

# 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

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

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

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

**Board of Supervisors** Maya Wyatt Chairman

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

**District Manager** Stephanie DeLuna Rizzetta & Company, Inc.

**District Attorney** Scott Steady Burr Forman, LLP

**District Engineer** Kyle Thornton Halff Associates, Inc.

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

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

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

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

## RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

WWW.RESERVEATPRADERACDD.ORG

Board of Supervisors
Reserve at Pradera Community
Development District

**December 16, 2025** 

### **REVISED 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.	AUDI	ENCE COMMENTS
3.	STAFF REPORTS	
	Α.	Aquatics Services
		1. Presentation of the Sitex Waterway Inspection ReportsTab 1
	B.	Landscape Inspection Services
		1. Presentation of the Landscape Inspection ReportsTab 2
		2. Consideration of Pine Lake ProposalsTab 3
	C.	District Counsel
	D.	District Engineer
	E.	District Manager
4.	BUSI	NESS ITEMS
	A.	Acceptance of District Counsel's Resignation
	B.	Consideration of New District Counsel ProposalsTab 4
		1. Blalock Walters, PA
		2. Persson, Cohen, Mooney, Fernandez and Jackson, PA
		3. Kilinski Van Wyk
		4. Kutak Rock
	C.	Consideration of Ameri Solutions Inc. Est 034, Basketball Goal
		BackboardTab 5
	D.	Acceptance of Third Quarter Website AuditTab 6
5.	BUSI	NESS ADMINISTRATION
	Α.	Consideration of Minutes of the Board of Supervisors
		Regular Meeting held on September 25, 2025Tab 7
	B.	Consideration of Operations and Maintenance Expenditures
		for September and October 2025Tab 8
	C.	Consideration of Financial Report for OctoberTab 9
6.	SUPE	ERVISOR 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





Prepared for: Stephany de Luna

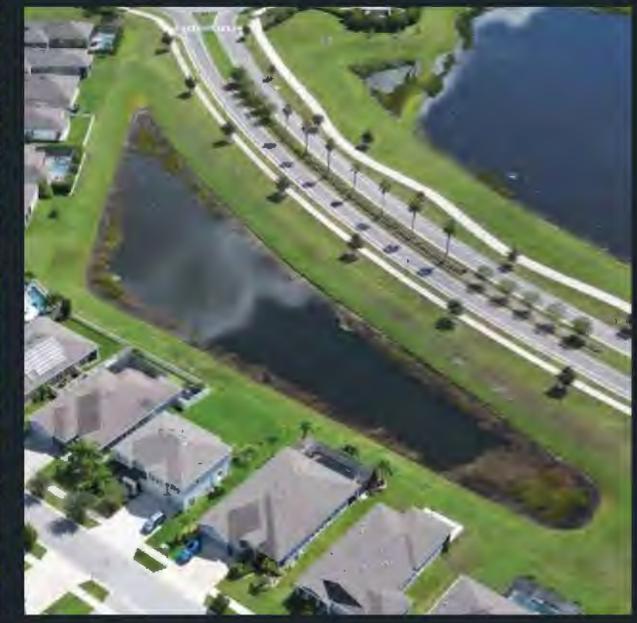
Prepared By: Devon Craig

# 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.



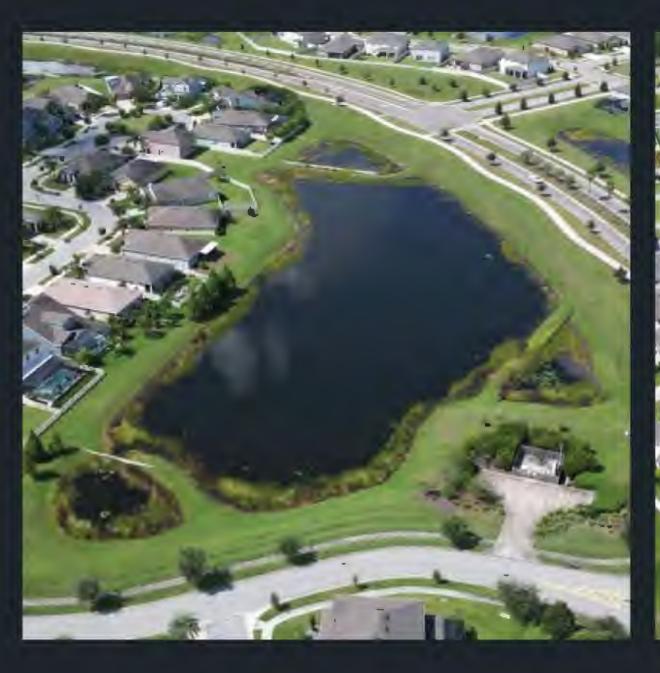




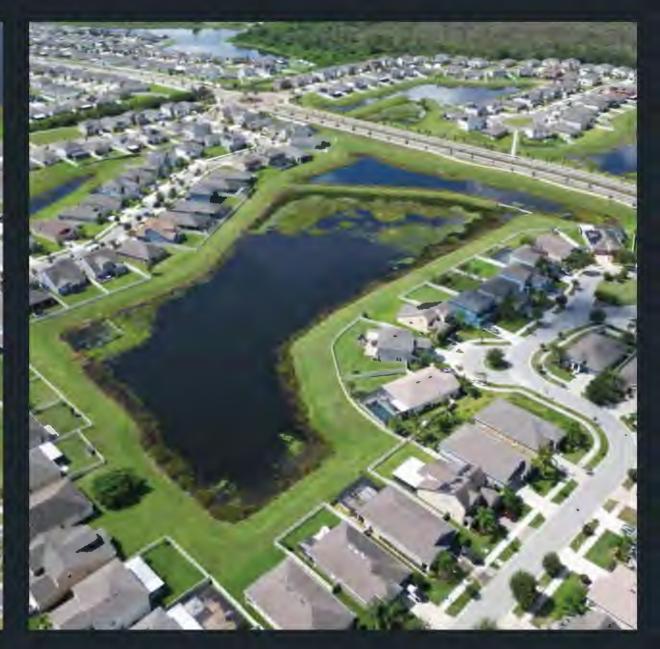
Pond #1 Treated for Algae and Shoreline Vegetation.

Pond #2 Treated for Algae and Shoreline Vegetation.

Pond #3 Treated for Algae and Shoreline Vegetation.



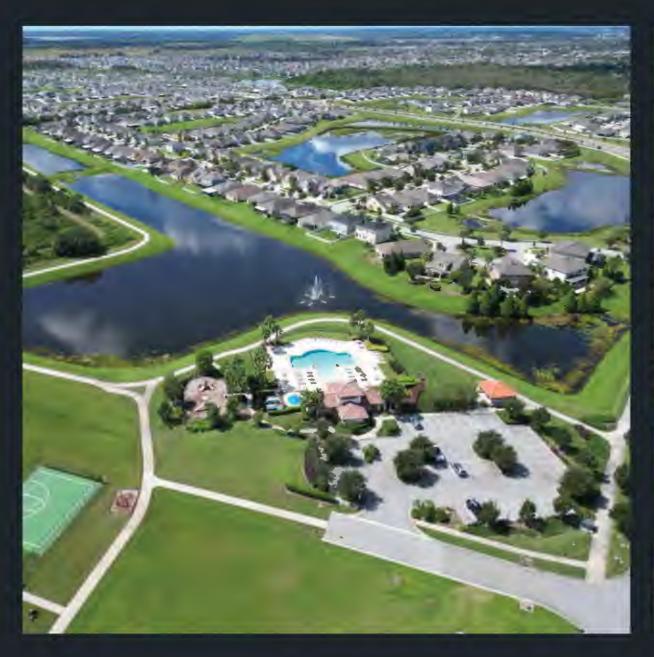




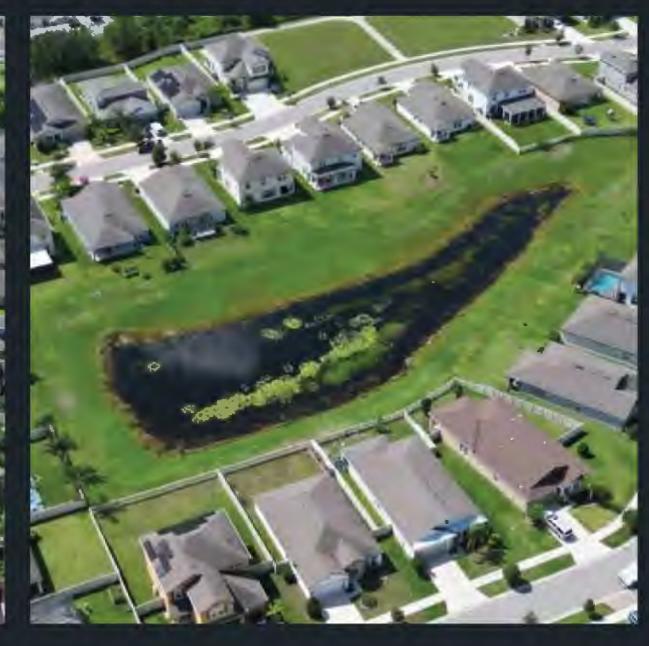
Pond #4 Treated for Shoreline vegetation.

Pond #5 Treated for Algae and Shoreline Vegetation.

Pond #6 Treated for Algae and Shoreline vegetation.



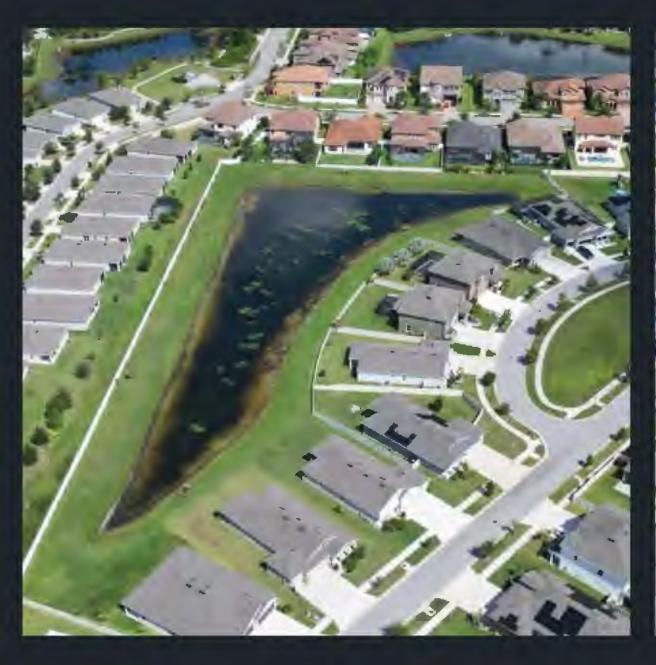




Pond #7 Treated for Algae and Shoreline Vegetation.

Pond #8 Treated for Algae and Shoreline Vegetation.

Pond #9 Treated for Algae and Shoreline Vegetation.



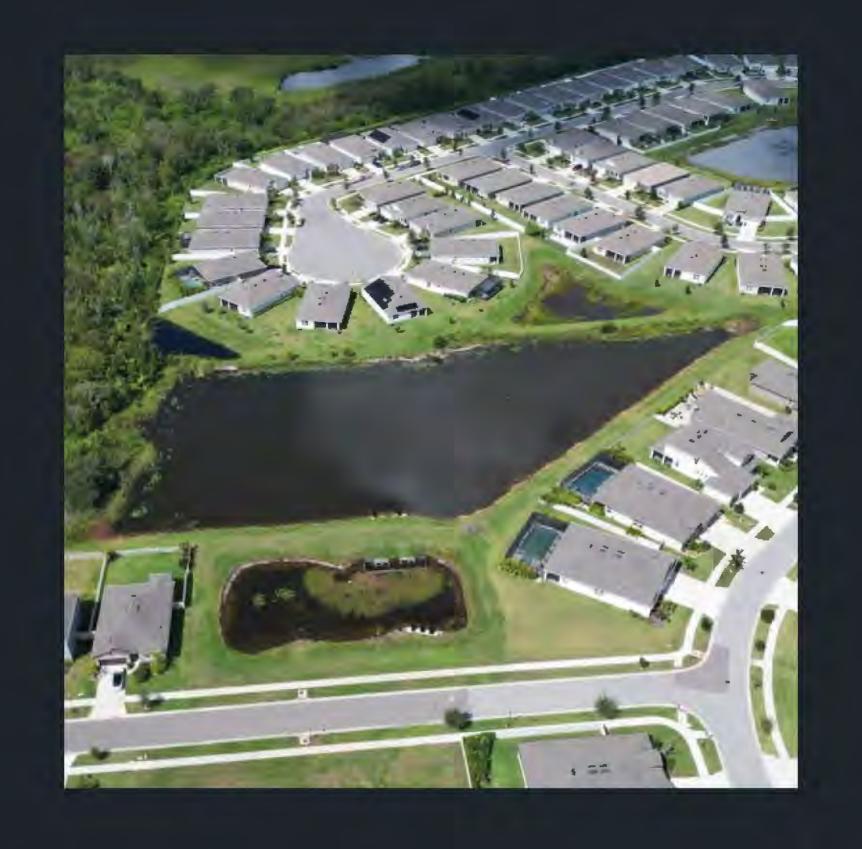




Pond #10 Treated for Shoreline Vegetation.

Pond #11 Treated for Algae and Shoreline Vegetation.

Pond #12 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



# MONTHLY REPORT

NOVEMBER, 2025





Prepared for: Stephany de Luna

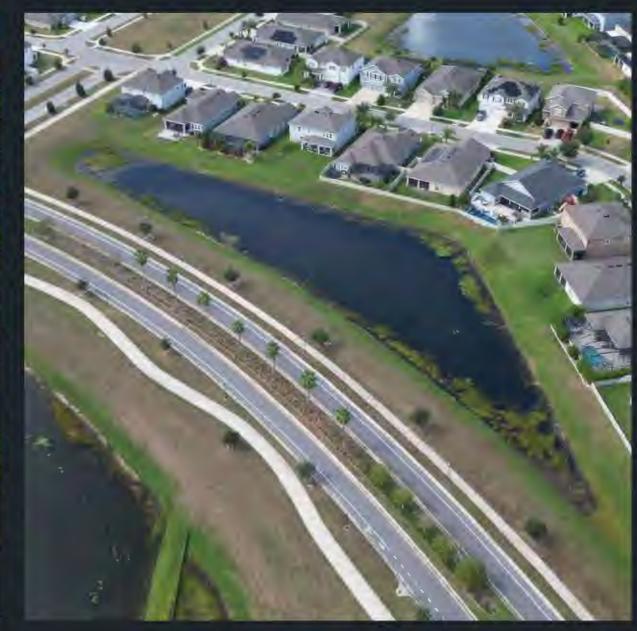
Prepared By: Devon Craig

# 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.



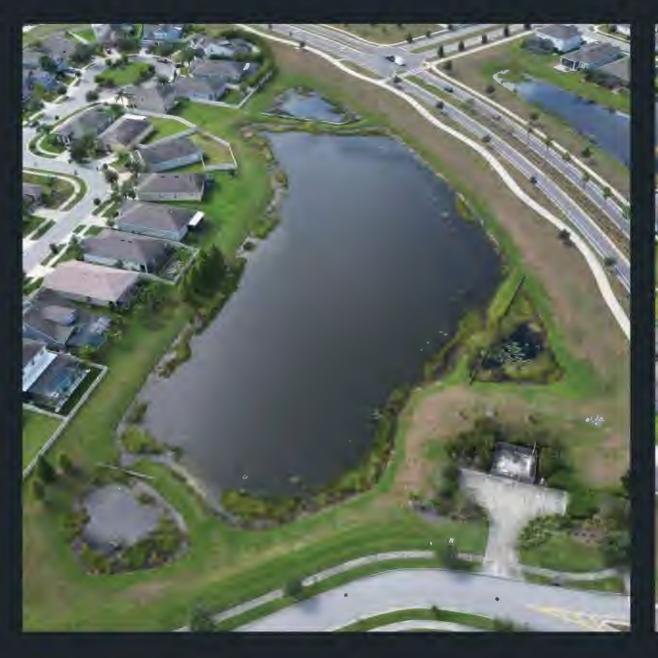




Pond #1 Treated for Algae and Shoreline Vegetation.

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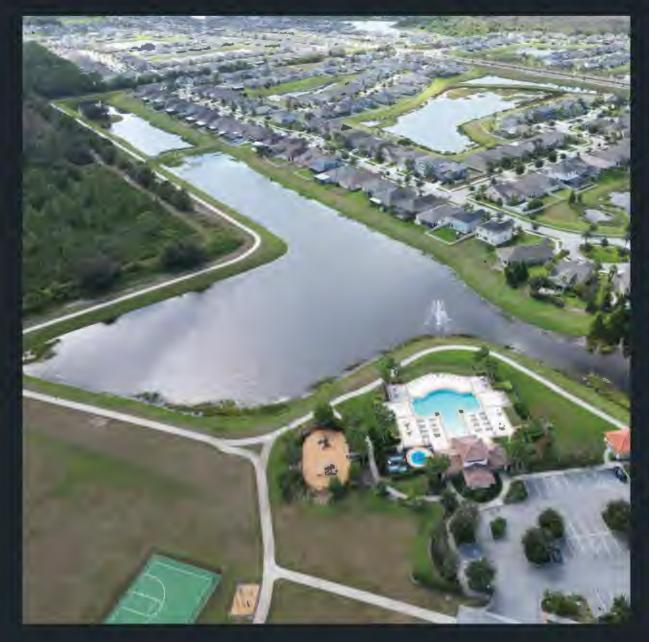




Pond #4 Treated for Algae and Shoreline vegetation.

Pond #5 Treated for Algae and Shoreline Vegetation.

Pond #6 Treated for Algae and Shoreline vegetation.



