ 70,069.43</u>



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

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

22 Aug 2025
Invoice # 1585800
Bill Atty: S. Steady
As of 07/31/25

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH JULY 31, 2025

Professional Services	\$700.00
TOTAL DUE THIS BILL	\$700.00

RECEIVED
08-22-2025

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

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

Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFRreceivables@burr.com

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY
DEVELOPMENT
0000001 General Governmental Matters

22 Aug 2025

Invoice # 1585800
Page 2

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

22 Aug 2025
Invoice # 1585800
Bill Atty: S. Steady
As of 07/31/25

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT
0000001 General Governmental Matters

Date	Description	Tkpr	Hours	Value
07/24/25	Attend Board meeting.	SIS	2.00	\$700.00
	Total Services		2.00	\$700.00
	Total Services and Disbursements			\$700.00
	TOTAL NOW DUE			\$700.00

SUMMARY OF SERVICES

Name	Rank	Rate	Hours	Amount
Scott I. Steady	Partner	\$350.00	2.00	\$700.00
TOTALS			2.00	\$700.00



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

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

26 Sep 2025
Invoice # 1594357
Bill Atty: S. Steady
As of 08/31/25

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH AUGUST 31, 2025

Professional Services	\$910.00
TOTAL DUE THIS BILL	\$910.00

RECEIVED
09-26-2025

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

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

Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFRreceivables@burr.com

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY
DEVELOPMENT
0000001 General Governmental Matters

26 Sep 2025

Invoice # 1594357
Page 2

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

26 Sep 2025
Invoice # 1594357
Bill Atty: S. Steady
As of 08/31/25

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT
0000001 General Governmental Matters

Date	Description	Tkpr	Hours	Value
08/11/25	Briefly review Florida Statute 189.0694 to answer Kyle Thornton's question on requirement of annual report; email to Kyle.	SIS	0.80	\$280.00
08/26/25	Call with Manager to discuss fence issues concerning access to ponds; email to Stephanie.	SIS	0.20	\$70.00
08/28/25	Call with Stephanie to discuss HOA issue and fences; attend Board meeting.	SIS	1.60	\$560.00
Total Services			2.60	\$910.00
Total Services and Disbursements				\$910.00
TOTAL NOW DUE				\$910.00

SUMMARY OF SERVICES

Name	Rank	Rate	Hours	Amount
Scott I. Steady	Partner	\$350.00	2.60	\$910.00
TOTALS			2.60	\$910.00



INVOICE

Customer	Reserve at Pradera Community Development District
Acct #	560
Date	09/18/2025
Customer Service	Yvette Nunez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 18,445.00
Payment Amount	\$18,445.00
Payment for:	Invoice#29583
100125253	

Thank You

Please detach and return with payment



Customer: Reserve at Pradera Community Development District

Invoice	Effective	Transaction	Description	Amount
29583	10/01/2025	Renew policy	Policy #100125253 10/01/2025-10/01/2026 Florida Insurance Alliance GL POL EPL EBL PROP - Renew policy Due Date: 9/18/2025 General Liability \$4,039.00 Property \$11,101.00 Public Officials Liability \$3,305.00	18,445.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED
09-22-2025

Total

\$ 18,445.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/18/2025



INVOICE

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

Invoice Date
Sep 8, 2025

Invoice Number
INV-0892

Reference
July WFM

Delivery Address
12051 Pradera Reserve Blvd
RIVERVIEW FL 33579

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

Item	Description	Quantity	Unit Price	Amount USD
WFM	July 2025 Water Feature Maintenance: Onsite 7/02, 7/19 and 7/25.	1.00	235.00	235.00
			Subtotal	235.00
			TOTAL TAX	0.00
			TOTAL USD	235.00

Due Date: Oct 8, 2025
Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

RECEIVED
09-08-2025

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



[View and pay online now](#)



INVOICE

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

Invoice Date
Sep 8, 2025

Invoice Number
INV-0893

Reference
August WFM

Delivery Address
12051 Pradera Reserve Blvd
RIVERVIEW FL 33579

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

Item	Description	Quantity	Unit Price	Amount USD
WFM	August 2025 Water Feature Maintenance: Onsite 8/04, 8/17 and 8/30.	1.00	235.00	235.00
			Subtotal	235.00
			TOTAL TAX	0.00
			TOTAL USD	235.00

Due Date: Oct 8, 2025
Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

RECEIVED
09-08-2025

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



[View and pay online now](#)



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

Invoice Date: 08/28/2025
Invoice: 10149089
Project: 039405.001

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

For Professional Services Rendered through: August 17, 2025

Hourly	Earned To Date	Previous Amount	Current Amount
000P01 - Misc. Services	32,880.93	31,677.15	1,203.78
000P89 - Reimbursable Expenses	343.43	343.43	0.00
Total Hourly Services:	33,224.36	32,020.58	1,203.78

Total Earned to Date: 33,224.36

Less Previous Billed: 32,020.58

Amount Due this Invoice: 1,203.78

RECEIVED
08-28-2025

Notes from Project Manager:

CDD Meeting by Phone 5/22/25 (not connected waited for 15mins), CDD Meeting by Phone 7/24/25, coordination with DM, site visit on 5/27, researc PRS notices, consult with Attorney handling, summary to DM. Exchange with DA/DM on need for an annual inspection report.

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

Reference Project 039405.001 and Invoice 10149089

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

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

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

August 28, 2025
Project No: 039405.001
Invoice No: 10149089
Invoice Total: \$1,203.78

039405.001 Reserve at Pradera CDD/Eng. Svcs. (060070001)
Professional Services thru August 17, 2025

Phase	000P01	Misc. Services		
Professional Personnel				
			Hours	Amount
Administrative III			.75	92.06
Principal/Officer-Prof. Eng III			3.25	1,111.72
Totals			4.00	1,203.78
Total Labor				1,203.78

Phase	000P89	Reimbursable Expenses		
Total this Invoice				\$1,203.78



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

Invoice Date: 09/24/2025
Invoice: 10151142
Project: 039405.001

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

For Professional Services Rendered through: September 14, 2025

Hourly	Earned To Date	Previous Amount	Current Amount
000P01 - Misc. Services	33,426.63	32,880.93	545.70
000P89 - Reimbursable Expenses	343.43	343.43	0.00
Total Hourly Services:	33,770.06	33,224.36	545.70