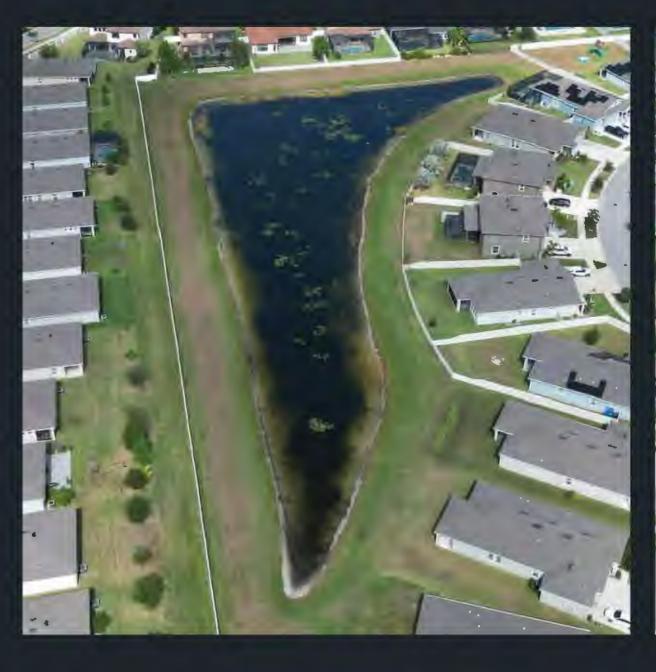




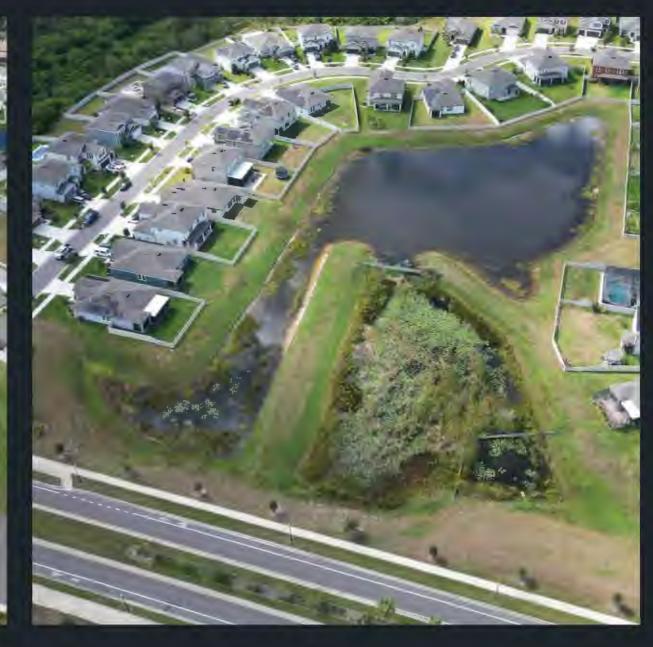
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Pond #9 Treated for Algae and Shoreline Vegetation.



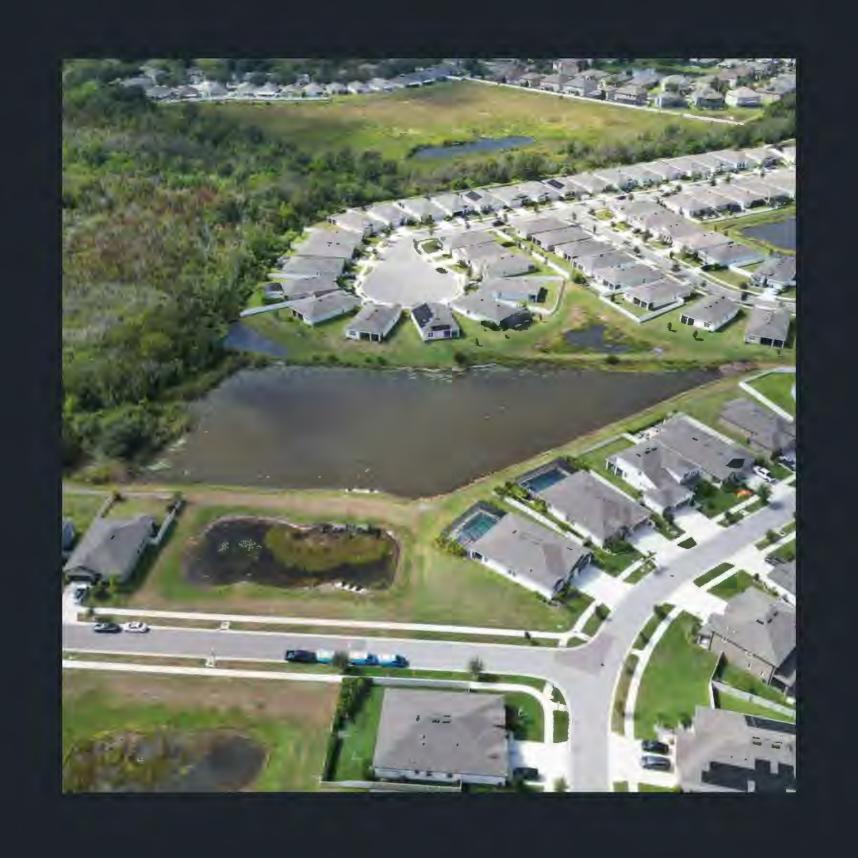




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Pond #12 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



# MONTHLY REPORT

DECEMBER, 2025



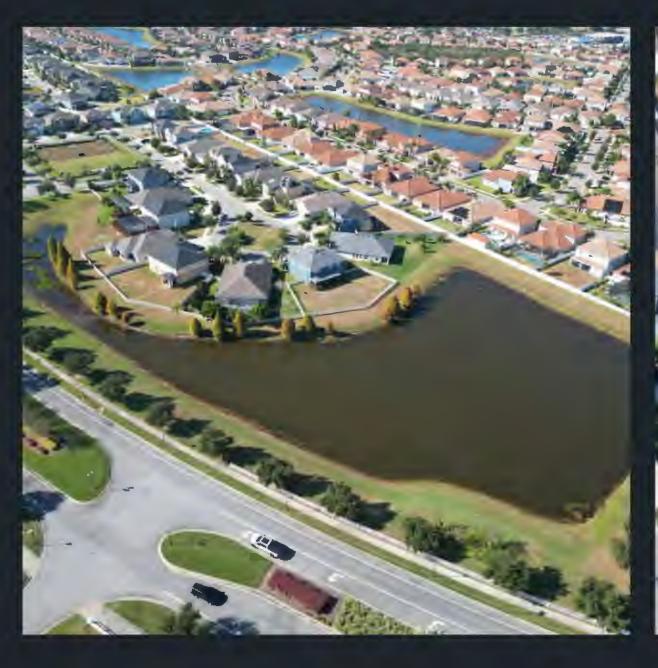


Prepared for: Stephanie DeLuna

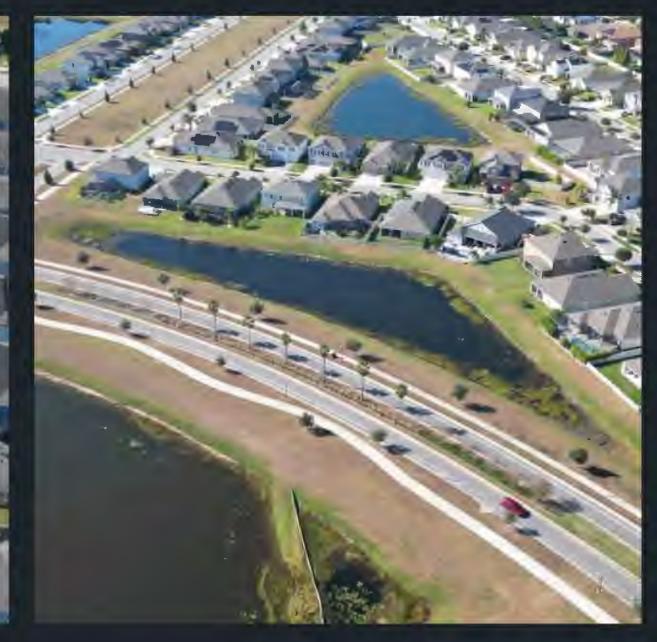
Prepared By: Devon Craig

# SUMMARY:

Hope everybody's Turkey was good. Pond temperature's 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.



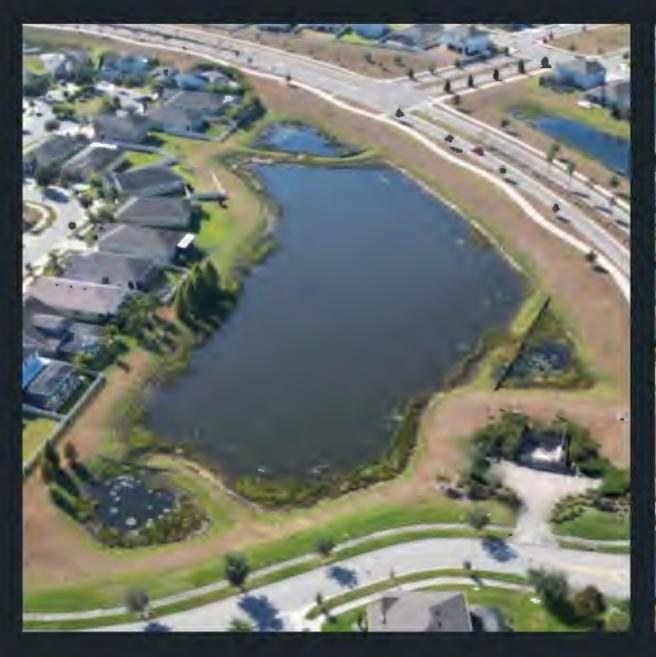




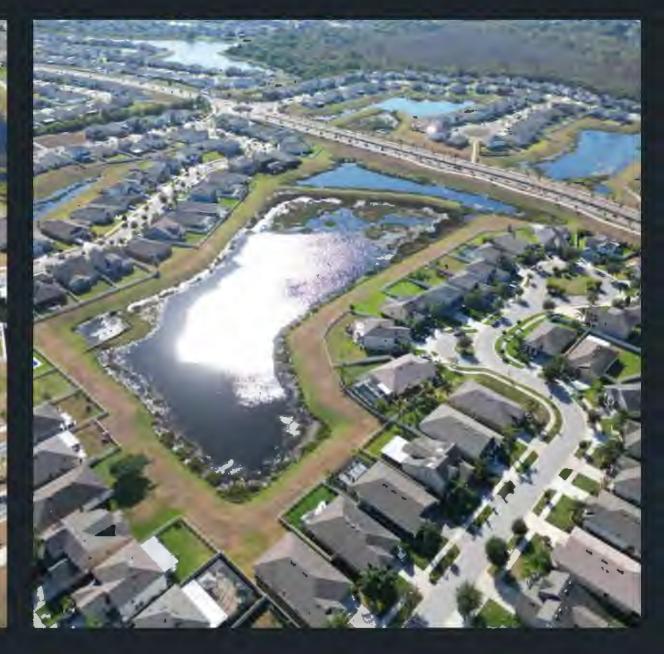
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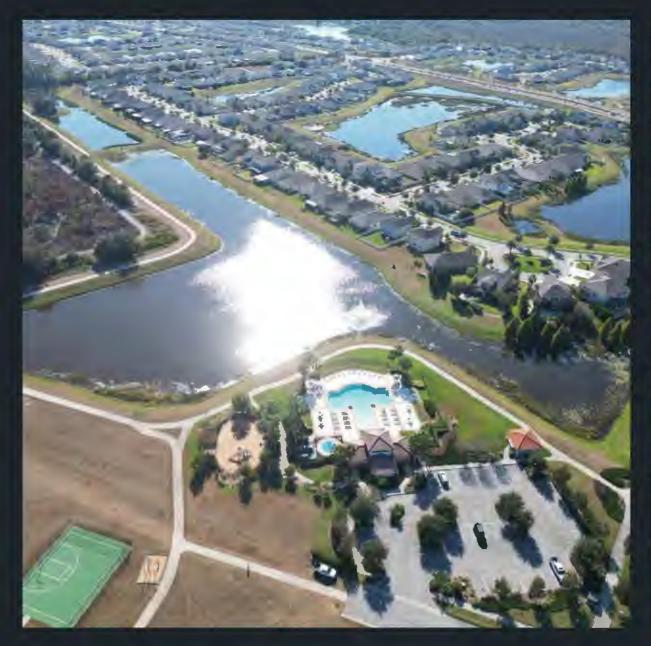




Pond #4 Treated for Algae and Shoreline vegetation.

Pond #5 Treated for Algae and Shoreline Vegetation.

Pond #6 Treated for Algae and Shoreline vegetation.



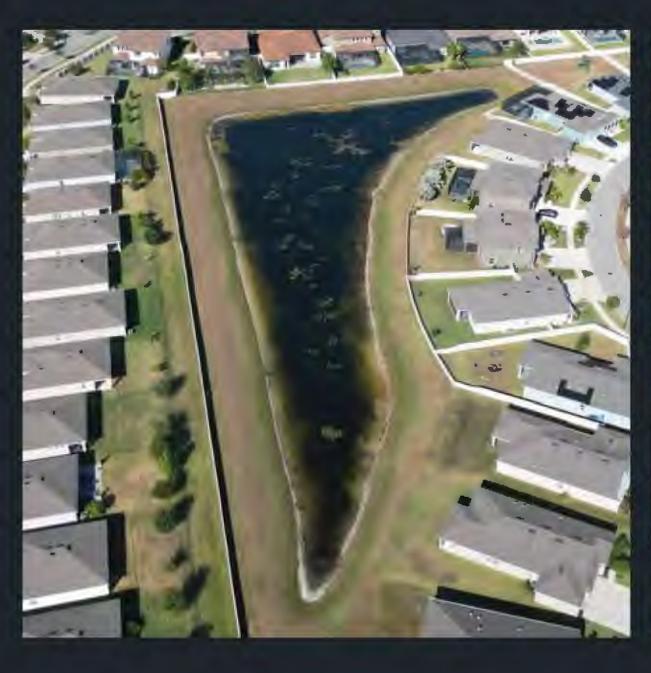




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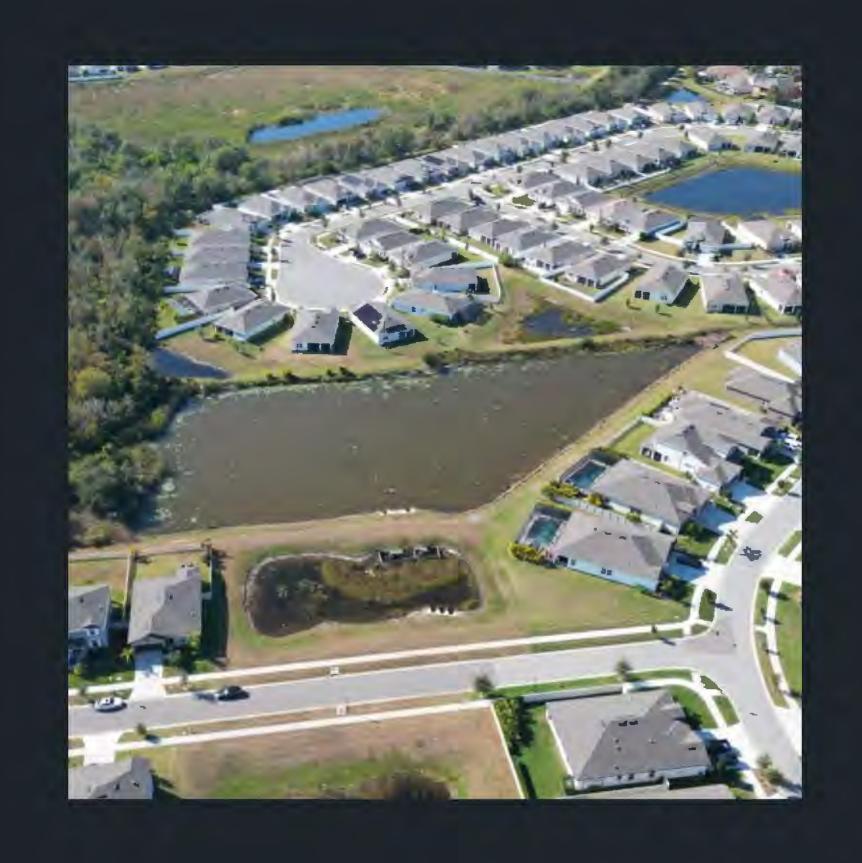




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Pond #12 Treated for Shoreline Vegetation.



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

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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







# THE RESERVE AT PRADERA

Landscape Inspection Report



November 13, 2025
Rizzetta & Company
John Fowler – Landscape Specialist



## Summary, Pradera Reserve Blvd., Quackgrass

## **General Updates, Recent & Upcoming Maintance Events**

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

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

- Treat the Dollarweed in the turf in the first median on Pradera Reserve Blvd. off Balm Riverview Rd.
- 2. Noting the median on Pradera Reserve Blvd. where treatment for the weeds around the ornamental grasses have died off. Will these come back? (Pic. 2)



- Noting the Bismark in the first large roundabout has died off and needs to be removed and a possible replacement considered. Vendor has provided a proposal. (Pic. 3>)
- Noting palm pruning should be scheduled soon. Washington Palms in the medians on Pradera Reserve Blvd. are starting to have dead fronds hanging.

- Remove dead flowering structures in the Bird of Paradise at the Quack Grass Ct. roundabout.
- 6. Raise the Oak canopies to the contract spec. of 15 feet overhanging the road on Tetrafin at Paw Park area.
- 7. Noting the first ant mound found in the turf at Paw Park. Need to look at applying Top Choice to all irrigated turf in district.
- 8. Need to treat flowering broadleaf turf weed found throughout the district. Asking if fertilizer event has pre-emergent in it for the fall/winter application?
- 9. Pin down a couple bubbler lines in Magnolia tree rings on Bermuda Grass Way.