Total Earned to Date: 33,770.06

Less Previous Billed: 33,224.36

Amount Due this Invoice: 545.70

Notes from Project Manager:

CDD Mtg by phone - 8/28/25

RECEIVED
09-24-2025

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

Reference Project 039405.001 and Invoice 10151142

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

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

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

September 24, 2025
Project No: 039405.001
Invoice No: 10151142
Invoice Total: \$545.70

039405.001 Reserve at Pradera CDD/Eng. Svcs. (060070001)
Professional Services thru September 14, 2025

Phase	000P01	Misc. Services		
Professional Personnel				
			Hours	Amount
Administrative III			.25	30.69
Principal/Officer-Prof. Eng III			1.50	515.01
Totals			1.75	545.70
Total Labor				545.70
Phase	000P89	Reimbursable Expenses		
			Total this Invoice	\$545.70



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RESERVES AT PRADERA CDD	3629519463	09/16/2025	10/07/2025

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	08/13/2025	29323	09/12/2025	30296	97300 GAL	ACTUAL	WATER

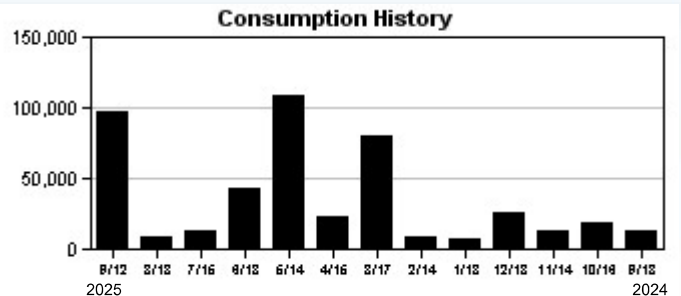
Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$293.85
Water Base Charge	\$55.46
Water Usage Charge	\$296.84
Sewer Base Charge	\$137.83
Sewer Usage Charge	\$634.40

Summary of Account Charges

Previous Balance	\$282.83
Net Payments - Thank You	\$-282.83
Total Account Charges	\$1,424.41
AMOUNT DUE	\$1,424.41

RECEIVED
09-18-2025



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3629519463



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

4,139 8

DUE DATE	10/07/2025
AMOUNT DUE	\$1,424.41
AMOUNT PAID	



0036295194637 00001424415

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

Service Slip / Invoice

INVOICE: 113006648
DATE: 09/01/25
ORDER:

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

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
09/01/25			DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	07/09/25	NA	N/A	
Service	Description				Amount
TBSMAA	Sentricon Monitoring AA				\$44.00

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

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

X

CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

RESERVE AT PRADERA CDD

Meeting Date: August 28, 2025

SUPERVISOR PAY REQUEST

RECEIVED
08-29-2025

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:30
Meeting End Time:	11:58
Total Meeting Time:	

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____



RESERVE AT PRADERA CDD
Meeting Date: September 25, 2025

SUPERVISOR PAY REQUEST

RECEIVED
09-29-2025

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

not present

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:30am
Meeting End Time:	11:50am
Total Meeting Time:	

Time Over _____ Hours: 1:20 minutes

Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

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



INVOICE

BILL TO

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

INVOICE # 2069

DATE 09/16/2025

DUE DATE 10/01/2025

TERMS Net 15

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

2 cameras & 1 Trap on property.

LTD Hogs removed: 94
YTD Hogs removed: 15
MTD Hogs removed: 0

Note:

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

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

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

A 30 day notice is required to terminate trapping service in writing.
Termination fees may apply.

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

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

RECEIVED
09-16-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/25	8074
Terms	Due Date
Net 30	10/01/25

BILL TO

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

PROPERTY

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

Amount Due	Enclosed
\$12,468.80	

Please detach top portion and return with your payment.

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

RECEIVED
08-29-2025

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

Invoice

Date	Invoice #
9/2/2025	INV0000102234

Bill To:

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

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

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

RECEIVED
08-28-2025



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

Invoice

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

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	09/01/2025	20652	10/01/2025	

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

RECEIVED 09-02-2025	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!

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.: 10210-b
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

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

Total **\$2,285.00**

RECEIVED
09-01-2025

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

Invoice details
Invoice no.: 10227-b
Terms: Net 30
Invoice date: 09/03/2025
Due date: 10/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Larvicide	Midge Larviciding: Pond 11 August	1	\$255.00	\$255.00
2.		Larvicide	Midge Larviciding Pond 11 September	1	\$255.00	\$255.00
Total						\$510.00

RECEIVED
09-03-2025

August 19, 2025
Invoice Number: 2490284081925
Account Number: **8337 12 029 2490284**

Auto Pay Notice

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

Contact Us

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

NEWS AND INFORMATION

Stay connected to your business and save big with multi-line mobile savings. Call **1-855-767-1766**.

Summary

*Service from 08/19/25 through 09/18/25
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
<i>YOUR AUTO PAY WILL BE PROCESSED 09/05/25</i>	
Total Due by Auto Pay	\$170.00

RECEIVED
08-20-2025



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 19 08202025 NNNNNNNN 01 994733

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

August 19, 2025

RESERVE AT PRADERA CDD

Invoice Number: 2490284081925
Account Number: 8337 12 029 2490284
Service At: 12051 PRADERA RESERVE
BLVD PLHS
RIVERVIEW FL 33579-9323

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2490284081925
 Account Number: 8337 12 029 2490284

RESERVE AT PRADERA CDD

Contact Us

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

8633 2390 DY RP 19 08202025 NNNNNNNN 01 994733

Charge Details

Previous Balance		170.00
EFT Payment	08/05	-170.00
Remaining Balance		\$0.00

Payments received after 08/19/25 will appear on your next bill.

Service from 08/19/25 through 09/18/25

Spectrum Business™ Internet

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

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

Other Charges

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

Current Charges **\$170.00**

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

Billing Information

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

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

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

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

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

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

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

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

Continued on the next page....