 Diagnose and treat a declining Washington Palm in the median of Pradera Reserve Blvd. between Grass Land Way and South roundabout. (Pic. 10)



- 11. Treat grassy weeds in the Jasmine in the South roundabout bed on Pradera Reserve Blvd.
- 12. Tip prune any dead Juniper found in the South roundabout on Pradera Reserve Blvd.
- 13. Treat Dollarweed in the turf at Greenchop Pl. roundabout.
- 14. Diagnose and treat a declining Gold Mound in the pool area. (Pic. 14)



15. Treat Dollarweed and broadleaf turf weeds inside the community pool area.

16. Schedule a palm pruning event for the dead hanging fronds at the community area.(Pic. 16)

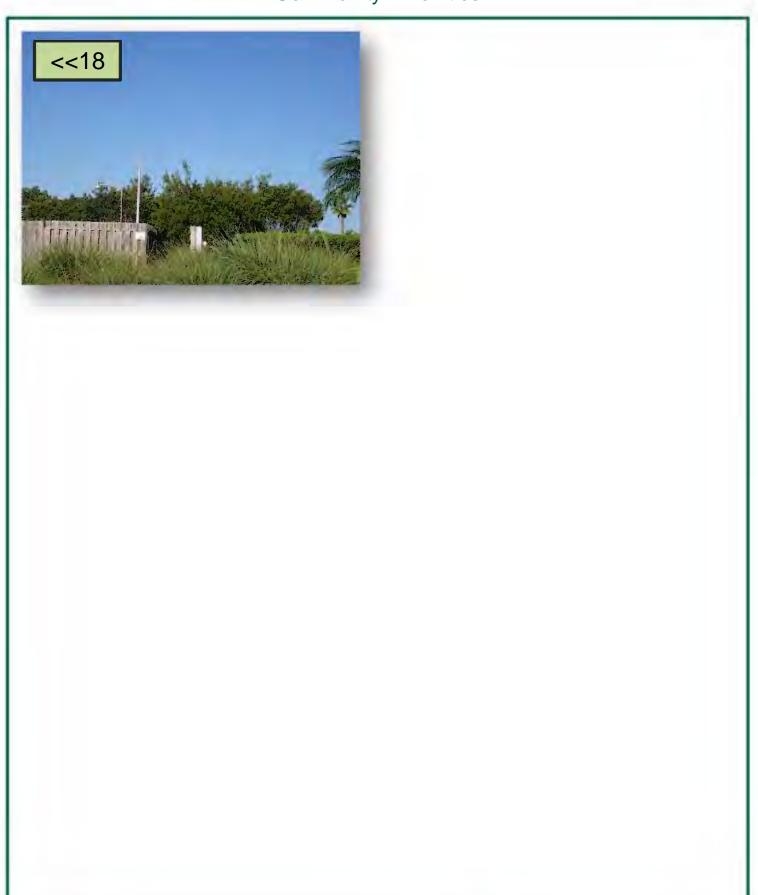


17. Check the irrigation is working properly for the shrubs around the pool area and playground area. Some shrubs are wilting showing drought stress. (Pic. 17)



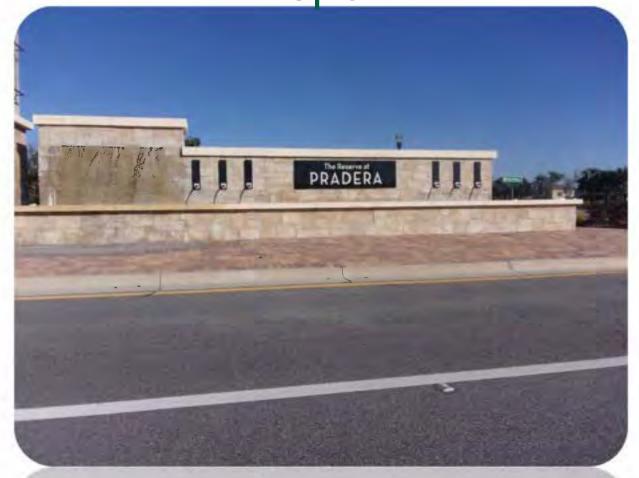
- 18. Treat the flowering broadleaf turf weeds near the community pool area. (Pic. 18>>)
- 19. Priced out mulch for other vendors and Pine Lake is the same price per yard. I would recommend using them, being the maintenance vendor.

# **Community Amenities**



# THE RESERVE AT PRADERA

Landscape Inspection Report



December 9, 2025
Rizzetta & Company
John Fowler – Landscape Specialist



## Summary, Pradera Reserve Blvd., Quackgrass

#### **General Updates, Recent & Upcoming Maintance Events**

- Nitrogen ban is lifted October 1<sup>st</sup>. Provide fertilizer schedule for the remainder of 2025 for turf, shrubs, and palms.
- > Palm pruning event should be scheduled.

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

- Would recommend approving mulch for the community. I have priced out two other mulch companies and pricing per yard is exactly the same as Pine Lake at \$55 per yard. I would recommend using them being the maintenance vendor.
- 2. Need to schedule a pruning event for all palms throughout the district. Many dead hanging fronds. (Pic. 2)



- 3. Noting the Bismark Palm is dead and needs to be removed in the first large roundabout on Pradera Reserve Blvd. off Balm Riverview Rd. Was a sample sent for testing to confirm soil disease? Vendor has provided a proposal for consideration.
- Treat broadleaf turf weeds at Quack Grass Ct. roundabout.

- Noting some of the ornamental grasses are starting to sprout new growth in the median on Pradera Reserve Blvd. across the street from the community amenities area where weeds were treated.
- 6. A couple ant mounds are starting to form and would recommend applying Top Choice to all irrigated turf and bed areas. Bid form indicates \$9,400 for this treatment. Is this wall to wall or just irrigated areas?
- Noting a strap on a tree staking system is no longer attached at Paw Park on Coppice Wood Dr. ROW. Needs to be resecured or removed if no longer needed.
- 8. Broken tree staking system on Oak tree on North ROW of Palmera Vista Blvd. (Pic. 8)



#### **PRB & Parks**

- Noting a couple tree staking systems that are not secure for a couple Oaks on South ROW of Pradera Reserve Blvd. as well. Resecure if needed or remove if no longer needed.
- 10. Noting Washington Palm in median on Pradera Reserve Blvd. between Grass Land Way and South roundabout has a new green frond emerging. Will this palm survive? (Pic. 10)



- 11. Remove dead fruiting structures out of the Bird of Paradise in the median roundabout bed on Palmera Vista where the original model homes are at.
- 12. Treat Dollarweed and broadleaf turf weeds in the turf at the roundabout on Greenchop Pl. (Pic. 12)



13. Schedule a pruning event for the Bottle Brushes at the landscape beds of Greenchop Pl. (Pic. 13)



14. Remove ferns growing up in the Coontie inside and outside the community pool area. (Pics. 14)



## **Community Amenities**

15. Remove a dead shrub along the aluminum fence on the outside of the community playground area. (Pic. 15)



16. Diagnose and treat a couple declining Juniper outside the community pool area in the parking lot. Remove any dead or diseased material. (Pic. 16)



- Annuals should look at being changed out soon. Vendor has provided a proposal to do so.
- 18. County has finished the stop light project at intersection of Pradera Reserve Blvd. and Balm Riverview Rd. Can Pine Lake smooth out the dirt around the pole to the surrounding grade. (Pic. 18>)

19. Aking if Pine Lake can maintain a few passes on the mower to go from the ditch to the road on Balm Riverview ROW? (Pic. 19)











# Tab 3



# 6823 - Reserve at Pradera - Southern Roundabout Plant Replacements - December 2025

**Date** 12/8/2025

Customer Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579Property 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 the Blue Daze from the southern roundabout of Pradera Reserve Boulevard to improve visual appeal and to prevent further infestation of Torpedograss.

Due to beds badly infested with Torpedograss within the existing Blue Daze, it is recommended to entirely remove the Blue Daze and its soil, treat any remaining Torpedograss, install new topsoil and plants.

#### **Examples of plant ideas:**

(3) Beds around the Roundabout, 30-34 plants in each:

Parson's Juniper

Dwarf Ixora

Macho Fern

**Emerald Blanket** 

Dwarf Firebush

Dwarf Allamanda

Gold Mound Duranta

Cocoplum

Croton

Copper Leaf

Silver Buttonwood



#### **Plant Material Install**

#### **Plant Material Install**

Items	Quantity	Unit
1 gal Plant	100.00	EA
Topsoil	6.00	cuyd
Pine Bark Mulch 3 cuft Bag	20.00	Bag

Plant Material Install: \$3,006.80

PROJECT TOTAL: \$3,006.80

#### **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**

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#### **Warranty and Tolerances**

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

- acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems all for which the
- Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.
- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

#### **Material Tolerances**

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

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- Metal: Metal, which is not galvanized, is not guaranteed form rusting commencing immediately after installation
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are

subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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

Ву	JM.	Ву	
	Jessi Milch		Reserve at Pradera CDD
Date	12/8/2025	Date	
- 2	Pine Lake Services, LLC	>	



#### 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 33614Property 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**

ItemsQuantityUnitFLUSH CUT1.00Dollars

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:

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

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Ву		Ву	
	Jessi Milch	Reserve at Pradera CDD	
Date	10/10/2025	Date	
-	Pine Lake Services LLC	•	_



## Reserve at Pradera CDD - Irrigation Inspection 11-17-25

**Date** 11/21/2025

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

#### Repairs found during the November 25 Irrigation Inspection.

### Irrigation Repair/Installation

#### Controller #1

Items	Quantity	Unit	Price
Zone 4 - Replace 6" Spray Head	2.00	EA	\$69.42
Zone 9 - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	2.00	EA	\$142.28
Zone 11 - Replace Spray Nozzle	3.00	EA	\$30.09
Zone 22 - Replace Spray Nozzle	2.00	EA	\$20.06
Zone 23 - Repair Drip Line	3.00	EA	\$26.19
Zone 35 - Repair Drip Line	2.00	EA	\$17.46
Zone 44 - Replace Rotor Head	2.00	EA	\$141.23
Zone 48 - Wire Tracking. Valve not Operating	2.00	Hr	\$160.00
Zone 52 - Replace Spray Nozzle	2.00	EA	\$20.06
Zone 63 - Replace Spray Nozzle	2.00	EA	\$20.06
Zone 64 - Replace Spray Nozzle	3.00	EA	\$30.09
Zone 65 - Replace Spray Nozzle	6.00	EA	\$60.18
Zone 66 - Replace Spray Nozzle	8.00	EA	\$80.24
Zone 75 - Replace Spray Nozzle	4.00	EA	\$40.12
Zone 76 - Replace Rotor Head	2.00	EA	\$141.23
Zone 79 - Replace Spray Nozzle	2.00	EA	\$20.06
Zone 85 - Replace Rotor Head	1.00	EA	\$70.61
Zone 90 - Replace Spray Nozzle	2.00	EA	\$20.06
Zone 93 - Replace Spray Nozzle	3.00	EA	\$30.09
Zone 93 - Replace 6" Spray Head	1.00	EA	\$34.71
Zone 98 - Replace Spray Nozzle	5.00	EA	\$50.15

**Controller #1:** \$1,224.39

PROJECT TOTAL: \$1,224.39

**Terms & Conditions** 

## **Terms & Conditions**

# **Payment Terms**

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- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

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Mate rial Tole ranc es

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- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if
  the Client has chosen and approved the use of substandard materials for any application that the
  one-year warranty will be void or otherwise limited in writing on those items so impacted but will
  remain in effect for all other elements of the project not impacted directly or indirectly by use of
  substandard materials. the Contractor will notify in writing to the Client any material that
  the Client has selected that would negatively impact the one-year warranty of the Contractor –
  prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

Ву	Luyung	Ву	
	Terry Mclane	Reserve at Pradera CDI	)
Date	11/21/2025	Date	
_	Pine Lake Services, LLC		



# 7347 - Reserve at Pradera - Winter Annual Flower Rotation - DEC 2025

**Date** 12/1/2025

Customer Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579
 Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579
 Account Manager Jessi Milch

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

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

(320) 4.5" premium annuals

Could be a mix of the following plants of what is seasonally available at the time of sourcing:

Petunias

Snapdragons

Pansy

Viola

Alyssum

**Dusty Miller** 

Dianthus

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



#### **Plant Material Install**

#### **Plant Material Install**

ItemsQuantityUnitAnnual 4.5" Install Enhancement320.00PLANTS

Plant Material Install: \$898.53

PROJECT TOTAL: \$898.53

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- 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

#### **Escalation Clause**

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

#### Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems all for which the
- Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.
- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

#### **Material Tolerances**

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

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

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

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

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

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

Ву		Ву	
	Jessi Milch	-	Reserve at Pradera CDD
Date	12/1/2025	Date	
_	Pine Lake Services, LLC	-	

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# 7506 - Reserve at Pradera - Cut & Stump Grind Washingtonia Palm on Pradera Reserve Blvd - December 2025

**Date** 12/10/2025

Customer Reserve at Pradera CDD | PO Box 32414 | Charlotte, NC 28232

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

Account Manager Jessi Milch

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

After monitoring for several months, this dead/declining Washingtonia palm on Pradera Reserve Blvd may be infected with Fusarium wilt, and needs to be removed immediately to prevent passing the pathogen onto other palms.

Pine Lake to remove vis flush cut, and dispose palm off-site.



#### Palm Removal

#### **CUT & STUMP GRIND**

ItemsQuantityUnitWashingtonia Palm Removal1.00EA

**CUT & STUMP GRIND:** \$999.00

PROJECT TOTAL: \$999.00

#### **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
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- 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**

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- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
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- 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
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- 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
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Ву	JM.	Ву	
	Jessi Milch		Reserve at Pradera CDD
Date —	12/10/2025	Date	
	Pine Lake Services LLC	_	

# Tab 4



December 16, 2025

## Via E-mail Delivery

Reserve at Pradera Community Development District c/o Stephanie DeLuna, District Manager Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

> Reserve at Pradera Community Development District Re:

## Dear Stephanie:

It is my pleasure, on behalf of Blalock Walters, P.A., to provide this proposal to serve as general counsel to the Reserve at Pradera Community Development District (the "CDD"). I apologize for being unable to attend the December 18, 2025 meeting. It is our Firm's annual local government/land use department holiday lunch.

Blalock Walters is one of the longest standing law firms on the west coast of Florida, dating back to the early 1920s, and currently has thirty practicing attorneys. The firm has a broad base of legal expertise in many areas of civil practice, but with particular expertise in local government matters. The firm has seven attorneys who are Board Certified by the Florida Bar in six different fields of law, including City, County and Local Government Law, Real Estate, Tax Law and Business Litigation. Fourteen of the firm's attorneys are AV® Preeminent<sup>TM</sup> Peer Review Rated by Martindale-Hubbell. Blalock Walters also earned "Best Law Firms" ranking by U.S. News & World Report and Best Lawyers® every year since 2015.

The firm has Local Government, Land Use, Labor & Employment, Real Estate, and Litigation Departments that work together to serve the needs of local government clients. I would be the primary attorney for the CDD. I have practiced law for over 21 years. My practice includes local government representation, including municipalities, special districts, and community development districts. I am a former litigation attorney and have found that my litigation background complements my local government practice by providing a strong strategic foundation and advocacy skills, as well as, allowing me to advise clients with an eye toward minimizing risk and strengthening outcomes from the outset.

Mark Barnebey would serve as my primary back up in the event of an unexpected absence. Mark has been practicing law for over 40 years. His practice includes local government representation and land use law, including municipal, special district, community development

5429600v1

impowers@blalockwalters.com



Reserve at Pradera Community Development District c/o Stephanie, DeLuna, District Manager December 16, 2025
Page 2

district, interlocal government and school district representation. In the private sector, he regularly represents developer clients in all aspects of the land use, zoning and permitting process. Scott Rudacille, who is also a Board Certified City, County and Local Government Law attorney, is also available for consultation. Fred Moore, who is a Board Certified Business Litigator, would head any litigation efforts, should such need arise. Please find attached to this communication attorney bios for your review.

The firm would charge the District \$310.00 per hour for general counsel services. Litigation services, if needed, would be billed at \$350.00 per hour. Third party opinion letters involve an increased level of work and risk to the firm and the fees would be determined as they may arise. These rates are a significant reduction from the firm's standard rates, and would be adjusted annually based upon the CPI. Once we have a better understanding of the District's expectations and needs, we may be able to offer a flat monthly retainer for general counsel services.

With the experience of the attorneys in the office and the availability of extensive support staff, we believe Blalock Walters is uniquely qualified to provide legal services of the highest quality to the CDD at an economical cost.

On behalf of the firm, we look forward to working with you.

Very truly yours,

Blalock Walters, P.A.

Marica I Powers

Enclosures



#### Marisa J. Powers



Principal
Land Use and Local Government Law

#### **OVERVIEW**

Marisa practices in the areas of local government, litigation and land use. In her local government law practice, she serves as counsel to a wide variety of local government entities, including municipal, school district, community development district and an interlocal government. She has advised boards, drafted ordinances, and reviewed agreements for various local governments. She also represents private clients in all aspects of the permitting and development process. Her litigation practice includes businesses disputes, trust and estate disputes, title defect claims, employment disputes, and construction related controversies. Marisa represents individuals, developers, builders, retail stores, non-profit organizations, title companies, and other businesses. She has handled a variety of matters, including breach of contract, business torts, real estate disputes, lien foreclosure actions, claims of undue influence, and mortgage foreclosure matters.