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

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



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

Reserve at Pradera CDD
07/12/25-08/11/25
Statement Date: 08/15/25
Due Date: 09/05/25

<u>Acct #</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
211004653369	8/15/2025	Reserve at Pradera PH1Blvd	53100-4301	\$ 2,315.84
211004653575	8/15/2025	Reserve at Pradera PH 1A	53100-4301	\$ 1,273.17
211004653823	8/20/2025	13411 Balm Riverview Rd Sign	53100-4301	\$ 453.01
211004654029	8/20/2025	13309 Pradera Reserve Dr IR	53100-4301	\$ 300.03
211004654276	8/20/2025	12051 Pradera Reserve Blvd PO	53100-4301	\$ 583.93
211004654458	8/20/2025	12053 Pradera Reserve Blvd	53100-4301	\$ 501.04
211004654664	8/20/2025	The Reserve at Pradera PH1B	53100-4301	\$ 1,716.63
211024076591	8/15/2025	Pradera PH 4	53100-4301	\$ 3,169.17
221006977807	8/15/2025	Reserve at Pradera PH2	53100-4301	\$ 2,511.10
221006978904	8/15/2025	Reserve at Pradera Amenity	53100-4301	\$ 509.28
221006978920	8/15/2025	Reserve at Praderia PH3	53100-4301	\$ 1,016.40
221006978961	8/15/2025	Reserve at Pradera PH2Blvd	53100-4301	\$ 891.21

RECEIVED
08-22-2025

TOTAL 53100-4301

\$ 15,240.81



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

Statement Date: August 15, 2025

Amount Due: \$2,315.84

Due Date: September 05, 2025

Account #: 211004653369

DO NOT PAY. Your account will be drafted on September 05, 2025

Account Summary

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

Previous Amount Due	\$2,315.84
Payment(s) Received Since Last Statement	-\$2,315.84

Current Month's Charges	\$2,315.84
-------------------------	------------

Amount Due by September 05, 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.

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

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: September 05, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,315.84

Payment Amount: \$ _____

611878357168

Your account will be
drafted on September 05, 2025

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

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

Make check payable to: TECO

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



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

Account #: 211004653369
Statement Date: August 15, 2025
Charges Due: September 05, 2025

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

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

Total Current Month's Charges

\$2,315.84

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: August 15, 2025

Amount Due: \$1,273.17

Due Date: September 05, 2025

Account #: 211004653575

DO NOT PAY. Your account will be drafted on September 05, 2025

Account Summary

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

Previous Amount Due	\$1,273.17
Payment(s) Received Since Last Statement	-\$1,273.17

Current Month's Charges	\$1,273.17
-------------------------	------------

Amount Due by September 05, 2025 \$1,273.17

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



Scan here to view
your account online.

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

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



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

Account #: 211004653575

Due Date: September 05, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,273.17

Payment Amount: \$ _____

611878357169

Your account will be
drafted on September 05, 2025

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

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

Make check payable to: TECO

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



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

Account #: 211004653575
Statement Date: August 15, 2025
Charges Due: September 05, 2025

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	280 kWh @ \$0.03412/kWh	\$9.55
Fixture & Maintenance Charge	20 Fixtures	\$487.60
Lighting Pole / Wire	20 Poles	\$671.80
Lighting Fuel Charge	280 kWh @ \$0.03363/kWh	\$9.42
Storm Protection Charge	280 kWh @ \$0.00559/kWh	\$1.57
Clean Energy Transition Mechanism	280 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	280 kWh @ \$0.01230/kWh	\$3.44
Florida Gross Receipt Tax		\$0.62
State Tax		\$89.05

Lighting Charges

\$1,273.17

Total Current Month's Charges

\$1,273.17

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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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.



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 20, 2025

Amount Due: \$453.01

Due Date: September 10, 2025

Account #: 211004653823

DO NOT PAY. Your account will be drafted on September 10, 2025

Account Summary

Current Service Period: July 17, 2025 - August 14, 2025

Previous Amount Due	\$562.39
Payment(s) Received Since Last Statement	-\$562.39

Current Month's Charges	\$453.01
-------------------------	----------

Amount Due by September 10, 2025 \$453.01

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



Your average daily kWh used was **16.04% lower** than the same period last year.

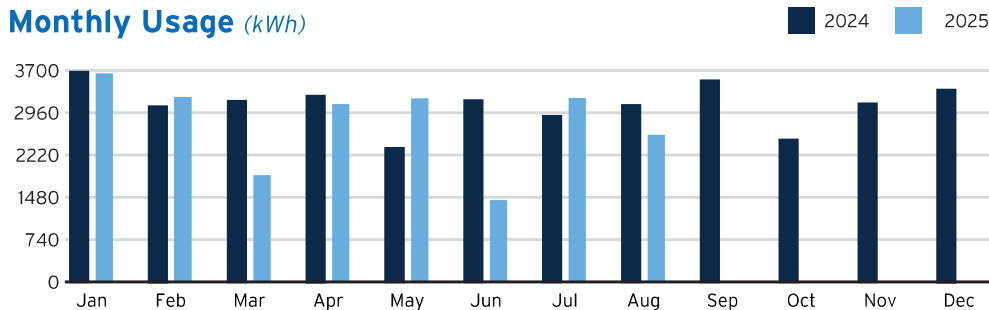


Your average daily kWh used was **16.82% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211004653823

Due Date: September 10, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$453.01

Payment Amount: \$ _____

656322615009

Your account will be drafted on September 10, 2025

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

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

Make check payable to: TECO

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



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

Account #: 211004653823

Statement Date: August 20, 2025

Charges Due: September 10, 2025

Meter Read

Meter Location: Sgn
Service Period: Jul 17, 2025 - Aug 14, 2025
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000841112	08/14/2025	20,464		17,896		2,568 kWh	1	29 Days

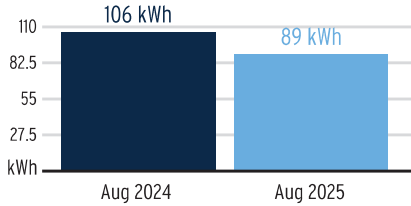
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,568 kWh @ \$0.08641/kWh	\$221.90
Fuel Charge	2,568 kWh @ \$0.03391/kWh	\$87.08
Storm Protection Charge	2,568 kWh @ \$0.00577/kWh	\$14.82
Clean Energy Transition Mechanism	2,568 kWh @ \$0.00418/kWh	\$10.73
Storm Surcharge	2,568 kWh @ \$0.02121/kWh	\$54.47
Florida Gross Receipt Tax		\$10.44
Electric Service Cost		\$417.71
State Tax		\$35.30
Total Electric Cost, Local Fees and Taxes		\$453.01

Total Current Month's Charges

\$453.01

Avg kWh Used Per Day



Important Messages

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

Statement Date: August 20, 2025

Amount Due: \$300.03

Due Date: September 10, 2025

Account #: 211004654029

DO NOT PAY. Your account will be drafted on September 10, 2025

Account Summary

Current Service Period: July 17, 2025 - August 14, 2025

Previous Amount Due	\$336.62
Payment(s) Received Since Last Statement	-\$336.62

Current Month's Charges	\$300.03
-------------------------	----------

Amount Due by September 10, 2025 \$300.03

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



Your average daily kWh used was **58.33% higher** than the same period last year.

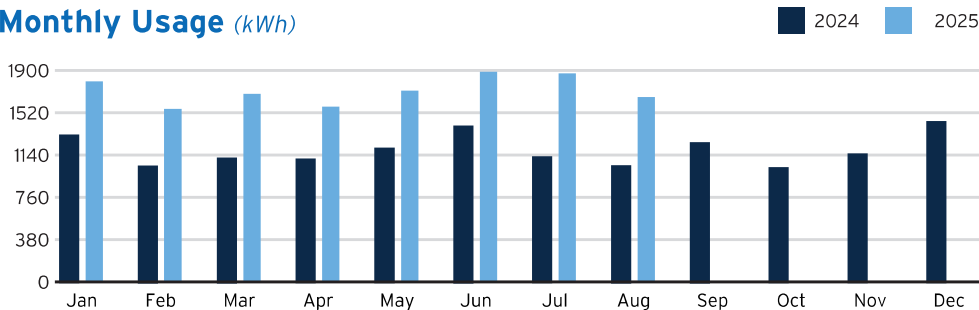


Your average daily kWh used was **8.06% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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Let's be honest.
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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211004654029

Due Date: September 10, 2025

Amount Due: \$300.03

Payment Amount: \$ _____

656322615010

Your account will be drafted on September 10, 2025

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

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

Make check payable to: TECO

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



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

Account #: 211004654029
Statement Date: August 20, 2025
Charges Due: September 10, 2025

Meter Read

Meter Location: IR

Service Period: Jul 17, 2025 - Aug 14, 2025

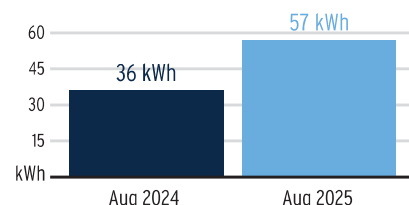
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851388	08/14/2025	82,661		81,001		1,660 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27	
Energy Charge	1,660 kWh @ \$0.08641/kWh	\$143.44	
Fuel Charge	1,660 kWh @ \$0.03391/kWh	\$56.29	
Storm Protection Charge	1,660 kWh @ \$0.00577/kWh	\$9.58	
Clean Energy Transition Mechanism	1,660 kWh @ \$0.00418/kWh	\$6.94	
Storm Surcharge	1,660 kWh @ \$0.02121/kWh	\$35.21	
Florida Gross Receipt Tax		\$6.92	
Electric Service Cost		\$276.65	
State Tax		\$23.38	
Total Electric Cost, Local Fees and Taxes		\$300.03	

Avg kWh Used Per Day



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Quarterly Fuel Source

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Total Current Month's Charges

\$300.03

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 20, 2025

Amount Due: \$583.93

Due Date: September 10, 2025

Account #: 211004654276

DO NOT PAY. Your account will be drafted on September 10, 2025

Account Summary

Current Service Period: July 17, 2025 - August 14, 2025

Previous Amount Due	\$614.97
Payment(s) Received Since Last Statement	-\$614.97

Current Month's Charges	\$583.93
-------------------------	----------

Amount Due by September 10, 2025 \$583.93

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



Your average daily kWh used was **2.54% lower** than the same period last year.

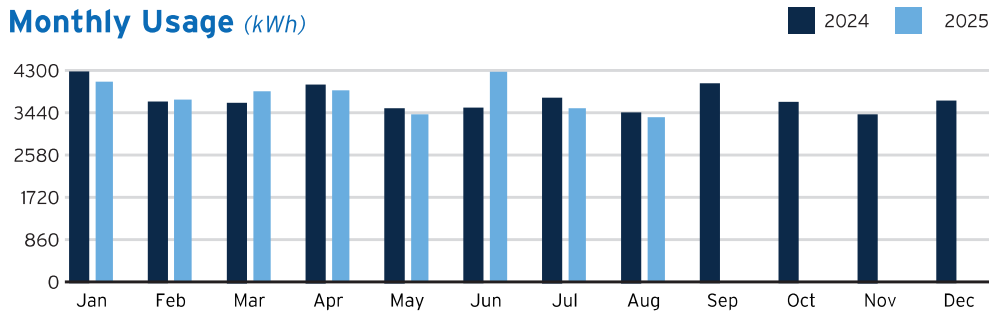


Your average daily kWh used was **2.54% lower** than it was in your previous period.



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Monthly Usage (kWh)



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Account #: 211004654276

Due Date: September 10, 2025



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Amount Due: \$583.93

Payment Amount: \$ _____

656322615011

Your account will be drafted on September 10, 2025

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

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

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



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

Account #: 211004654276

Statement Date: August 20, 2025

Charges Due: September 10, 2025

Meter Read

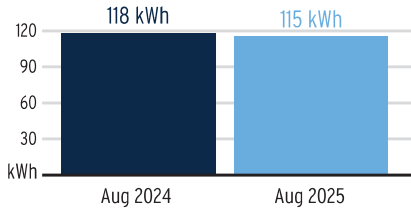
Meter Location: PO
Service Period: Jul 17, 2025 - Aug 14, 2025
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489694	08/14/2025	65,337		61,992		3,345 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,345 kWh @ \$0.08641/kWh	\$289.04
Fuel Charge	3,345 kWh @ \$0.03391/kWh	\$113.43
Storm Protection Charge	3,345 kWh @ \$0.00577/kWh	\$19.30
Clean Energy Transition Mechanism	3,345 kWh @ \$0.00418/kWh	\$13.98
Storm Surcharge	3,345 kWh @ \$0.02121/kWh	\$70.95
Florida Gross Receipt Tax		\$13.46
Electric Service Cost		\$538.43
State Tax		\$45.50
Total Electric Cost, Local Fees and Taxes		\$583.93

Avg kWh Used Per Day



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Total Current Month's Charges

\$583.93

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Tampa, FL 33601-0111

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

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

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

Statement Date: August 20, 2025

Amount Due: \$501.04

Due Date: September 10, 2025

Account #: 211004654458

DO NOT PAY. Your account will be drafted on September 10, 2025

Account Summary

Current Service Period: July 17, 2025 - August 14, 2025

Previous Amount Due	\$517.75
Payment(s) Received Since Last Statement	-\$517.75

Current Month's Charges	\$501.04
-------------------------	----------

Amount Due by September 10, 2025 \$501.04

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



Your average daily kWh used was **10.11% higher** than the same period last year.