## Honors

- AV Preeminent™ Peer Review Rated, Martindale-Hubbell
- Honoree, SRQ Magazine Elite Top Attorneys, 2023 and 2024

## **Bar Associations**

- The Florida Bar
  - o City, County and Local Government Section
  - Twelfth Judicial Grievance Committee "B", June 2014 June 2017
- Manatee County Bar Association
  - o Board of Directors, 2015-2018
- Florida Association of Women Lawyers, Manatee County Chapter
  - o Board of Directors, 2011 2017
  - o Treasurer, 2011 2013
  - o Vice President, 2014 2015

#### **Professional**

- City of Bradenton Breach
  - o Special Magistrate, 2023 present
- Florida Municipal Lawyers Association
  - o Member, 2020- present
- Manatee Inn of Court
  - o Master, 2021-present
  - o President, 2021-2022
  - o Barrister, 2014 2021
- Barrister, Judge John M. Scheb, American Inn of Court, 2012 2014

## Community

- Realize Bradenton
  - o Board of Directors, 2021-present
- Turning Points
  - o Board of Directors, 2016-2018
  - o Volunteer
- PACE Center for Girls
  - o Board of Directors, 2011-2016
- Big Brothers Big Sisters of Tampa Bay
  - o Former Program Leadership Council
- Manatee Young Professionals
  - o Leadership Committee, 2012 2013
- Cheers for Charity Women's Giving Circle
  - o Member
- FSU Seminole Club, Manatee County
  - o Board of Directors, 2018-2019

## **EDUCATION**

Stetson University College of Law (J.D. 2004, cum laude; Law Review; National Conference of Law Reviews Editor of the Stetson Law Review)

Florida State University (B.S.)



## Mark P. Barnebey



Principal
Land Use and Local Government Law

#### **OVERVIEW**

Mark Barnebey is Board Certified in City, County and Local Government Law and has practiced in land use and local government law for over forty years. Mark also leads the firm's land use and local government practice groups. He has successfully represented clients regarding a wide variety of development projects including an over 5,000 acre new town community, multi-use projects, an arena, and a power plant. He served as the senior land use attorney for Manatee County for 13 years and as School Board Attorney or special counsel for another 12 years. He has served as City Attorney for the City of Palmetto for the past 15 years, and counsel for several special districts and agencies. He also has served as a mediator, special magistrate and hearing officer for various governmental entities on purchasing, land use, and other government aspects. Among his lecture presentations, he has spoken on land use at all twenty-eight (28) City, County and Local Government Law certification review courses. He has received the top recognitions from two state organizations: the Ralph A .Marscicano Award for significant contributions to the development of local government law from the City, County and Local Government Law Section and the George W. Simons, Jr. Award by the Florida Planning and Zoning Association for contributions to planning and land use for the State of Florida. He was also awarded the Paul Buchman Award for legal public service by the local Government Section of the Florida Bar. He received the 2011 Community Service Award from the Manatee County Bar Association for his record of service to the community. He and his wife, Marianne, have been recognized with the Mark and Marianne Barnebey Planning Studio and Lab at Urban and Regional Planning Department at Florida State University and they recently created the Mark and Marianne Barnebey Leadership Lecture Series for the College of Social Sciences and Public Policy at Florida State.

## Honors

- AV Preeminent™ Peer Review Rated, Martindale-Hubbell
- Selected for inclusion in Florida Super Lawyers (2011, 2012, 2017, 2018, 2019, 2023)
- Named Land Use and Zoning Law "Lawyer of the Year' for Manatee and Sarasota County by The Best Lawyers in America© (2023)
- Selected for inclusion in The Best Lawyers in America© (2018, 2019, 2020, 2021, 2022, 2023, 2024)
- Florida Trend, Legal Elite (2012, 2022, 2023)
- Florida Planning & Zoning Association Gulf Coast Chapter Jim Farr Memorial Award (2023)

- Florida State University, College Social Sciences and Public Policy, Distinguished Alumnus, (2023)
- Ralph A. Marsciano Award from the City, County, Local Government Section, The Florida Bar (2012)
- Outstanding Community Service Leader, Manatee County Bar Association (2011)
- George W. Simons, Jr. Award for Outstanding Contributions to Planning and Zoning in the State of Florida, Florida Planning and Zoning Association (2010)
- Selected for inclusion in 2011 Florida Super Lawyers
- Paul S. Buchman Award for outstanding contributions to local government law from the City, County and Local Government Section, The Florida Bar (2004)
- American Planning Association, Palmetto Elementary Complex Project of Merit (2011)
- Florida Planning and Zoning, Palmetto Elementary Complex Outstanding Public/Private Project (2011)
- Contribution to Promoting Professionalism and Ethics, The Florida Bar (2001)
- Outstanding Contributions to the Section, The Florida Bar, Local Government Law Section (1994)
- Outstanding Contributions in the Area of Legal Writing, Local Government Law Section, The Florida Bar (1992)
- The Good Hero Award for Philanthropy from SRQ Magazine (2021)
- Who's Who in American Law
- Who's Who in America

#### **Bar Associations**

- Manatee County Bar Association
- Florida Bar Association. City, County and Local Government Law Section
  - o Chair, 1999 2000
  - o Committee Co-Chair, Professionalism and Ethics, 2000 2008
  - o Executive Council, 1994 present
  - o Co-chair, Joint Land Use and Environment Seminar, 1992 1996
- Florida Bar Association, Environmental and Land Use Law Section, 1983 present
- Florida Bar Association, Grievance Committee, Circuit 12B
  - o Chair, 1997 1998

#### **Professional**

- Florida Municipal Attorney's Association
  - o President, 2023 2024
  - o Treasurer, 2021 2023
- Bradenton Area Economic Development Corporation
  - Chair, 2015-2016
- Florida Planning and Zoning Association
  - o State Director, 1985 present
  - o State President, 1993 1994
- Master, Manatee American Inn of Court, 2014 2022
  - o Master, 2014-2016
  - o Emeritus, 2016 2022
- Florida Planning and Zoning Association, Gulf Coast Chapter
  - o President, 1988 1989; 1991 1992
  - o Outstanding Chapter Award, 1989

- City of Bradenton Architectural Review Board
  - o Member, 1985 2000
  - o Vice Chairman, 1991 1997

#### Community

- Manatee Chamber of Commerce
  - o Board of Directors, 2015, 2018 present
- Take Stock in Children of Manatee County
  - o Board Member, 2010 -2022
  - o Chair, 2021-2022
- Just for Girls Foundation
  - o Chair, 2022
- Manatee County Library Foundation
  - o President, 2006 2008
- Golden Herald Student Awards Judge, 2009 2016
- Jessie P. Miller Elementary School Advisory Council
  - o Chair, 1996 1998
- Manatee River Fair Association
  - o Associate Director, 1998 2000
  - o Director, 2001 present
- The Great Outdoors Conservancy
  - o Board Member, 2003 2006
- Gold Star Club
  - o Founding Member, 1999 present
  - o Board of Directors, 2006 present
- Manatee Players
  - o Director 2001 2011
- Head Start, Policy Council
  - o Member, 2001 2003
- Faith United Methodist Church
  - o Founding Member; Trustee; Finance Committee; Teacher; Administrative Council Member; Youth Leader
- Imagine Manatee
  - o Steering Committee, 2003
- Realize Bradenton
  - o Steering Committee, 2008 2009
- City of Bradenton Public Art Committee
  - o Chair, 2008-2017
- Manatee County Historical Commission
  - o **President**, 2008 2010

#### **EDUCATION**

Florida State University - College of Law (J.D., with honors)

Florida State University - Master of Science and Planning

Florida State University – Bachelor of Science, Finance (cum laude)



## Scott E. Rudacille



Principal
Land Use and Local Government Law

#### **OVERVIEW**

Scott concentrates his practice in the areas of land use and local government law. He represents private clients in all aspects of the permitting, entitlement and development process. He has also served as counsel to a wide variety of local government entities, including municipal, school district, community development district and special district, and he currently serves as the City Attorney for the City of Bradenton. Scott is Board Certified by the Florida Bar in City, County and Local Government Law, holds an "AV" peer review rating from Martindale-Hubbell and has been selected as one of the Best Lawyers in America© in the area of Land Use and Zoning.

## Honors

- AV Preeminent™ Peer Review Rated, Martindale-Hubbell
- Listed in "Best Lawyers in America" (2024)
- Readers Choice for Attorney, Anna Maria Island Sun, (2006 2008; 2010 2014, 2017, 2018)

#### **Bar Associations**

- · The Florida Bar
  - City, County and Local Government Section
- Manatee County Bar Association
  - Board of Directors, 2009 2012

## Professional

- Florida Planning Zoning Association Gulf Coast Chapter
  - o Former Board Member
- Urban Land Institute
  - o Member
- Environment and Land Use Section of The Florida Bar
  - o Land Use Committee Member
- City of Holmes Beach Planning Commission
  - o Member, 2012

- Bradenton Housing Authority
  - o Board of Commissioners, 2011 2013
- City of Holmes Beach Personnel Board,
  - o Member, 2006 2008
- Florida Municipal Lawyers Association
  - o Member
- Florida Bar 12B Grievance Committee (2019-2023, Chair 2023)

## Community

- Anna Maria Island Chamber of Commerce
  - o Board of Directors, 2011 2013
- Anna Maria Island Community Center
  - o Chair, 2013-2014; Board of Directors, 2005 2015
- Manatee Gator Club
  - o Board of Directors, 2005 2009
- Leadership Manatee Alumni Association (Graduate 2007)

## **EDUCATION**

University of Florida Levin College of Law (J.D., with honors)

University of Florida (B.S., with honors)

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# PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

David P. Persson\*\*
Andrew H. Cohen
Kelly M. Fernandez\*
Maggie D. Mooney\*
R. David Jackson\*
Daniel P. Lewis
Amy T. Farrington
Karla M. Armstrong

Telephone (941) 306-4730 Facsimile (941) 306-4832 Email: acohen@flgovlaw.com

\* Board Certified City, County and Local Government Law

\*\* Retired

Reply to: Lakewood Ranch

December 12, 2025

Scott I. Steady, Esq. Burr & Forman 201 North Franklin Street, Suite 3200 Tampa, Florida 33602

sstead @burr.com

RE: Reserve at Pradera Community Development District

Dear Scott,

On behalf of the law firm of Persson, Cohen, Mooney, Fernandez & Jackson, P.A., please allow this correspondence to serve as our proposal to provide District Counsel services for the Reserve at Pradera Community Development District. Our firm and I greatly appreciate the opportunity of being considered for this position.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A. was established in 2002 under the name of Persson & Cohen, P.A., and most recently changed its name to Persson, Cohen, Mooney, Fernandez & Jackson, P.A., in January 2022. I have been practicing law for over twenty-nine (29) years and have been an attorney with the firm since its inception. During that time, I, and other members of the firm, have represented numerous local government clients. In fact, most of our firm's

Lakewood Ranch 6853 Energy Court Lakewood Ranch, Florida 34240 Venice 236 Pedro Street Venice, Florida 34285 attorneys have been practicing local government law for well over ten (10) years. We currently have seven (7) attorneys working for our firm while Mr. Persson is retired.

Our firm currently represents multiple special districts across Florida, with our primary focus on resident-controlled districts. I serve as primary counsel to over twenty (20) community development districts and approximately ninety percent (90%) of my personal practice is dedicated to local government work for the firm's special district clients. Further, Daniel Lewis has been practicing for fourteen (14) years, serves as primary counsel for three (3) community development districts, and is Town Attorney for Indian Shores and Belleair Shore.

If provided the opportunity to represent the District, Mr. Lewis and I would serve as District Counsel. I would respectfully submit that our firm's background in representing special districts and other local government entities would be an asset and benefit to our representation of Reserve at Pradera Community Development District.

Our firm would propose services to the District on an hourly basis. The rate of compensation for most work that we would perform including, but not limited to, contract review, research, and consulting, would be \$350.00 per hour for attorney time (applicable to all attorneys in our firm). We do bill the District for travel time, but we do not bill clients for incidental costs. Bond-related transactions would typically be billed on a flat rate.

Enclosed with this letter are resumes for myself and Daniel Lewis. In addition, a list of the firm's special district clients is also enclosed, along with other local governments our firm currently represents. A list of references with contact information is also enclosed.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A., would like to thank you and the Board of Supervisors for your consideration of our firm's proposal. We hope to have the opportunity to discuss our potential representation of the Reserve at Pradera Community Development District further and to answer any additional questions you or the Board of Supervisors may have.

Sincerely,

Andrew H. Cohen

AHC:fmw Encls. -6666

## PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

AFFORNIAS AND OF ASSIGNS ATTAIN

## ANDREW H. COHEN

6853 Energy Court, Lakewood Ranch, Florida 34240 Tel: (941) 306-4730 Fax: (941) 306-4832 E-Mail: acohen@flgovlaw.com

Practice areas include: Governmental Law, Special Districts and Community Association collections

Education:

University of Florida College of Law Gainesville, Florida Juris Doctorate, 1996

New College (Honors College for the State University System) Sarasota, Florida B.A. Political Science, 1993

Qualifications:

- Over 29 years of legal practice
- Representation of multiple special districts across Southwest Florida
- Representation of numerous community associations in the collection of past-due assessments
- Lecturer on community association collections and Florida's Public Records, Ethics and Sunshine laws

Affiliations:

- Florida Bar Association; Sarasota County Bar Association
- Former Trustee of the Hershorin Schiff Community Day School Board of Trustees

Awards:

Evan J. Yegelwel Book Award in Environmental Law, Spring 1996

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## PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTURNEYS AND COUNSELORS AT LAW

## DANIEL P. LEWIS

236 Pedro Street, Venice, Florida 34285 Tel: (941) 306-4730 Fax: (941) 306-4832 E-Mail: dlewis@flgovlaw.com

Practice areas include: Local Government and Special Districts, Zoning and Land Use Law

Education:

Gonzaga University School of Law Spokane, Washington Juris Doctorate, 2010

University of Florida Gainesville, Florida Bachelor of Arts, 2007

Qualifications:

- Over 14 years of legal practice
- Represents local governments, community development districts and community associations in Southwest Florida
- Prosecutes enforcement violations for local governments and handles appeals of orders

Affiliations:

- The Florida Bar
- Sarasota County Bar Association

## CLIENT LIST

## Municipalities

- City of Venice Sarasota County, Florida
- Town of Longboat Key Sarasora County, Florida

- Town of Indian Shores
   Pinellas County, Florida
- Town of Belleair Shore
   Pinellas County, Florida

## Fire Districts

- Cedar Hammock Fire Control District Manatee County, Florida
- Duette Fire & Rescue District Manatee County, Florida
- East Manatee Fire Rescue District Manatee County, Florida
- North River Fire District Manatee County, Florida

- Southern Manatee Fire & Rescue District Manatee County, Florida
- West Manatee Fire Rescue District Manatee County, Florida
- Upper Captiva Fire Protection and Rescue Service District Lee County, Florida

## Other Special Districts

- Holiday Park Park and Recreation District Sarasota County, Florida
- Tri-Par Estates Park & Recreation District Sarasota County, Florida
- West Coast Inland Navigation District Sarasota County, Florida
- Port Malabar Holiday Park Mobile Home Park Brevard County, Florida
- Fort Myers Beach Public Library District Lee County, Florida
- Trailer Estates Park & Recreation District Manatee County, Florida
- Captiva Erosion Prevention District Lee County, Florida
- Tampa Bay Water
   Pinellas County, Florida

## Other Local Government Clients

- City of Bradenton Manatee County, Florida Special Magistrate Service
- City of North Port Sarasota County, Florida Board Special Counsel/Conflict Counsel
- City of Palmetto
- Manatee County, Florida Special Magistrate Service

- City of Sarasota Sarasota County, Florida Attorney for Nuisance Abatement
- Manatee County Hearing Officer - Land Use Matters
- City of Punta Gorda Charlotte County, Florida Attorney for Building Bd. & Code Enforcement Bd.