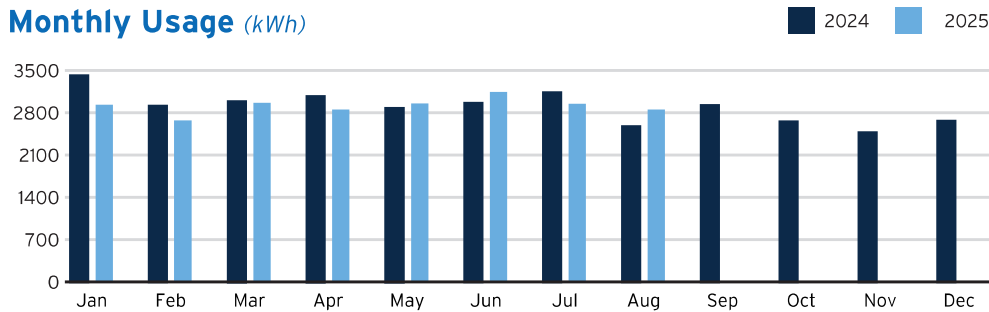


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 211004654458

Due Date: September 10, 2025



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

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Amount Due: \$501.04

Payment Amount: \$ _____

656322615012

Your account will be drafted on September 10, 2025

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

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TECO
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TAMPA, FL 33631-3318

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



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

Account #: 211004654458
Statement Date: August 20, 2025
Charges Due: September 10, 2025

Meter Read

Service Period: Jul 17, 2025 - Aug 14, 2025

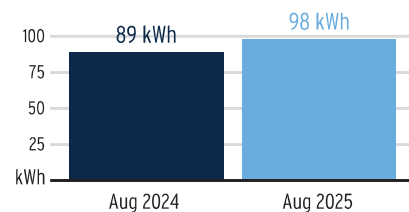
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	08/14/2025	90,078		87,225		2,853 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,853 kWh @ \$0.08641/kWh	\$246.53
Fuel Charge	2,853 kWh @ \$0.03391/kWh	\$96.75
Storm Protection Charge	2,853 kWh @ \$0.00577/kWh	\$16.46
Clean Energy Transition Mechanism	2,853 kWh @ \$0.00418/kWh	\$11.93
Storm Surcharge	2,853 kWh @ \$0.02121/kWh	\$60.51
Florida Gross Receipt Tax		\$11.55
Electric Service Cost		\$462.00
State Tax		\$39.04
Total Electric Cost, Local Fees and Taxes		\$501.04

Avg kWh Used Per Day



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Total Current Month's Charges

\$501.04

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

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7-1-1

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813-275-3909

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

Statement Date: August 20, 2025

Amount Due: **\$1,716.63**

Due Date: September 10, 2025

Account #: 211004654664

DO NOT PAY. Your account will be drafted on September 10, 2025

Account Summary

Current Service Period: July 17, 2025 - August 14, 2025

Previous Amount Due \$1,718.76

Payment(s) Received Since Last Statement -\$1,718.76

Current Month's Charges **\$1,716.63**

Amount Due by September 10, 2025 \$1,716.63

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your account online.

**Let's be honest.
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need me
anymore.**



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

Account #: 211004654664

Due Date: September 10, 2025

Amount Due: **\$1,716.63**

Payment Amount: \$ _____

656322615013

Your account will be
drafted on September 10, 2025



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3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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

Account #: 211004654664
Statement Date: August 20, 2025
Charges Due: September 10, 2025

Service Period: Jul 17, 2025 - Aug 14, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	384 kWh @ \$0.03412/kWh	\$13.10
Fixture & Maintenance Charge	27 Fixtures	\$655.74
Lighting Pole / Wire	27 Poles	\$906.93
Lighting Fuel Charge	384 kWh @ \$0.03363/kWh	\$12.91
Storm Protection Charge	384 kWh @ \$0.00559/kWh	\$2.15
Clean Energy Transition Mechanism	384 kWh @ \$0.00043/kWh	\$0.17
Storm Surcharge	384 kWh @ \$0.01230/kWh	\$4.72
Florida Gross Receipt Tax		\$0.85
State Tax		\$120.06

Lighting Charges

\$1,716.63

Total Current Month's Charges

\$1,716.63

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 15, 2025

Amount Due: **\$3,169.17**

Due Date: September 05, 2025

Account #: 211024076591

DO NOT PAY. Your account will be drafted on September 05, 2025

Account Summary

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

Previous Amount Due \$3,169.17

Payment(s) Received Since Last Statement -\$3,169.17

Current Month's Charges **\$3,169.17**

Amount Due by September 05, 2025 \$3,169.17

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



Scan here to view
your account online.

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at **TECOaccount.com**
and select "ON" to enroll.

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: September 05, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$3,169.17**

Payment Amount: \$ _____

688421210055

Your account will be
drafted on September 05, 2025

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

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

Make check payable to: TECO

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



Service For:
PRADERA PH 4
RIVERVIEW, FL 33579

Account #: 211024076591
Statement Date: August 15, 2025
Charges Due: September 05, 2025

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	714 kWh @ \$0.03412/kWh	\$24.36
Fixture & Maintenance Charge	51 Fixtures	\$1171.38
Lighting Pole / Wire	51 Poles	\$1713.09
Lighting Fuel Charge	714 kWh @ \$0.03363/kWh	\$24.01
Storm Protection Charge	714 kWh @ \$0.00559/kWh	\$3.99
Clean Energy Transition Mechanism	714 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	714 kWh @ \$0.01230/kWh	\$8.78
Florida Gross Receipt Tax		\$1.58
State Tax		\$221.67

Lighting Charges

\$3,169.17

Total Current Month's Charges

\$3,169.17

Important Messages

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 15, 2025

Amount Due: \$2,511.10

Due Date: September 05, 2025

Account #: 221006977807

DO NOT PAY. Your account will be drafted on September 05, 2025

Account Summary

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

Previous Amount Due \$2,511.10

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

Current Month's Charges \$2,511.10

Amount Due by September 05, 2025 \$2,511.10

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



Scan here to view
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and select "ON" to enroll.

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: September 05, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,511.10

Payment Amount: \$ _____

666199088439

Your account will be
drafted on September 05, 2025

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

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

Make check payable to: TECO

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



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

Account #: 221006977807
Statement Date: August 15, 2025
Charges Due: September 05, 2025

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	588 kWh @ \$0.03412/kWh	\$20.06
Fixture & Maintenance Charge	42 Fixtures	\$872.76
Lighting Pole / Wire	42 Poles	\$1410.78
Lighting Fuel Charge	588 kWh @ \$0.03363/kWh	\$19.77
Storm Protection Charge	588 kWh @ \$0.00559/kWh	\$3.29
Clean Energy Transition Mechanism	588 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	588 kWh @ \$0.01230/kWh	\$7.23
Florida Gross Receipt Tax		\$1.30
State Tax		\$175.66

Lighting Charges

\$2,511.10

Total Current Month's Charges

\$2,511.10

Important Messages

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Quarterly Fuel Source

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Tampa, FL 33631-3318
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Credit or Debit Card

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 15, 2025

Amount Due: \$509.28

Due Date: September 05, 2025

Account #: 221006978904

DO NOT PAY. Your account will be drafted on September 05, 2025

Account Summary

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

Previous Amount Due \$509.28

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

Current Month's Charges \$509.28

Amount Due by September 05, 2025 \$509.28

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



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Move on to paperless billing.

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and select "ON" to enroll.

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: September 05, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$509.28

Payment Amount: \$ _____

666199088440

Your account will be
drafted on September 05, 2025

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

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

Make check payable to: TECO

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



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

Account #: 221006978904
Statement Date: August 15, 2025
Charges Due: September 05, 2025

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	112 kWh @ \$0.03412/kWh	\$3.82
Fixture & Maintenance Charge	8 Fixtures	\$195.04
Lighting Pole / Wire	8 Poles	\$268.72
Lighting Fuel Charge	112 kWh @ \$0.03363/kWh	\$3.77
Storm Protection Charge	112 kWh @ \$0.00559/kWh	\$0.63
Clean Energy Transition Mechanism	112 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	112 kWh @ \$0.01230/kWh	\$1.38
Florida Gross Receipt Tax		\$0.25
State Tax		\$35.62

Lighting Charges

\$509.28

Total Current Month's Charges

\$509.28

Important Messages

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

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Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 15, 2025

Amount Due: \$1,016.40

Due Date: September 05, 2025

Account #: 221006978920

DO NOT PAY. Your account will be drafted on September 05, 2025

Account Summary

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

Previous Amount Due	\$1,016.40
Payment(s) Received Since Last Statement	-\$1,016.40

Current Month's Charges	\$1,016.40
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Amount Due by September 05, 2025 \$1,016.40

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



Scan here to view
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**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
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Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

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: September 05, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,016.40

Payment Amount: \$ _____

666199088441

Your account will be
drafted on September 05, 2025

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

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

Make check payable to: TECO

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



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

Account #: 221006978920
Statement Date: August 15, 2025
Charges Due: September 05, 2025

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	238 kWh @ \$0.03412/kWh	\$8.12
Fixture & Maintenance Charge	17 Fixtures	\$353.26
Lighting Pole / Wire	17 Poles	\$571.03
Lighting Fuel Charge	238 kWh @ \$0.03363/kWh	\$8.00
Storm Protection Charge	238 kWh @ \$0.00559/kWh	\$1.33
Clean Energy Transition Mechanism	238 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	238 kWh @ \$0.01230/kWh	\$2.93
Florida Gross Receipt Tax		\$0.53
State Tax		\$71.10

Lighting Charges

\$1,016.40

Total Current Month's Charges

\$1,016.40

Important Messages

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Hearing Impaired/TTY:

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Power Outage:

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Energy-Saving Programs:

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

Statement Date: August 15, 2025

Amount Due: \$891.21

Due Date: September 05, 2025

Account #: 221006978961

DO NOT PAY. Your account will be drafted on September 05, 2025

Account Summary

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

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

Current Month's Charges	\$891.21
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Amount Due by September 05, 2025 \$891.21

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



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Account #: 221006978961

Due Date: September 05, 2025



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

Amount Due: \$891.21

Payment Amount: \$ _____

666199088442

Your account will be
drafted on September 05, 2025

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

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

Make check payable to: TECO

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



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

Account #: 221006978961
Statement Date: August 15, 2025
Charges Due: September 05, 2025

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	196 kWh @ \$0.03412/kWh	\$6.69
Fixture & Maintenance Charge	14 Fixtures	\$341.32
Lighting Pole / Wire	14 Poles	\$470.26
Lighting Fuel Charge	196 kWh @ \$0.03363/kWh	\$6.59
Storm Protection Charge	196 kWh @ \$0.00559/kWh	\$1.10
Clean Energy Transition Mechanism	196 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	196 kWh @ \$0.01230/kWh	\$2.41
Florida Gross Receipt Tax		\$0.43
State Tax		\$62.33

Lighting Charges

\$891.21

Total Current Month's Charges

\$891.21

Important Messages

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02844H

Date 09/19/2025

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 # 25-02844H

\$83.13

Notice of Public Meeting Dates

RE: Reserve at Pradera CDD Board of Supervisors Meetings at 6:00 PM on
10/23/25 et al

Published: 9/19/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$83.13

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

RECEIVED
09-18-2025

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 MEETING DATES RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Reserve at Pradera Community Development District (the "District") will hold its regular meetings for Fiscal Year 2025/2026 at 10:30 A.M. at the Riverview Public Library, located at 9951 Balm Riverview Rd, Riverview, Florida 33578, except for the dates bolded below (January, February, May, and August) meetings will convene at 6:00 p.m. The meetings with asterisks will be held at the Offices of Rizzetta & Company, 2700 S. Falkenburg, Suite 2745, Riverview FL 33578.