## Community Development Districts

- Aqua One Community Development District Bradenton, Florida
- Agua By the Bay Community Development District Bradenton, Florida
- Blackburn Creek Community Development District Sarasota, Florida
- Bobcat Trail Community Development District North Port, Florida
- Chapel Crossings Community Development District Wesley Chapel, Florida
- Cheval West Community Development District Lutz, Florida
- Covington Park Community Development District Apollo Beach, Florida
- Cross Creck Community Development District Bradenton, Florida

- Cypress Creek of Hillsborough County Community Development District Wimauma, Florida
- Eastlake Oaks Community Development District Oldsmar, Florida
- Easton Park Community Development District Tampa, Florida
- Greyhawk Landing Community Development District Bradenton, Florida
- Harbor Bay Community Development District Apollo Beach, Florida
- Heritage Harbour South Community Development District Bradenton, Florida
- Heritage Isles Community Development District Tampa, Florida
- Heritage Lake Park Community Development District Punta Gorda, Florida
- Heritage Oak Park Community Development District Port Charlotte, Florida
- Highlands Community Development District Wimauma, Florida
- Laguna Lakes Community Development District Ft. Myers, Florida
- Lakewood Ranch Community Development District 2
   Lakewood Ranch, Florida
- Lakewood Ranch Community Development District 4
   Lakewood Ranch, Florida
- Lakewood Ranch Community Development District 5
   Lakewood Ranch, Florida
- Lakewood Ranch Community Development District 6
   Lakewood Ranch, Florida
- Legends Bay Community Development District Manatee County, Florida
- Lexington Community Development District Parrish, Florida
- Paseo Community Development District Ft. Myers, Florida
- Silverleaf Community Development District Parrish, Florida

- Stoneybrook at Venice Community Development District Venice, Florida
- Tara Community Development District 1 Bradenton, Florida
- University Place Community Development District Bradenton, Florida
- Venetian Community Development District Venice, Florida
- Waterlefe Community Development District Bradenton, Florida

## ANDREW H. COHEN REFERENCES

Philip Frankel, Chairman
Heritage Harbour South Community Development District
Bradenton, Florida 34202
Seat 2@Herita e Harbour South CDD.or

Kenneth Bumgarner Waterlefe Community Development District Bradenton, Florida 34212 ken@waterlefecdd.com

Steven H. Zielinski, Executive Director Lakewood Ranch Community Development Districts Lakewood Ranch, Florida 34202 Steve.zielinski@lwrtownhall.com

## DANIEL P. LEWIS REFERENCES

Steven H. Zielinski, Executive Director
Lakewood Ranch Community Development Districts
Lakewood Ranch, Florida
Phone – 941-907-0202
Steve.zielinski@lwrtownhall.com

Daniel J. Storie
Deputy-Mayor of the Town of Belleair Shore
Belleair Shore, Florida
Phone - 704-609-8156
Dstoric@belleairshore.com

Christina Porter
Town Administrator for the Town of Indian Shores
Indian Shores, Florida
Phone - 727-474-7777
Cporter@mvindianshores.com

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# PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

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David P. Persson\*\*
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Telephone (941) 306-4730 Facsimile (941) 306-4832 Email: acohen@flgovlaw.com

\* Board Certified City, County and Local Government Law

Reply to: Lakewood Ranch

\*\* Retired

December 12, 2025

Stephanie DeLuna, District Manager Rizzetta & Company 2700 S. Falkenburg Drive, Suite 2745 Riverview, FL 33578

> RE: Reserve at Pradera Community Development District Engagement Letter

Dear Stephanic,

This letter is to memorialize Persson, Cohen, Mooncy, Fernandez & Jackson, P.A.'s representation as District Counsel. We will undertake representation of Reserve at Pradera Community Development District (the "District") at the rate of \$350.00 per hour for my time or the services of any other attorney in this firm. We bill our regular hourly rate for travel time as well, however, our policy is not to charge for incidental office costs such as copies, faxes, and regular postage.

In order to avoid the necessity of raising future rates and in order to provide the District with sufficient notice for budgeting purposes, we will adjust the current hourly rate (excluding any flat rate which will remain constant unless a change is mutually agreed upon) for each fiscal year (beginning October 1, 2026) by the change in the Consumer Price Index ("CPI") for the preceding year. The CPI will be established in February so the District will have ample time to consider what, if any, effect

Lakewood Ranch 6853 Energy Court Lakewood Ranch, Florida 34240 Venice 236 Pedro Street Venice, Florida 34285 the CPI increase would have upon its next year's budget. We will use the CPI established by the Bureau of Labor Statistics Southeastern Regional Office. The rate, including CPI, would be rounded to the nearest dollar. In this fashion, we strive to maintain a constant dollar value for the District without being compelled to significantly raise rates every few years.

Detailed billings are provided on a thirty-day basis. Currently, we bill the majority of our community development district clients near the first of the month but would certainly be flexible if another date is more convenient for the District.

For preparation of all necessary documents and opinions as District Counsel required for a bond closing, we would propose a flat fee to be mutually agreed upon. Payment would be made from the bond proceeds at the time of the bond closing.

If this arrangement meets with the District's approval, I ask that you please coordinate execution of this letter where indicated below. Please keep the original of this letter and return a copy to me.

We look forward to the opportunity to represent Reserve at Pradera Community Development District.

Andrew H. Cohen





DISTRICT COUNSEL SERVICES

Reserve at Pradera Community Development District Hillsborough County, Florida



# Why Kilinski | Van Wyk

On behalf of Kilinski | Van Wyk PLLC ("Kilinski | Van Wyk" or "Firm"), thank you for considering our Firm to provide legal representation to Reserve at Pradera Community Development District ("District"). Kilinski | Van Wyk is a professional limited liability company with its practice focused in the areas of special districts, construction law, governmental law, public financing, public contract law, ethics, and related practice areas.

Founded in July 2021 by entrepreneurial-minded partners Jennifer Kilinski and Roy Van Wyk, our Firm combines decades of experience dedicated specifically to special district clients. Kilinski | Van Wyk was established to deliver exceptional, tailored legal services in a nimble and innovative environment. In just short of five years, our Firm has rapidly expanded to over twenty dedicated professionals, including eleven experienced attorneys, three skilled paralegals, and robust administrative support staff. This growth underscores the confidence our clients place in our attorneys' extensive experience and high-quality legal services. We pride ourselves on our efficiency, responsiveness, and innovative strategic thinking.

Kilinski | Van Wyk serves clients throughout Florida from strategically located offices. Our originating office in Tallahassee, Florida's capital city, provides convenient access to state administrative offices, the Florida Legislature, and key regulatory agencies vital to our clients. Our Tampa office includes eight professionals, while our Jacksonville office is staffed with two attorneys. This intentional geographic presence supports our successful growth and enhances our ability to serve special district clients effectively across the state.

Kilinski | Van Wyk was uniquely founded with a clear mission: providing excellent, solution-oriented, and responsive legal counsel tailored to the specific needs of special districts. By leveraging our substantial collective experience, we ensure that our clients receive seasoned, practical advice rather than experiencing "on-the-job training." Our approach involves active listening, strategic collaboration, and deploying decades of specialized legal and business acumen to achieve your goals. We dedicate ourselves to hiring, training, and retaining top-tier attorneys so that your District can thrive and succeed.

Our attorneys bring extensive experience representing various types of special districts, including stewardship districts, improvement districts, community development districts, and more, across virtually every region of Florida. The depth of our team's expertise and proven track record of success reflects our strong "bench strength," which includes accomplished senior attorneys and highly credentialed emerging talent. By choosing Kilinski | Van Wyk, you partner with an exceptional legal team committed to delivering outstanding service and measurable results.





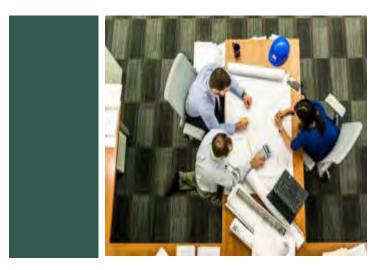




## **KVW Personnel & Other Resources**

Kilinski | Van Wyk attorneys concentrate their practice exclusively on special district law and related areas, leveraging significant expertise to deliver efficient, cost-effective legal services. Our approach allows us to offer flexible, competitive pricing tailored to our clients' specific needs and situations. By strategically deploying small, agile teams—including associate attorneys and paralegals as appropriate—we ensure timely responsiveness while managing expenses effectively.

As Firm partners, our names represent our personal commitment to providing proactive, business-oriented, and timely legal counsel aligned with your objectives. We actively supervise personnel assignments and resource allocation, guaranteeing each client receives personalized legal guidance suited to their unique circumstances. Additional details about our Firm, attorneys, and resources are available at www.cddlawyers.com.





# **KVW Experience with Special Districts**

Kilinski | Van Wyk's founding partners, Jennifer Kilinski and Roy Van Wyk, previously served as partners at Hopping Green & Sams, PA, a firm renowned for representing community development districts (CDDs) since 1985. Today, our Firm serves as general counsel to over 180 special districts and similar entities across Florida, providing comprehensive legal guidance throughout all stages of district operation, from formation to ongoing management.

Our extensive experience encompasses virtually every issue facing special districts, including:

- Establishment at city, county, and state levels
- Real property transactions
- Public finance
- Procurement and contracts
- Property acquisitions
- Rulemaking
- Open meetings and public records compliance
- Ethics regulations
- Construction law
- District mergers and boundary amendments
- Special assessments and foreclosure actions
- Promulgation of policies, procedures and best practices in asset management

There are few issues our lawyers have not faced.

With over 80 district clients in Hillsborough County and nearby counties, our Tampa based attorneys are strategically positioned to serve your District effectively. Many of our special district clients operate extensive community amenities serving thousands of residents. As a result, our attorneys possess significant knowledge of best practices regarding amenity management, restaurant operations, DBPR licensing, policy development, operational management, and related due diligence activities, including detailed analyses of ownership and maintenance responsibilities.







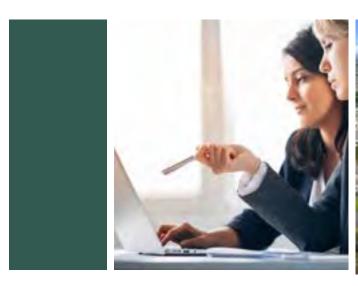


# **KVW Understanding the Scope of Work**

In our role as general counsel for special districts, we deliver comprehensive legal services tailored to each client's unique needs. Our scope of work typically includes advising on governmental meetings, ethics compliance, and procurement procedures; assisting with maintenance contracts and operational activities; and addressing the District's broader legal requirements.

We actively engage with the District's Board and staff by preparing meeting agendas, participating in agenda-planning calls as necessary, and drafting essential documents included in agenda packages. Consistent with our commitment to responsive service, our attorneys attend Board meetings either remotely or in person, as coordinated with the Board and District staff. After each meeting, we diligently follow up to resolve outstanding issues and promptly address questions or concerns. Additionally, we remain readily accessible by phone or email to manage and resolve any matters arising between scheduled meetings.

Drawing on extensive experience with community development districts, our proactive counsel helps clients minimize the risk of costly litigation. Strategic guidance and timely interventions at the onset of potential disputes can substantially reduce or eliminate unexpected expenses. However, should litigation become unavoidable or strategically necessary, our Firm provides experienced litigation support or offers referrals to trusted specialists suited to the District's specific circumstances.





## Conclusion

Kilinski | Van Wyk proudly represents Florida's community development districts and independent special districts, combining extensive experience and strategic resources to deliver legal services distinguished by professionalism, responsiveness, and cost-effectiveness. Our core values—being humble, hungry, and smart—guide every interaction and ensure that we approach each client's unique needs with genuine collaboration, diligent advocacy, and innovative problem-solving. These values shape our commitment to excellence, enabling us to consistently achieve exceptional outcomes tailored to your district's objectives.

We invite you to explore our qualifications and learn more about our approach at www.cddlawyers.com. As dedicated CDD attorneys, we look forward to partnering with you and contributing to your district's continued success.

# **Meredith W. Hammock** Attorney

Kilinski | Van Wyk, PLLC 16009 N. Florida Avenue Lutz, FL 33549 877.350.0372 Meredith@cddlawyers.com



## **Experience**

- Represents special districts in matters relating to contracting, real property, public procurement, ethics, public financing, and construction.
- Represents private and government clients in a wide range of matters, including commercial and public contract drafting, negotiation and compliance related to large- and small-scale construction projects, technology, and Federal and local small business policies and programs, Florida Public Records Act and Florida's Government in the Sunshine Law requirements and compliance, and bid procedures for construction, commodities procurement, and professional and contractual services.
- Experience in Construction Law, including large- and small-scale public infrastructure projects, and complex contract drafting and negotiation, including technology-related negotiations and international contract negotiations.
- Prior tax-specific practice, primarily advising clients on various state and local income/franchise and indirect tax matters, including legal entity rationalization projects, organizational restructuring projects, due diligence projects, planning feasibility reviews.
- Represented corporate taxpayers during Federal and state audit and administrative appeals proceedings and provided technical analyses on various Federal, state, and local tax matters.

## **Education**

- The Florida State University College of Law, J.D., Cum Laude (2015)
- The Florida State University, B.A., English, Magna Cum Laude (2012)

## **Publications**

• Florida Corporate Practice (10th Edition), co-author of Chapter 1: General Provisions; Chapter 2: Formation Of Corporations; Chapter 6: Shareholders, Shareholders' Agreements, Meetings, And Voting; and Chapter 14: Corporate Records And Reports

## **Bar & Court Admissions**

• Florida, 2015



## **Savannah Hancock** Attorney

Kilinski | Van Wyk, PLLC 16009 N. Florida Ave Lutz, FL 33607 877.350.0372 Savannah@cddlawyers.com



## **Experience**

- Savannah Hancock is an associate attorney at Kilinski Van Wyk where she specializes in the establishment and representation of special districts, including community development districts, improvement districts, stewardship districts, and recreational districts.
- She also represents private and public clients in construction law matters, serves as issuer's counsel in conjunction with public financing, and represents landowners around Florida in conservation programs with the state.
- Prior to her legal career, Savannah worked as an analyst with one of the largest asset managers in the world. During that time, she assisted in financing a variety of complex projects and created investment plans for clients' liquid assets.
- Savannah began her legal career working within the real estate, land use, and
  environmental division of a prominent Florida-based law firm. While there, she worked
  with developers from the property acquisition phase through completion of the
  development project. This experience, as well as her time in the financial services
  industry, allowed for a quick and successful transition to Kilinski Van Wyk.
- She was able to draw upon her knowledge base to represent developers, landowners, homebuilders, and others in the establishment and general counsel representation of various special districts, including Community Development Districts ("CDDs").
- Savannah enjoys helping create, finance, and operate vibrant communities and other development projects that serve Florida's growing population.

## **Education**

- Stetson University, College of Law, Graduated with honors
- University of Florida, Hough Graduate School, Masters in International Business
- University of Florida, Warrington College of Business, MA in Finance

## **Bar & Court Admissions; Certifications**

• Florida, 2022



# **KVW Proposed Agreement**

## KILINSKI | VAN WYK PLLC FEE AGREEMENT RESERVE AT PRADERA CDD

## I. PARTIES

THIS AGREEMENT ("Agreement") is made and entered into by and between the following parties:

A. Reserve at Pradera Community Development District ("Client")
 c/o Rizzetta & Company, Inc.
 2700 S. Falkenburg Drive, Suite 2745
 Riverview, FL 33578

and

B. Kilinski | Van Wyk PLLC ("Kilinski | Van Wyk")517 E. College AvenueTallahassee, Florida 32301

#### II. SCOPE OF SERVICES

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kilinski | Van Wyk as its general legal Counsel.
- B. Kilinski | Van Wyk accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

#### III. FEES

The Client agrees to compensate Kilinski | Van Wyk for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual Kilinski | Van Wyk lawyers set forth herein, plus actual expenses incurred by Kilinski | Van Wyk in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Kilinski | Van Wyk proposes hourly rates of \$365 - \$395 per hour for partners, \$350 - \$395 per hour for senior of counsel lawyers, \$325-\$350 per hour for of counsel lawyers, \$270 - \$325 per hour for associates, and \$180 - \$200 per hour for paralegals. Hourly rates may be increased by up to five dollars an hour each calendar year starting with January 1, 2027.

The Client agrees to pay Kilinski | Van Wyk monthly billings for fees and expenses incurred



within thirty (30) days following receipt of a statement from Kilinski | Van Wyk. Kilinski | Van Wyk shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kilinski | Van Wyk to withdraw from the representation upon reasonable notice and subject to applicable Florida Bar rules regarding withdrawal of representation.

#### IV. CLIENT FILES

The files and work product materials ("Client File") of the Client generated or received by Kilinski | Van Wyk will be maintained by Kilinski | Van Wyk in accordance with Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kilinski | Van Wyk for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kilinski | Van Wyk may confidentially destroy or shred the Client File, unless Kilinski | Van Wyk is provided a written request from the Client requesting return of the Client File, to which Kilinski | Van Wyk will return the Client File at Client's expense.

## V. DEFAULT

In the event of a dispute arising under this Agreement, whether a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

## VI. CONFLICTS

It is important to disclose that Kilinski | Van Wyk represents a number of special districts, builders, developers, property owners' associations and other entities throughout Florida relating to community development districts and other special districts. In the course of Kilinski | Van Wyk's representation of Client, Kilinski | Van Wyk may be asked to represent Client on transactions between Client and the developer and/or builders involved in the Client's project, when at the same time Kilinski | Van Wyk may be representing such developer and/or builders on matters unrelated to Client. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kilinski | Van Wyk will be able to provide competent and diligent representation of Client, regardless of Kilinski | Van Wyk's other representations; and, (3) there is not a substantial risk that Kilinski | Van Wyk's representation of Client would be materially limited by Kilinski | Van Wyk's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute your advance waiver of potential conflicts arising from Kilinski | Van Wyk's representation of various special districts, builders, developers, and other entities relating to community development districts and other



special districts in Florida. *However, to the extent there is any perceived or real direct conflict of interest, Kilinski | Van Wyk agrees it shall present a separate request for conflict waiver.* 

#### VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination. This Agreement shall automatically terminate upon creation of the community development district that is the subject of this Agreement and payment of all fees and expenses as provided for herein.

#### **VIII. EXECUTION OF AGREEMENT**

This Agreement shall be deemed fully executed upon its signing by Kilinski | Van Wyk and the Client. The contract formed between Kilinski | Van Wyk and the Client shall be the operational contract between the parties.

#### IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

RESERVE AT PRADERA CDD	KILINSKI   VAN WYK PLLO		
Ву:	By: Jennifer Kilinski		
lts:	Its: Authorized Member		
Date:	Date: December, 2025		



#### **ATTACHMENT A**

### KILINSKI | VAN WYK PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except when there are delays in receiving bills from third party vendors.

<u>Telephone</u>. All telephone charges are billed at an amount approximating actual cost.