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

The meetings 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 to a date, time, and location to be stated on the record.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company Inc., located at 2700 S. Falkenburg Road, Suite 2745, by phone at (813) 533-2950, during normal business hours, by email at cnewsome@rizzetta.com, or on the District website, www.reserveatpraderacdd.org.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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
September 19, 2025 25-02844H

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Serial Number
25-02844H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

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

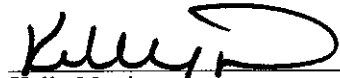
being a Notice of Public Meeting Dates

in the matter of Reserve at Pradera CDD Board of Supervisors Meetings at 6:00 PM on 10/23/25 et al

in the Court, was published in said newspaper by print in the issues of 9/19/2025

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

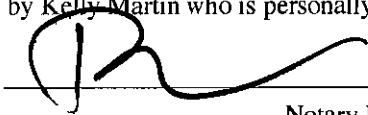
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

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

19th day of September, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

NOTICE OF PUBLIC MEETING DATES RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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Reserve at Pradera CDD
Stephanie DeLuna, District Manager
September 19, 2025 25-02844H

INVOICE

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

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



Bill to
The Reserve At Pradera CDD

Invoice details
Invoice no.: 8073
Terms: Due on receipt
Invoice date: 09/02/2025
Due date: 09/02/2025

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

Total \$1,050.00

Note to customer
Thank you for your business.

RECEIVED
09-02-2025



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7871651
259358000
08/25/2025
Duffy, Leanne M
(407)-835-3807

RECEIVED
SEP - 2 2021

ETG.....

Reserve At Pradera CDD
ATTN District Manager
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States

RESERVE AT PRADERA CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$3,663.50

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RESERVE AT PRADERA CDD 2015

Invoice Number:	7871651
Account Number:	259358000
Current Due:	\$3,663.50
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7871651
Invoice Date: 08/25/2025
Account Number: 259358000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

RESERVE AT PRADERA CDD 2015

Accounts Included 259358000 259358001 259358003 259358004 259358005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,400.00	100.00%	\$3,400.00
Subtotal Administration Fees - In Advance 08/01/2025 - 07/31/2026				\$3,400.00
Incidental Expenses 08/01/2025 to 07/31/2026	3,400.00	0.0775		\$263.50
Subtotal Incidental Expenses				\$263.50
TOTAL AMOUNT DUE				\$3,663.50



Wahoo Pools Group, Inc

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

INVOICE

Invoice Number
20250832

Amount Due
\$571.38

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

Invoice Date
September 15, 2025

Due Date
September 30, 2025

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Service Call	Assessment visit to diagnose, troubleshoot and report problem.	1	0.00	0.00
Toro Valve (Autofill)	Toro 1" FIPT Plastic Valve with Flow Control	1	69.31	69.31
Float Tray (Autofill)	Control Devices 107 Ice Kit Bobby® Valve Reservoir Assembly	1	203.07	203.07
Plumbing Materials	Required materials priming cleaners, cement, pipes coupling fittings elbows etc...	1	149.00	149.00
Install	Equipment Install. Wahoo Certified Technician	1	150.00	150.00

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

Subtotal	\$571.38
Tax	\$0.00
Total	\$571.38
Amount Due	\$571.38

Wahoo Pools Group, Inc
www.wahoopools.com

RECEIVED
09-15-2025

Wahoo Pools Group, Inc

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

INVOICE

Invoice Number
20250835

Amount Due
\$1,500.00

Bill To:

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

Invoice Date

September 16, 2025

Due Date

October 1, 2025

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Pool Maintenance	October	1	1,500.00	1,500.00

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

Subtotal \$1,500.00

Tax \$0.00

Total \$1,500.00

Amount Due **\$1,500.00**

RECEIVED
09-19-2025

Wahoo Pools Group, Inc
www.wahoopools.com

Tab 8



Rizzetta & Company

Reserve At Pradera Community Development District

**Financial Statements
(Unaudited)**

October 31, 2025

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org
rizzetta.com

Reserve at Pradera Community Development District

Balance Sheet
As of 10/31/2025
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	109,484	0	0	109,484	0	0
Investments	0	115,105	265,467	380,572	0	0
Accounts Receivable	845,698	40,000	233,342	1,119,040	0	0
Prepaid Expenses	173	0	0	173	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	498,809
Amount To Be Provided Debt Service	0	0	0	0	0	2,231,191
Total Assets	969,255	155,105	498,809	1,623,169	5,215,774	2,730,000
Liabilities						
Accounts Payable	17,300	0	0	17,300	0	0
Accrued Expenses	1,350	0	0	1,350	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,730,000
Total Liabilities	18,650	0	0	18,650	0	2,730,000
Fund Equity & Other Credits						
Beginning Fund Balance	178,457	114,713	264,574	557,744	0	0
Investment In General Fixed Assets	0	0	0	0	5,215,774	0
Net Change in Fund Balance	772,148	40,392	234,235	1,046,775	0	0
Total Fund Equity & Other Credits	950,605	155,105	498,809	1,604,519	5,215,774	0
Total Liabilities & Fund Equity	969,255	155,105	498,809	1,623,169	5,215,774	2,730,000

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12	12
Special Assessments				
Tax Roll	845,697	845,697	845,698	1
Total Revenues	845,697	845,697	845,710	13
Expenditures				
Legislative				
Supervisor Fees	14,000	1,167	800	367
Total Legislative	14,000	1,167	800	367
Financial & Administrative				
Accounting Services	18,044	1,503	1,504	0
Administrative Services	5,176	432	431	0
Assessment Roll	4,734	4,734	4,734	0
Auditing Services	4,500	0	0	0
Disclosure Report	5,000	416	417	0
District Engineer	10,000	834	412	421
District Management	20,339	1,695	1,695	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	3,408	284	284	0
Legal Advertising	1,500	125	33	92
Public Officials Liability Insurance	3,508	3,508	3,305	203
Trustees Fees	3,500	3,500	3,053	447
Website Hosting, Maintenance, Backup & E	3,200	266	494	(228)
Total Financial & Administrative	83,084	17,472	16,537	935
Legal Counsel				
District Counsel	20,000	1,667	840	827
Total Legal Counsel	20,000	1,667	840	827
Security Operations				
Amenity Security Camera System-Maintenan	6,500	542	0	542
Security System Monitoring Services & Ma	20,000	1,666	1,020	646
Total Security Operations	26,500	2,208	1,020	1,188
Electric Utility Services				
Utility Services	177,000	14,750	15,401	(651)
Total Electric Utility Services	177,000	14,750	15,401	(651)
Water-Sewer Combination Services				
Utility Services	8,000	667	728	(61)
Total Water-Sewer Combination Services	8,000	667	728	(61)
Stormwater Control				
Aquatic Maintenance	29,000	2,417	2,540	(123)
Fountain Service Repair & Maintenance	2,500	208	0	208

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 10/31/2025	Year To Date 10/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	500	42	0	42
Midge Fly Treatments	6,000	500	0	500
Total Stormwater Control	38,000	3,167	2,540	627
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	416	260	157
General Liability Insurance	5,843	5,843	4,039	1,804
Holiday Decorations	8,500	4,250	1,787	2,463
Irrigation Maintenance & Repair	10,000	834	0	833
Landscape - Annuals/Flowers	10,500	875	0	875
Landscape - Fertilizer	22,346	1,862	0	1,862
Landscape - Mulch	31,000	0	0	0
Landscape - Pest Control/OTC Injections	6,080	506	0	507
Landscape Inspection Services	10,800	900	1,000	(100)
Landscape Maintenance	175,000	14,584	12,468	2,114
Landscape Replacement Plants, Shrubs, Tr	10,000	833	990	(156)
Pest Control	3,000	250	0	250
Property Insurance	12,844	12,844	11,101	1,743
Well Maintenance	1,500	125	0	125
Total Other Physical Environment	312,413	44,122	31,645	12,477
Parks & Recreation				
Access Control Maintenance & Repair	5,000	417	0	416
Basketball Court Maintenance & Supplies	6,500	541	0	542
Dog Waste Station Supplies & Maintenance	1,500	125	0	125
Fitness Equipment Maintenance & Repair	4,000	334	0	333
Furniture Repair & Replacement	40,000	3,333	0	3,334
Maintenance & Repairs	20,000	1,667	0	1,666
Pest Control	5,000	416	154	263
Playground Equipment & Maintenance	2,000	167	0	167
Pool Repair & Maintenance	20,000	1,667	1,577	90
Pool Service Contract	20,000	1,666	0	1,667
Telephone, Internet, Cable	2,500	209	170	38
Trail/Bike Path Maintenance	2,000	166	0	167
Wildlife Management Services	13,200	1,100	1,100	0
Total Parks & Recreation	141,700	11,808	3,001	8,808
Contingency				
Miscellaneous Contingency	25,000	2,084	1,050	1,033
Total Contingency	25,000	2,084	1,050	1,033
Total Expenditures	845,697	99,112	73,562	25,550
Total Excess of Revenues Over(Under) Expenditures	0	746,585	772,148	25,563
Fund Balance, Beginning of Period	0	0	178,457	178,457

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District
Statement of Revenues and Expenditures
As of 10/31/2025
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Total Fund Balance, End of Period	0	746,585	950,605	204,020

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	391	391
Special Assessments				
Tax Roll	40,000	40,000	40,000	0
Total Revenues	40,000	40,000	40,391	391
Expenditures				
Contingency				
Capital Reserve	40,000	3,333	0	3,334
Total Contingency	40,000	3,333	0	3,334
Total Expenditures	40,000	3,333	0	3,334
Total Excess of Revenues Over(Under) Expenditures	0	36,667	40,391	3,725
Fund Balance, Beginning of Period	0	0	114,714	114,713
Total Fund Balance, End of Period	0	36,667	155,105	118,438

224 Debt Service Fund S2015 **Reserve at Pradera Community Development District**
Statement of Revenues and Expenditures
As of 10/31/2025
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	893	893
Special Assessments				
Tax Roll	233,342	233,342	233,342	0
Total Revenues	<u>233,342</u>	<u>233,342</u>	<u>234,235</u>	<u>893</u>
Expenditures				
Debt Service				
Interest	158,342	0	0	0
Principal	75,000	0	0	0
Total Debt Service	<u>233,342</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures	<u>233,342</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>233,342</u>	<u>234,235</u>	<u>893</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>264,574</u>	<u>264,574</u>
Total Fund Balance, End of Period	<u>0</u>	<u>233,342</u>	<u>498,809</u>	<u>265,467</u>

See Notes to Unaudited Financial Statements

Reserve at Pradera CDD
Investment Summary
October 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2025</u>
Valley National Reserve	Governmental Checking	\$ 52,650
FL CLASS Reserve	Average Monthly Yield 4.2333%	62,455
Total Reserve Fund Investments		<u><u>\$ 115,105</u></u>
US Bank Series 2015 Revenue	US Bank GCTS 0490	\$ 148,901
US Bank Series 2015 Reserve	US Bank GCTS 0490	116,561
US Bank Series 2015 Prepayment	US Bank MMKT 5 - CT	5
Total Debt Service Fund Investments		<u><u>\$ 265,467</u></u>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Reserve at Pradera Community Development District
Summary A/R Ledger
From 10/01/2025 to 10/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
224, 2234							
	224-001	224 General Fund	Hillsborough County Tax Collec- tor	AR00002936	12110	10/01/2025	845,698.08
Sum for 224, 2234							845,698.08
224, 2235							
	224-005	224 Reserve Fund	Hillsborough County Tax Collec- tor	AR00002936	12110	10/01/2025	40,000.00
Sum for 224, 2235							40,000.00
224, 2236							
	224-200	224 Debt Service Fund S2015	Hillsborough County Tax Collec- tor	AR00002936	12110	10/01/2025	233,341.66
Sum for 224, 2236							233,341.66
Sum for 224							1,119,039.74
Sum Total							1,119,039.74

Reserve at Pradera Community Development District
Summary A/P Ledger
From 10/01/2025 to 10/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
224, 2234						
	224 General Fund	10/30/2025	Halff Associates, Inc	10153344	Engineering Services 10/25	662.23
	224 General Fund	10/30/2025	Pine Lake Services, LLC	8467	Plant Install 10/25	990.00
	224 General Fund	10/19/2025	Spectrum	2490284101925 ACH	Internet Service 11/25	170.00
	224 General Fund	10/15/2025	TECO	Monthly Summary 10/25 ACH 224	Electric Services 10/25	15,401.18
	224 General Fund	10/27/2025	Wahoo Pools Group, Inc.	20251196	Pool Maintenance 10/25	76.61
Sum for 224, 2234						17,300.02
Sum for 224						17,300.02
Sum Total						17,300.02

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/2025.
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 FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.