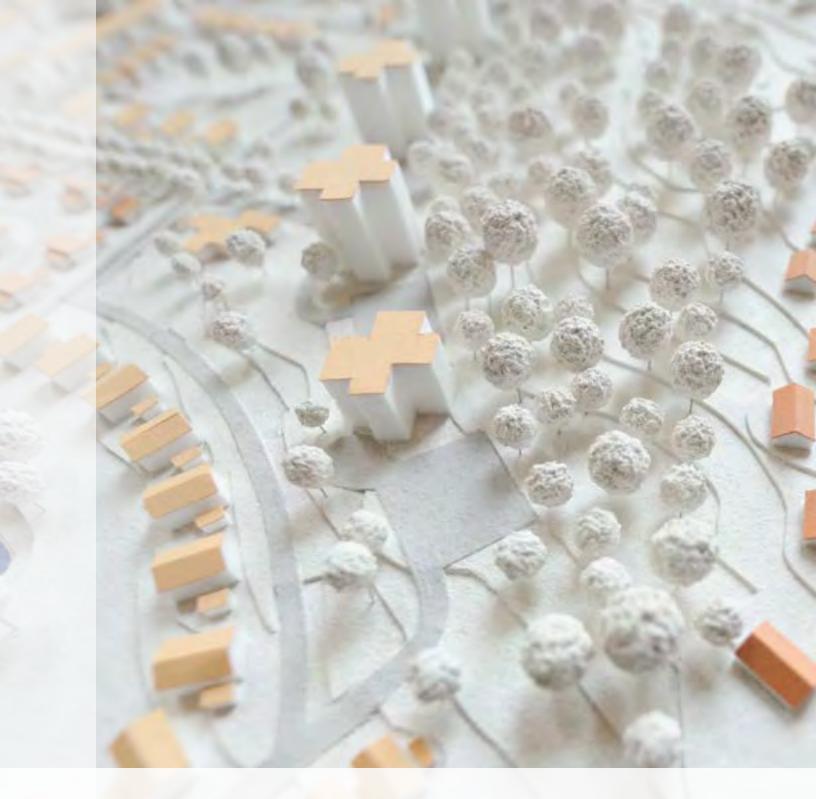
<u>Facsimile</u>. There are no charges for faxes.

<u>Postage</u>. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

<u>Travel</u>. Travel (including airfare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

<u>Other Expenses</u>. Other outside expenses, such as court reporters, agency copies, large print projects, etc., are billed at actual cost.



# KUTAKROCK

Proposal prepared for Reserve at Padera Community Development District



#### **Kutak Rock LLP**

107 West College Avenue, Tallahassee, Florida 32301-7707 office 850.692.7300

> Sarah R. Sandy 850.692.7300 Sarah.Sandy@kutakrock.com

December 15, 2025

#### VIA ELECTRONIC DELIVERY

Stephanie DeLuna District Manager Rizzetta & Company 2700 S. Falkenburg Rd, Ste 2745 Riverview, Florida 33578 SDeLuna@rizzetta.com

Re: Proposal to Serve as District Counsel for Reserve at Pradera CDD

Dear Ms. DeLuna,

Thank you for the invitation to submit a proposal to provide general counsel services to Reserve at Pradera Community Development District ("District"). This representation is ideally suited for our firm, and I am excited about this opportunity to support the District. Kutak Rock is a national, full-service law firm with approximately 550 attorneys located throughout 21 U.S. cities, including 21 attorneys and 5 paralegals located in Florida. The firm serves local, regional and national clients in a broad commercial and municipal practice that spans more than two dozen service areas.

In light of our experience with other similarly situated CDDs throughout the state, we believe we can serve the Board well in advising on various aspects within the District. Except as may be requested by the Board, for economic efficiencies, we are open to attending the majority of meetings virtually, with in person attendance on an as needed basis.

For service to the District, I would be your primary attorney. I serve many special districts across Florida including multiple districts in Hillsborough, Pasco, Manatee, Osceola, Polk, Sarasota, and Lake Counties. To the best of our knowledge, and following a review of our records, we do not recognize any current or potential conflicts of interest.

We have included a draft Retainer and Fee Agreement for your consideration. It is based on an hourly rate structure. We are also open to discussing a hybrid approach to compensation for legal services. If the District Board desired, we could explore a flat fee for meeting attendance or a flat fee for a specific scope of legal services, with all other services being performed at hourly rates. This is a business decision for the District Board to determine if such an approach should be explored further.



Stephanie DeLuna District Manager Page 2

We are pleased to respond to your request for a proposal and welcome the opportunity to discuss how we can partner with you. Please contact me anytime at (850) 692-7307 or Sarah.Sandy@kutakrock.com.

Sincerely,

Sarah R. Sandy

Enclosure



### **TABLE OF CONTENTS**

Experience with Special Districts  Understanding Scope of Work  Understand	. 1
Personnel and Other Resources	. 1
Experience with Special Districts	. 1
Understanding Scope of Work	. 2
About Kutak Rock	. 2
Conclusion	. 3
Retention and Fee Agreement	. 4
CDD Expense Reimbursement Policy	. 8
Directory of Tallahassee Public Finance Attorneys	.9
Kutak Rock Snapshot and Locations Map	10
Attorney Biography for Sarah R. Sandy 1	11
Kutak Rock Florida Special District Representations - Confidential List	12

#### **Kutak Rock's Florida District Counsel Group**

Kutak Rock is a national law firm with a signature practice focused in the areas of special districts, administrative and governmental law, appellate practice, utility law, elections law, governmental affairs, public contract law, and trial practice. Our Florida District Counsel Group has decades of experience at every level of government and in virtually every part of our home state of Florida. We routinely navigate the labyrinths of governmental law, from financing infrastructure via special districts to guiding complex real estate transactions to drafting and advocating for the passage of legislation that governs Florida special districts. The competence and extensive experience of our lawyers is critical to providing the highest level of client service.

#### **Personnel and Other Resources**

Our Florida District Counsel Group has 19 attorneys who personally spend 100% of their legal practice in the area of special districts. We also have a partner, Joseph Brown, who spends part of his time representing special districts and also provides in house litigation and environmental law support. Our knowledge and experience means that our lawyers can provide services efficiently, and we offer flexible and competitive pricing arrangements based on client needs and circumstances. To ensure responsiveness, we are able to work in small teams, while keeping costs low by using associate lawyers or paralegals where appropriate. At present, we have 5 paralegals in our firm who work primarily with special districts. Additional information about us can be found at www.kutakrock.com.

#### **Experience with Special Districts**

Providing clients with advice regarding the operation of community development districts since 1985, lawyers from our group presently serve as general counsel to more than 330 special districts throughout Florida and have established a number of others. We regularly address all facets of legal issues affecting special districts, including recreation and restaurant operations, public finance, procurement, rulemaking, open meetings and records, ethics, real property conveyances, contracts, construction, assessments, foreclosure, and other such issues.

We currently represent several districts in Central Florida including Osceola, Sumter, Hillsborough, Manatee, Sarasota, Pasco, Orange, and Polk Counties. A list is attached for further review. Further, notable clients include some of the largest and most complex special districts in Florida, such as the Ave Maria Stewardship Community District, which encompasses over 10,800 acres in Collier County; Lakewood Ranch Stewardship District, which encompasses over 23,250 acres in Sarasota and Manatee Counties; Tolomato Community Development District, which encompasses over 11,000 acres in St. Johns and Duval Counties; the Boggy Creek Improvement District, home to the new "medical city" in Orlando; and the Babcock Ranch Independent Special District, a special district located in Charlotte County that validated \$10.5 billion in revenue bonds. Several of our clients own and operate multiple amenities and are home to thousands of residents. We also represent a number of resident-elected boards in smaller communities around the state and we are well versed in helping such boards navigate the needs that are important to their constituents and communities.



#### **Understanding Scope of Work**

We provide necessary legal services for special districts. This work varies widely by project but usually includes (1) advice on governmental meetings, ethics, and procurement matters, (2) assistance with maintenance contracts and activities, and (3) other legal needs of the district.

In addition to our virtual or physical attendance at Board meetings, our group works with the Board and District staff to prepare the Board meeting agendas, participate in agenda conference calls, and prepare various documents for distribution in the agenda packages. After a Board meeting, we will follow-up with the Board and District staff to address any outstanding issues and answer any questions raised at the Board meeting. We are also available by phone or email to promptly resolve issues that arise between meetings.

Our group also navigates the ever-changing laws and regulations affecting the District. When changes occur, we promptly advise the Board of these changes and work with District staff to update or adopt new policies when applicable. Recent examples include the ADA website implementation and fraud/waste/abuse policies. Our firm was able to monitor the legislation, research the issues, and draft the policies for all of our clients spreading out the cost accordingly. This quick response not only saves the District money when crafting new policies but also prevents the expense and liability stemming from being noncompliant with the law.

Our group's experience in proactively counseling community development districts gives us insight on how to prevent expensive ligation. Often, thoughtful actions taken at the earliest stages of a dispute can save tens of thousands of unbudgeted dollars. However, not all litigation can or should be avoided. Our firm has access to several full-time litigation attorneys to protect the District's interests if litigation arises.

#### **About Kutak Rock**

Kutak Rock, a limited liability partnership, is a U.S. law firm of more than 550 attorneys with locations in 21 cities, including Tallahassee, Florida. The firm serves local, regional and national clients in a multidisciplinary practice that spans dozens of discrete practices. For example and relevant to the work to be performed for Reserve at Pradera CDD, we practice in the following areas:

- Community Development Districts
- Public Finance
- Government Relations
- Government Services

- Insurance
- Litigation
- Real Estate
- Tax

Although many of these ancillary areas may not be of interest to our community development district clients, the resources that we can bring to bear in unexpected situations distinguishes us from other firms. For example, when one of our district client's lost over \$1 million dollars in a bank account hack, our cybersecurity group in Omaha sprang into action. With experienced lawyers, contacts in federal law enforcement and international banking, they were able to recover the vast majority of the funds.



#### **Conclusion**

As mentioned previously, we represent community development districts and independent special districts throughout the State of Florida. We believe that our experience and resources allow us to represent our clients with a degree of professionalism and cost effectiveness that is unique to our firm. Please take a moment to further review our qualifications at www.KutakRock.com. We would be happy to talk with you about our qualifications and experience. Sarah R. Sandy can be reached at (850) 692-7307.



#### KUTAK ROCK LLP RETENTION AND FEE AGREEMENT

#### I. PARTIES

THIS RETENTION AND FEE AGREEMENT ("**Agreement**") is made and entered into by and between the following parties:

 A. Reserve at Pradera Community Development District Rizzetta & Company
 2700 S. Falkenburg Rd, Ste 2745
 Riverview, Florida 33578

and

B. Kutak Rock LLP 107 West College Avenue Tallahassee, FL 32301

#### II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client's Board of Supervisors

#### III. CLIENT FILES

The files and work product materials ("Client File") of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request

for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File at Client's expense.

#### IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their standard hourly rates, as may be adjusted from time to time. The hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Sarah R. Sandy	\$330
Associates	\$265-\$360
Contract Attorney	\$260-\$300
Paralegals	\$185-\$250

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour per year.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

#### V. BILLING AND PAYMENT



The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

#### VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

#### VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

#### VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

#### IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement



shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

### X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

### XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

Reserve at Pradera CDD	KUTAK ROCK LLP	
By:	By:	
•	Sarah R. Sandy	
Date:	Date: December 15, 202	2.5

#### **ATTACHMENT A**

#### KUTAK ROCK LLP EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's standard expense reimbursement policy. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

<u>Photocopying and Printing</u>. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

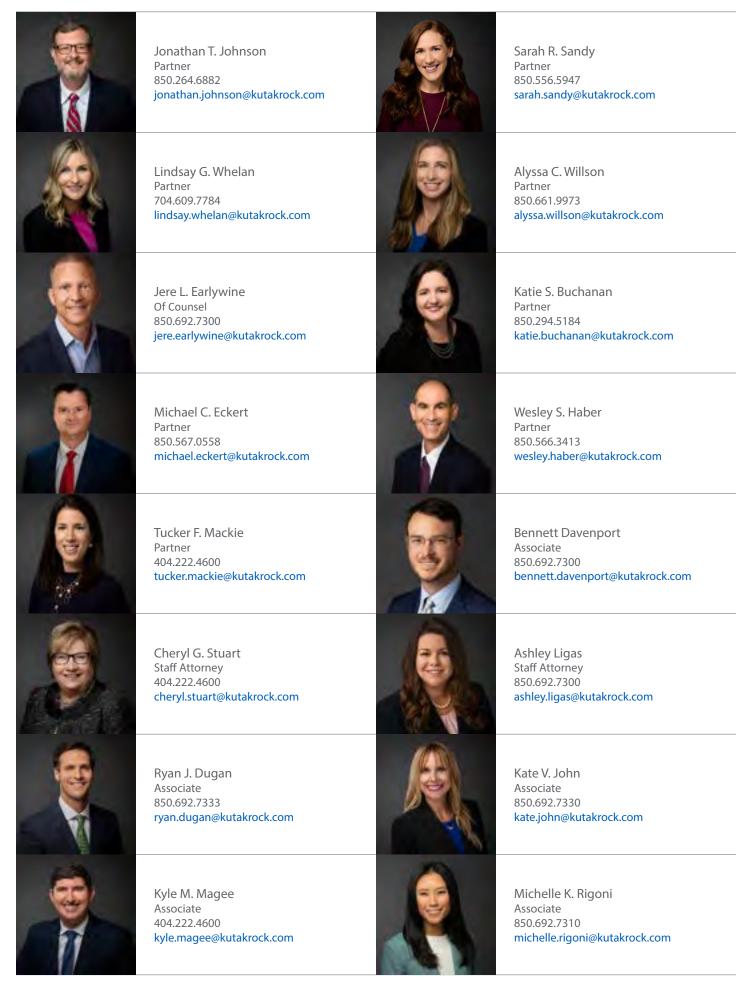
<u>Local Messenger Service</u>. Local messenger service is billed at the IRS approved reimbursement rate.

<u>Computerized Legal Research</u>. Charges for computerized legal research are billed at an amount approximating actual cost.

<u>Travel</u>. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

<u>Consultants</u>. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.





### An enduring value proposition

More than 50 years ago, Kutak Rock's founders set out to create a different kind of law firm—a firm where attorneys are empowered and entrusted to practice law with an entrepreneurial spirit, are committed to doing what is right for clients and are dedicated to putting high quality legal service within reach.

### Inclusive, diverse and engaged

Kutak Rock opened its doors in 1965 with a stated commitment to a diverse and equal opportunity work environment and to improving diversity in the legal profession. That early commitment continues today in firmwide structures such as the firm's national inclusiveness and diversity committee, successive three-year inclusiveness and diversity strategic plans and annual tactics, and multiple inclusiveness engagement groups designed to encourage every person at Kutak Rock to take responsibility for enhancing the firm's inclusive and diverse working environment.



550<sup>+</sup> Attorneys 19
U.S. Offices in
15 States +
Washington, D.C.

Attorneys licensed to practice in

40 States +
Washington, D.C.

125<sup>+</sup>
Attorneys focused on Public Finance

### KUTAKROCK

### Sa ahk Sa d

‡ #ollege A e, Tallahassee, 7L | Sa ah Sa d @ Kutakko k o

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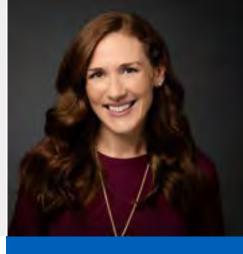
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#### **PRACTICES**

Development and **Improvement Districts Public Finance** 

ADMISSIONS

Florida

#### **EDUCATION**

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Kutak Rock Florida Special District Representations





## Florida Special District Representations By County

Kutak Rock represents more than 340 special districts throughout Florida. Districts with an asterisk denote client relationships led by Sarah R. Sandy

	Alachua	
Finley Woods	Alachua	
Parker Road	Alachua	
Springhills North CDD	Alachua	
Westone	Alachua	
	Bay	
Pier Park	Вау	
	Brevard	
Cypress Bay West	Brevard	
Emerald Lakes	Brevard	
Heritage Isle at Viera	Brevard	
Malabar Springs	Brevard	
Windward Preserve	Brevard	
	Brevard/Volusia	
Deering Park Stewardship	Brevard/Volusia	
	Broward	
Hillcrest	Broward	
	Charlotte	
Cove at Rotonda	Charlotte	
Firelight (fka Eagle Creek)	Charlotte	
Firelight East	Charlotte	
Harbor Village	Charlotte	
Island Lake Estates	Charlotte	
North Loop	Charlotte	
Starling	Charlotte	
West Port	Charlotte	
West Port East	Charlotte	
	Charlotte/Lee	
Babcock Ranch	Charlotte/Lee	
	Citrus	
Crystal Ridge	Citrus	
	Clay	
Armstrong	Clay	
Cross Creek North	Clay	
Double Branch	Clay	
Feed Mill	Clay	
Fleming Island Plantation	Clay	
Governors Park South	Clay	
Magnolia West	Clay	
Middle Village	Clay	
Pine Ridge Plantation	Clay	

Ridgewood Trails	Clay	
Rolling Hills	Clay	
Rookery	Clay	
Shadowlawn	Clay	
South Village	Clay	
Two Creeks	Clay	
Wilford Preserve	Clay	
	Collier	
Ave Maria Stewardship	Collier	
Big Cypress Stewardship	Collier	
Brightshore	Collier	
Enbrook CDD	Collier	
Fronterra	Collier	
Orange Blossom Groves	Collier	
Orange Blossom Ranch	Collier	
Quarry	Collier	
Talis Park	Collier	
Tamarindo CDD	Collier	
Terreno	Collier	
Winding Cypress	Collier	
Mediterra	Collier	
	Collier/Lee	
Babcock Ranch	Collier/Lee	
	Desoto	
Cayman Lakes	Desoto	
	Duval	
Acree	Duval	
Alta Lakes	Duval	
Arbors	Duval	
Bainebridge	Duval	
Bartram Springs	Duval	
Beach	Duval	
Boggy Branch	Duval	
Cedar Pointe	Duval	
Cope's Landing	Duval	
Cypress Bluff	Duval	
Darby	Duval	
District*	Duval	
Ryals Creek	Duval	
Kings Creek I	Duval	
Seaton Creek Reserve	Duval	
Trails	Duval	

Bartram Park	Duval
	Duval and St. Johns
Tolomato	Duval and St. Johns
	Flagler
Coquina Shores	Flagler
Ormond Station	Flagler
Palm Coast 145	Flagler
Radiance CDD	Flagler
Seminole Palms CDD	Flagler
Tomoka	Flagler
Deer Run	Flagler
	Glades
Lakefront Estates	Glades
	Hernando
Benton Hills CDD	Hernando
Cabot Citrus Farms	Hernando
Caldera	Hernando
Springside	Hernando
	Hillsborough
Belmont	Hillsborough
Belmont II	Hillsborough
Boyette Park	Hillsborough
Encore*	Hillsborough
KBar Ranch III	Hillsborough
Magnolia Park	Hillsborough
Mangrove Point & Mangrove Manor CDD*	Hillsborough
MTERC	Hillsborough
Simmons Village North	Hillsborough
South Shore Corporate Park Industrial	Hillsborough
Spring Lake	Hillsborough
Stonebrier	Hillsborough
Triple Creek	Hillsborough
Varrea North	Hillsborough
Varrea South CDD	Hillsborough
Villages of Bloomingdale	Hillsborough
Water Street Tampa Improvement	Hillsborough
Waterset South	Hillsborough
Wynnmere West*	Hillsborough
	Indian River
Fellsmere Water Control District	Indian River
LP CDD	Indian River

	Lake	
Arbor Park Phase 1	Lake	
Avalon Groves CDD	Lake	
Bellaviva at Whispering Hills	Lake	
County Road 33*	Lake	
Cresswind Lake Harris CDD	Lake	
Cypress Reserve	Lake	
Dewey Robbins*	Lake	
Enclave at Lake Geneva	Lake	
Esplanade at McKinnon Groves	Lake	
Estates at Cherry Lake	Lake	
Founders Ridge	Lake	
Hammock Oaks CDD	Lake	
Hicks Ditch*	Lake	
Lake Emma	Lake	
Lake Harris*	Lake	
Langley South	Lake	
Louck's Island	Lake	
Olympus	Lake	
Orange Bend	Lake	
Parkside Trails	Lake	
Sorrento Pines CDD	Lake	
Sugarloaf	Lake	
Tara Oaks CDD	Lake	
	Lake Lake	
Windsor Cay	Lee	
Arborwood	Lee	
Blue Lake	Lee	
CC	Lee	
CFM		
	Lee	
Coral Bay of Lee County CDD	Lee	
Corkscrew Crossing	Lee	
Del Webb Oak Creek	Lee	
East Bonita Beach	Lee	
Esplanade Lake Club	Lee	
Moody River Estates	Lee	
Portico	Lee	
Saltleaf	Lee	
Stonewater CDD	Lee	
Verandah East	Lee	
Verandah West	Lee	
Villagewalk of Bonita Springs	Lee	



WildBlue	Lee
	Leon
Capital Region*	Leon
	Manatee
Artisan Lakes CDD	Manatee
Artisan Lakes East CDD	Manatee
Aviary at Rutland Ranch CDD	Manatee
Brookstone	Manatee
Coddington CDD	Manatee
Del Webb Sunchase	Manatee
DW BayView CDD	Manatee
Eagle Pointe CDD	Manatee
East River Ranch Stewardship	Manatee
Evergreen	Manatee
Firethorn	Manatee
Heritage Harbour Market Place	Manatee
Lake Flores CDD	Manatee
Mandarin Groves CDD	Manatee
Newport Isles CDD	Manatee
North River Ranch Improvement Stewardship	Manatee
Northlake Stewardship District*	Manatee
Paddocks	Manatee
Rye Crossing CDD	Manatee
Rye Ranch CDD	Manatee
Saltmeadows CDD	Manatee
Sanctuary Cove	Manatee
Southpointe of Manatee County	Manatee
Summer Woods CDD	Manatee
Water's Edge	Manatee
Willow Hammock	Manatee
Willows	Manatee
Woodland Preserve	Manatee
	Manatee/Sarasota
Lakewood Ranch Stewardship	Manatee/Sarasota
	Marion
Bellehaven	Marion
Ocala Preserve CDD	Marion
Ridge at Heath Brook CDD	Marion
Winding Oaks	Marion
	Martin
Newfield	Martin
Terra Lago	Martin



Waterside CDD	Martin	
	Miami-Dade	
Antillia	Miami-Dade	
Coconut Cay	Miami-Dade	
Coronado	Miami-Dade	
Parker Pointe	Miami-Dade	
Stellar North	Miami-Dade	
	Nassau	
Amelia National	Nassau	
East Nassau Stewardship	Nassau	
Liberty Cove	Nassau	
River Glen	Nassau	
Three Rivers	Nassau	
	Okaloosa	
Independence	Okaloosa	
	Orange	
Boggy Creek	Orange	
Falcon Trace	Orange	
FRERC	Orange	
Golden Gem	Orange	
Greeneway	Orange	
Grove Resort	Orange	
Kelly Park CDD	Orange	
Midtown	Orange	
Myrtle Creek	Orange	
Poitras East	Orange	
Ridge at Apopka CDD	Orange	
Riverwalk	Orange	
Shingle Creek Transit and Utility	Orange	
Urban Orlando	Orange	
Westwood/OCC	Orange	
	Osceola	
Bella Tara	Osceola	
Brighton Lakes	Osceola	
Buena Lago CDD	Osceola	
Center Lake Ranch West CDD	Osceola	
Edgewater East	Osceola	
Edgewater West	Osceola	
Enterprise*	Osceola	
Everest GMR	Osceola	
GIR East	Osceola	

Gramercy Farms	Osceola
Ham Brown Reserve CDD	Osceola
Harmony	Osceola
Harmony West CDD	Osceola
Lake Lizzie*	Osceola
Live Oak Lake*	Osceola
Osceola Chain of Lakes*	Osceola
Osceola Village Center	Osceola
Ovation	Osceola
Roan Bridge	Osceola
Sunbridge Stewardship	Osceola
Tapestry	Osceola
Town of Kindred	Osceola
Town of Kindred II	Osceola
Visions at Orlando West	Osceola
Windsor at Westside*	Osceola
Palı	n Beach
Forest Oaks	Palm Beach
Gulfstream Polo	Palm Beach
Hamal*	Palm Beach
Reflection Bay	Palm Beach
	Palm Beach Pasco
	Pasco
Avalon Park West CDD	P <mark>asco</mark> Pasco
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Avalon Park West CDD  Bexley  Bridgewater at Wesley Chapel  Deerbrook CDD  Del Webb Bexley  Del Webb River Reserve  Dupree Lakes  Estancia at Wiregrass	Pasco
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Avalon Park West CDD  Bexley  Bridgewater at Wesley Chapel  Deerbrook CDD  Del Webb Bexley  Del Webb River Reserve  Dupree Lakes  Estancia at Wiregrass  Hidden Creek North  Hope Innovation District	Pasco
Avalon Park West CDD  Bexley  Bridgewater at Wesley Chapel  Deerbrook CDD  Del Webb Bexley  Del Webb River Reserve  Dupree Lakes  Estancia at Wiregrass  Hidden Creek North  Hope Innovation District  KD52 CDD No. 1	Pasco
Avalon Park West CDD  Bexley  Bridgewater at Wesley Chapel  Deerbrook CDD  Del Webb Bexley  Del Webb River Reserve  Dupree Lakes  Estancia at Wiregrass  Hidden Creek North  Hope Innovation District  KD52 CDD No. 1  KD52 CDD No. 2	Pasco
Avalon Park West CDD  Bexley  Bridgewater at Wesley Chapel  Deerbrook CDD  Del Webb Bexley  Del Webb River Reserve  Dupree Lakes  Estancia at Wiregrass  Hidden Creek North  Hope Innovation District  KD52 CDD No. 1  KD52 CDD No. 2  Kenton	Pasco
Avalon Park West CDD  Bexley  Bridgewater at Wesley Chapel  Deerbrook CDD  Del Webb Bexley  Del Webb River Reserve  Dupree Lakes  Estancia at Wiregrass  Hidden Creek North  Hope Innovation District  KD52 CDD No. 1  KD52 CDD No. 2  Kenton  Long Lake Ranch*	Pasco
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Summerstone CDD	Pasco	
Towns at Woodsdale	Pasco	
TSR	Pasco	
Two Ridges	Pasco	
Vida's Way	Pasco	
Westwood of Pasco	Pasco	
Whispering Pines CDD	Pasco	
Wiregrass	Pasco	
Wiregrass II	Pasco	
Woodcreek CDD	Pasco	
	Polk	
Clear Springs Stewardship	Polk	
Cypress Creek Reserve	Polk	
Fox Branch Ranch CDD	Polk	
Grenelefe	Polk	
Groves at Lake Marion	Polk	
Harmony on Lake Eloise CDD	Polk	
Hartford Terrace	Polk	
Hawthorne Mill North CDD	Polk	
Horseshoe Creek*	Polk	
Lake Ashton II*	Polk	
Lowery Hills	Polk	
Peace Crossing	Polk	
Reserve at Van Oaks CDD	Polk	
Sandmine Road	Polk	
Silverlake CDD	Polk	
Springs at Lake Alfred CDD	Polk	
Stuart Crossing CDD	Polk	
Wedgewood	Polk	
Winslow's Point	Polk	
	Polk/Osceola	
Westview South CDD	Polk/Osceola	
	Santa Rosa	
Parkland	Santa Rosa	
	Sarasota	
Central Parc	Sarasota	
Gracewater Sarasota	Sarasota	
Lakeside Plantation*	Sarasota	
LT Ranch CDD*	Sarasota	
Myakka Ranch	Sarasota	
Sarasota National	Sarasota	
Three Rivers Stewardship	Sarasota	
West Villages Improvement	Sarasota	
Three Rivers Stewardship	Sarasota	



Seminole		
Dovera	Seminole	
	St. Johns	
Aberdeen	St. Johns	
Bannon Lakes	St. Johns	
Brandy Creek	St. Johns	
Bridgewater North	St. Johns	
Cordova Palms	St. Johns	
DP1	St. Johns	
Durbin Crossing	St. Johns	
Elevation Pointe	St. Johns	
Entrada	St. Johns	
Glen St. Johns	St. Johns	
Grand Oaks	St. Johns	
Greenbriar	St. Johns	
Heritage Landing	St. Johns	
Heritage Park	St. Johns	
Isles of Bartram Park	St. Johns	
Longleaf Pine	St. Johns	
Madeira	St. Johns	
Marshall Creek	St. Johns	
Meadow View at Twin Creeks CDD	St. Johns	
Parkland Preserve CDD	St. Johns	
Sampson Creek	St. Johns	
Six Mile Creek	St. Johns	
Southaven	St. Johns	
St. Augustine Lakes	St. Johns	
Stillwater	St. Johns	
Trout Creek	St. Johns	
World Commerce	St. Johns	
Entrada	St. Johns	
	St. Lucie	
Bedner Farms	St. Lucie	
Creekside	St. Lucie	
Koa Bay	St. Lucie	
LTC Ranch West Residential	St. Lucie	
Preserve at Savannah Lakes CDD	St. Lucie	
Silver Oaks CDD	St. Lucie	
Solaeris CDD	St. Lucie	
Sundance	St. Lucie	
Sunrise	St. Lucie	
Veranda	St. Lucie	
Veranda CDD II	St. Lucie	



	Sumter	
Beaumont CDD	Sumter	
Twisted Oaks Pointe CDD	Sumter	
Village CDD No. 7	Sumter	
	Volusia	
Cresswind DeLand	Volusia	
Indigo	Volusia	
Kepler Road*	Volusia	
Ormond Crossings West	Volusia	
Pioneer	Volusia	
Waypointe	Volusia	
	Walton	
Hammock Bay	Walton	
Magnolia Creek	Walton	
NatureWalk	Walton	
Somerset	Walton	
	Washington	
Sunny Hills Units 12-15 Dependent District	Washington	
	·	

## Tab 5



## Ameri Solutions Inc.

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

ESTIMATE EST034

DATE

Oct 14, 2025

TOTAL

USD \$1,450.00

ТО

### **Reserve at Pradera CDD**

3434 Colwell Ave Suite 200 Tampa, fl 33614

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

TOTAL

USD \$1,450.00

## Tab 6



## **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

## **Table of Contents**

Compliance	e Audit
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Overview	2
Compliance Criteria	2
ADA Accessibility	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

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

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

## **Compliance Audit Overview**

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

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

## **Compliance Criteria**

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in <u>Florida Statute Chapter 189.069</u>.



## **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. <u>189.069</u>, 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 <u>WCAG 2.1</u> 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.



## **Accessibility Grading Criteria**

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> 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	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

<sup>\*</sup>Errors represent less than 5% of the page count are considered passing

<sup>\*\*</sup>Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

**Result: PASSED** 

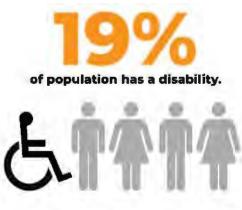
# **Compliance Criteria**

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.



Sight, hearing, physical, cognitive.

# 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: <a href="http://webaim.org/resources/contrastchecker">http://webaim.org/resources/contrastchecker</a>



# 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: <a href="http://webaim.org/techniques/alttext">http://webaim.org/techniques/alttext</a>



# 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 <a href="WAI-ARIA">WAI-ARIA</a> 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: <a href="http://webaim.org/techniques/tables/data">http://webaim.org/techniques/tables/data</a>



# **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: <a href="http://webaim.org/techniques/captions">http://webaim.org/techniques/captions</a>



# 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: <a href="http://webaim.org/techniques/forms">http://webaim.org/techniques/forms</a>



### 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 (eg., 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 7

#### **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 Board Supervisor; Vice Chair** Jayson Caines **Board Supervisor; Asst Secretary** Jason Newbold **Board Supervisor; Asst. Secretary** Lindsay Felix

Also, present were:

Stephanie DeLuna District Manager; Rizzetta & Company Field Services Manager; Rizzetta & Company John Fowler **District Counsel, Burr Forman LLP** (via phone) Scott Steady Kyle Thornton **District Engineer, Halff Associates, Inc.** (via phone)

Bert Smith

Jessi Milch

**Sitex Aquatics** Pine Lake Landscaping

Audience Present

#### FIRST ORDER OF BUSINESS

Call to Order

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

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#### 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**

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#### **Aquatics Services** Α.

#### 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.

48 49 It was stated that landscaper and Sitex will coordinate to address the bush hogging on Ponds #6 & #9.

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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.

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1 1 1	09 10 11 12 13	)
1 1 1	14 15 16 17	5

# 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 18<sup>th</sup> 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.

# 119 B. Ratification of 2025-2026 Insurance Proposal 120

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 antifoam options.

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT September 25, 2025 Page 5

SEVENTH ORDER OF BUSINESS	Adjournment
	conded by Mr. Caines, with all in favor, the Board of at 11:56 a.m., for the Reserve at Pradera Community
Assistant Secretary	Chair / Vice Chair

# Tab 8

## RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

WWW.RESERVEATPRADERACDD.ORG

# Operation and Maintenance Expenditures September 2025 For Board Approval

	er listing the Operation and Maintenance expenditures paid from September 1 his 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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	oice Amount
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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	oice Amount
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

Vendor Name	Check Number	Invoice Number	Invoice Description	Inve	oice Amount
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	_\$	1,500.00
LLC U.S. Bank Wahoo Pools Group, Inc.	300203 300205	7871651 20250832	Trustee Fees Series 2015 08/01/25- 07/31/26 Service Call 09/25	\$	3,663.50 571.38

**Report Total** 

70,069.43



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<a href="https://www.BURR.com/payment/">https://www.BURR.com/payment/</a>
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



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 <a href="https://www.Burr.com/payment">https://www.Burr.com/payment</a> (Bank Draft or Credit Card)
Please direct inquiries to Ereina Hirneisen at <a href="ehirneisen@burr.com">ehirneisen@burr.com</a> or <a href="mailto:BFReceivables@burr.com">BFReceivables@burr.com</a>

### **BURR & FORMAN LLP**

RESERVE AT PRADERA COMMUNITY 0026855 22 Aug 2025 **DEVELOPMENT** 0000001 **General Governmental Matters** Invoice # 1585800 Page 2 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT 22 Aug 2025 (CDDInvoice@rizzetta.com) Invoice # 1585800 Bill Atty: S. Steady 3434 COLWELL AVENUE, STE 200 As of 07/31/25 TAMPA, FL 33614-8390 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

Rate

\$350.00

Hours

2.00

2.00

Amount

\$700.00

\$700.00

Rank

Partner

Name

**TOTALS** 

Scott I. Steady



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<a href="https://www.BURR.com/payment/">https://www.BURR.com/payment/</a>
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



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 <a href="https://www.Burr.com/payment">https://www.Burr.com/payment</a> (Bank Draft or Credit Card)

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

## **BURR & FORMAN LLP**

0026855 RESERVE AT PRADERA COMMUNITY 26 Sep 2025 DEVELOPMENT
0000001 General Governmental Matters Invoice # 1594357

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

Page 2

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





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

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

Payment Information				
Invoice Summary \$ 18,445.00				
Payment Amount	ent Amount \$18,445.00			
Payment for: Invoice#29583		33		
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	18,445.00
			General Liability \$4,039.00 Property \$11,101.00 Public Officials Liability \$3,305.00	
Please Rem Egis Insurar P.O. Box 74	iit Payment To: nce and Risk Ao 8555	dvisors	<b>RECEIVE</b> 09-22-2025	<b>Total</b> \$ 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 Fountain Kings Inc. 5668 Fishhawk Crossing

Blvd #155 LITHIA FL 33547 UNITED STATES

**Delivery Address** 

12051 Pradera Reserve Blvd RIVERVIEW FL 33579

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

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





# **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 5668 Fishhawk Crossing Blvd #155 LITHIA FL 33547 UNITED STATES

Fountain Kings Inc.

August Wi Wi

**Delivery Address** 12051 Pradera Reserve Blvd RIVERVIEW FL 33579

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

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





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

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

Invoice Date: 08/28/2025

Invoice: 10149089

**Project:** 039405.001

Amount Due this Invoice: 1,203.78

#### 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.

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

**CDD** Invoices

August 28, 2025

Reserve at Pradera CDD c/o Rizzetta & Company

Invoice No: 10149089

3434 Colwell Avenue, Suite 200

Invoice Total:

Project No:

\$1,203.78

039405.001

Tampa, FL 33614

039405.001

Reserve at Pradera CDD/Eng. Svcs. (060070001)

Professional Services thru August 17, 2025

Phase 000P01

Principal/Officer-Prof. Eng III

Misc. Services

**Professional Personnel** 

Administrative III

Hours Amount .75 92.06 3.25 1,111.72

Totals 4.00 1,203.78

**Total Labor** 1,203.78

Phase 000P89 Reimbursable Expenses

> \$1,203.78 **Total this Invoice**



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

Tampa FL 33614

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

Invoice Date: 09/24/2025

Invoice: 10151142

**Project:** 039405.001

Notes from Project Manager: CDD Mtg by phone - 8/28/25



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

**CDD** Invoices

September 24, 2025

Reserve at Pradera CDD c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200 Project No: 039405.001
Invoice No: 10151142
Invoice Total: \$545.70

Tampa, FL 33614

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



#### **CUSTOMER NAME** RESERVES AT PRADERA CDD

**ACCOUNT NUMBER** 3629519463

**BILL DATE** 09/16/2025

**DUE DATE** 10/07/2025

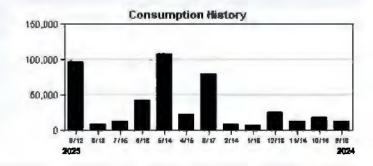
Service Address: 12051 PALMERA RESERVE DR

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
					CONCOMI HON		
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
HOMBEIL	D/t-E	1	2711	11010			DECOIGH HOIL
53348643A	08/13/2025	29323	09/12/2025	30296	97300 GAL	ACTUAL	WATER
33340043M	UDITIONZUZO	20323	UDY 12/2U23	30280	PI JUU GAL	ACIUAL	TAILE

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	\$137.63
Sewer Usage Charge	\$634.40

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

**RECEIVET** 09-18-2025





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!

իկ Արդ Ադլ Անդին Ավիկիրի Անիայի կիավորելիայա

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

4,139 8

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



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

# Service Slip / Invoice

INVOICE: 113006648 DATE:

ORDER:

09/01/25

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

Terms DUE UPON RECEIPT

**Last Service** 07/09/25

DLNASCHE

Map Code NA

Sub/Dev N/A

**Time Out** 

Service

**Purchase Order** 

Description

**Amount** 

\$44.00

**TBSMAA** 

Sentricon Monitoring AA

**SUBTOTAL** \$44.00 TAX \$0.00 TOTAL \$44.00 **AMT. PAID** \$0.00 **BALANCE** \$44.00



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

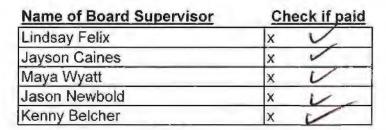
X

<sup>\*</sup> 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.

#### **RESERVE AT PRADERA CDD**

Meeting Date: August 28, 2025

#### SUPERVISOR PAY REQUEST





NOTE: Supervisors are only paid if checked.

#### **EXTENDED MEETING TIMECARD**

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

#### 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
011	14

DM Signature:

#### **RESERVE AT PRADERA CDD**

Meeting Date: September 25, 2025

### SUPERVISOR PAY REQUEST



Name of Board Supervisor	Check if paid	
Lindsay Felix	X	
Jayson Caines	X	
Maya Wyatt	'X	
Jason Newbold	X	
Kenny Belcher	7-	- not present

NOTE: Supervisors are only paid if checked.

### **EXTENDED MEETING TIMECARD**

Meeting Start Time:	110:30am
Meeting End Time:	11-Storm
Total Meeting Time:	,, 3 d (d)
Time Over Hours:	1/26mm
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 R	ound	Trip	)			
IRS Rate per Mile				1		\$0.700
Mileage to Charge	٨	Λ	X	1	1	\$0.00

DM Signature

#### State Wildlife Trapper

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

# **INVOICE**

**BILL TO** 

date.

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

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

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

Jerry Richardson, Phone 813-390-9578;

email - trapperjerry@gmail.com

Termination fees may apply.

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 thoug population on this property.	eliminate the		
Thank you for doing business with us.	SUBTOTAL	1,100.00	
	TAX	0.00	
Make all checks payable to: Jerry Richards	n TOTAL	1,100.00	
A late fee of 15% late fee will be applied if n	paid within 10 days from	\$1,100.00	

RECEIVE D 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.

QT	TY 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



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	Cli	ent Number
	September	Upon Re		)224
Description		Qty	Rate	Amount
Accounting Services		1.00	\$1,503.67	\$1,503.6
dministrative Services		1.00	\$331.33	\$331.3
Dissemination Services		1.00	\$416.67	\$416.6
inancial & Revenue Collections		1.00	\$284.00	\$284.0
andscape Consulting Services		1.00	\$900.00	\$900.0
Management Services		1.00	\$1,328.25	\$1,328.2
Vebsite Compliance & Management		1.00	\$100.00	\$100.0
	DECEIVED			

RECEIVE D

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



## **Invoice**

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

Bill To

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

#### Installation Address

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	09/01/2025	20652	10/01/2025	1

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

RECEIVE D

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



### 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 data: 00

Invoice date: 09/03/2025 Due date: 10/03/2025

# Dat	e 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





August 19, 2025

Invoice Number: 2490284081925 Account Number: 8337 12 029 2490284

Service At:

12051 PRADERA RESERVE

**BLVD PLHS** 

**RIVERVIEW FL 33579-9323** 

Contact Us

Visit us at SpectrumBusiness.net Or, call us at 855-252-0975

Summary Service from 08/19/25 through 09/19/25 details on following pages	
Previous Balance	170.00
Paymenta Received -Thank You!	-170.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	\$170.00
YOUR AUTO PAY WILL BE PROCESSED 09/05/25	
Total Due by Auto Pay	\$170.00

### **Auto Pay Notice**

### **NEWS AND INFORMATION**

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





4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2300 DY RP 19 08202025 NANNNNNN 01 994733

RESERVE AT PRADERA CDD 3434 COLWELL AVE STE 200 TAMPA FL 33814-8390 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 91108-7188 Page 4 of 6 August 19, 2025

RESERVE AT PRADERA CDD

Invoice Number: 2490284081925 Account Number: 8337 12 029 2490284



#### Contact Us

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

8833 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	
Bueiness 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

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

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 apactrum nethalessandless 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 Funde 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 transection 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 cesh, ceshier'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. Paymants 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(e). 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 modern to a new eddress. 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 Sal - 10:00am to 8:00pm and 8un - 12:00pm to 5:00pm



For questions or concerns, please call 1-366-519-1283.

# Reserve at Pradera CDD 07/12/25-08/11/25

**Statement Date: 08/15/25 Due Date: 09/05/25** 

Acct #	Billing Date	Service Address	<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



TOTAL **53100-4301** 

\$ 15,240.81



RESERVE AT PRADERA COMM DEV DIST

RESERVE AT PRADERA COMMU
THE RESERVE @ PRADERA PHIBLVD
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.



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

P

Pay your bill online at TampaElectric.com

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

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

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

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

611878357168

Your account will be drafted on September 05, 2025



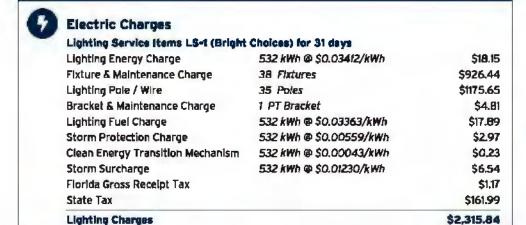
THE RESERVE @ PRADERA PHIBLVD RIVERVIEW, FL 33579-0000

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



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 youl 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 TECOeccount.com for free recurring or one time payments via checking or savings account.



## In-Person

Find list of Payment Agents at TampaElectric.com



#### Malf A Check Payments:

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

## All Other

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

#### **Contact Us**

#### Online:

TampaFlectric.com

### Phones

Commercial Customer Care: 866-832-6249

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

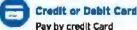
863-299-0800 (Polk County) 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

Power Outage: 677-588-1010

Energy-Saving Programs:

813-275-3909



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



## Phone

Toll Free: 866-689-6469

## Correspondences: Tampa Electric

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



RESERVE AT PRADERA COMM DEV DIST

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

Statement Date: 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**

Previous Amount Due	\$1,273,17
	·\$1,273,17
Payment(s) Received Since Last Statement	*\$1,273.11
Current Month's Charges	\$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.



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

9

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RESERVE AT PRADERA COMM DEV DIST RESERVE AT PRADERA COMMU 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$1,273.17

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

611878357169

Your account will be drafted on September 05, 2025



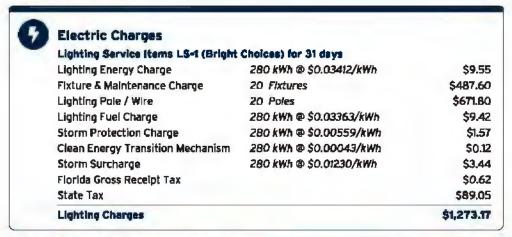
THE RESERVE @ PRADERA PHIA RIVERVIEW, FL 33579-0000

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



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 youl 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%.

Total Current Month's Charges

\$1,273.17

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

## Ways To Pay Your Bill



## **Bank Draft**

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



## In-Person

Find list of Payment Agents at TampaElectric.com



#### Mall A Check Payments:

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

#### Phone Toll Free:

866-689-6469

Online:

TampaFlectric.com

**Contact Us** 

Phones

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: 677-588-1010

Energy-Saving Programs:

813-275-3909

## Credit or Debit Card

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



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

All Other



TampaElectric.com

#### 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**

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 Energy Insight



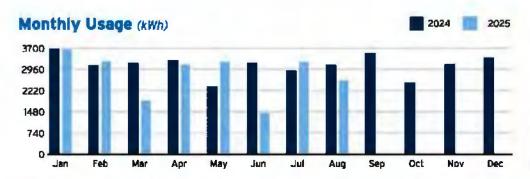
Your average dally kWh used was 15.04% lower than the same period last year.



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



Scan here to view your account online.





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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211004653823

Due Date: September 10, 2025

9

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

RESERVE AT PRADERA COMM DEV DIST RESERVE AT PRADERA COMMU 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$453.01

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

656322615009

Your account will be drafted on September 10, 2025



13411 BALM RIVERVIEW RD RIVERVIEW, FL 33579-9622

Account 8: 211004653823 Statement Date: August 20, 2025 Charges Due: September 10, 2025

### **Meter Read**

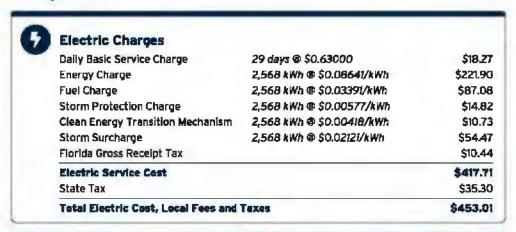
Meter Location: Sqn

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previo Readin		Total Used	Multiplier	Billing Period
1000841112	08/14/2025	20,464	17,89	6	2,568 k <b>W</b> h	1	29 Days

## **Charge Details**



## **Total Current Month's Charges**

\$453.01

## Avg kWh Used Per Day



### **Important Messages**

#### Moving? Save time and reduce stressi

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 last, 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 TECOeccount.com for free recurring or one time payments via checking or savings account.



### in-Person

Find list of Payment Agents at TempaElectric.com



## Mail A Check

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

#### All Other Correspondences:

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

#### **Contact Us**

#### Online;

TampaElectric.com

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

## Credit or Debit Card

Pay by credit Card using KUBRA E2-Pay at TECOaccount.com. Convenience fee will be charged.



### Phone

Toll Free: 866-689-6469



TampaElectric.com

#### 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**

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 Energy Insight



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) 2024 2025 1900 1520 1140 760 380 Jan Feb Mar Jul Sep Nov Dec Apr May Jun Aug



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 #: 211004654029 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.

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

Amount Due: \$300.03 Payment Amount: \$.

656322615010

Your account will be drafted on September 10, 2025



13309 PRADERA RESERVE DR RIVERVIEW, FL 33579-0000

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

### **Meter Read**

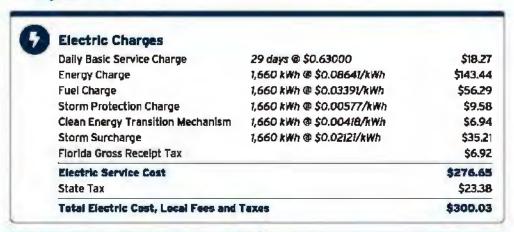
Meter Location: IR

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

Rate Schedule: General Service - Non Demand

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

## **Charge Details**



Total Current Month's Charges

\$300.03

## Avg kWh Used Per Day



### 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 last, 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 TECOeccount.com for free recurring or one time payments via checking or savings account.

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



Toll Free: 866-689-6469

In-Person

Payment Agents at

Tampa Electric.com

Find list of



### Mall A Check Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in

#### All Other Correspondences:

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

#### **Contact Us**

#### Online:

TampaFlectric.com

### Phones

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:

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

the enclosed envelope. Credit or Debit Card Phone

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.



TampaElectric.com

#### RESERVE AT PRADERA COMM DEV DIST

RESERVE AT PRADERA COMMU 12051 PRADERA RESERVE BLVD RIVERVIEW, FL 33579-0000 Statement Date: August 20, 2025

Amount Dus:

\$583,93

Due Date: September 10, 2025 Account #: 211004654276

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

## **Account Summary**

Previous Amount Due	\$614,97
Payment(s) Received Since Last Statement	-\$614.97
Current Month's Charges	\$583.93

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

## Your Energy Insight



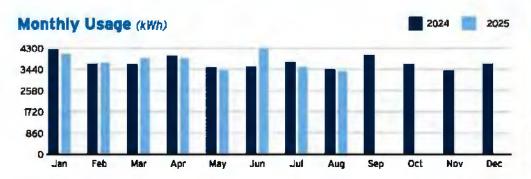
Your average dally kWh used was 2.54% lower than the same period last year.



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



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 #: 211004654276

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.

RESERVE AT PRADERA COMM DEV DIST RESERVE AT PRADERA COMMU 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$583.93

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

6563226150H

Your account will be drafted on September 10, 2025



12051 PRADERA RESERVE BLVD RIVERVIEW, FL 33579-0000

Account #: 211004654276 Statement Date: August 20, 2025 Charges Due: September 10, 2025

### **Meter Read**

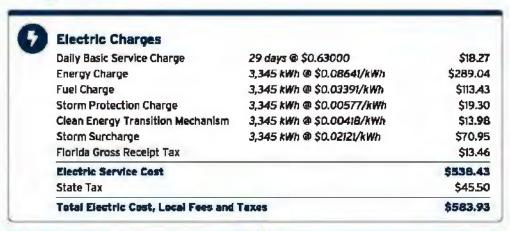
Meter Location: PO

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Pri	evious eding	i ii	Total Used	Multiplier	Billing Period
1000489694	08/14/2025	65,337	6	1,992		3,345 kWh	1	29 Days

## **Charge Details**



## Total Current Month's Charges

\$583.93

## Avg kWh Used Per Day



### 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 last, easy and secure.

#### **Quarterly Fuel Source**

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

## Ways To Pay Your Bill



#### **Bank Draft**

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

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



#### In-Person

Phone

Toll Free:

866-689-6469

Find list of Payment Agents at TampaElectric.com



## Mall A Check

Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318

### All Other Correspondences:

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

#### **Contact Us**

#### Online:

TampaFlectric.com Phones

Commercial Customer Care: 866-832-6249

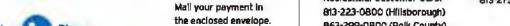
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

Power Outage: 677-588-1010

Energy-Saving Programs: 813-275-3909



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TampaElectric.com

#### 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**

Previous Amount Due	\$517.75
Payment(s) Received Since Last Statement	-\$517.75
Current Month's Charges	\$501.04

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

## Your Energy Insight



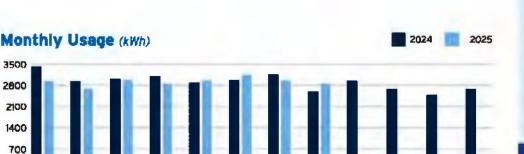
Your average daily k\( \)\text{h} used was 10.11% higher than the same period last year.



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



Scan here to view your account online.



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

Jun

Jul

Aug

Sep

Nov

Dec



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

Account #: 211004654458

Due Date: September 10, 2025

Jan

Feb

Mar

Apr

Pay your bill online at TampaElectric.com

May

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RESERVE AT PRADERA COMM DEV DIST RESERVE AT PRADERA CDD 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$501.04

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

656322615012

Your account will be drafted on September 10, 2025



12053 PRADERA RESERVE BLVD RIVERVIEW, FL 33579-0000

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

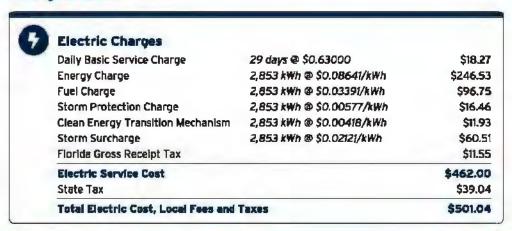
### **Meter Read**

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

Rate Schedule: General Service - Non Demand

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

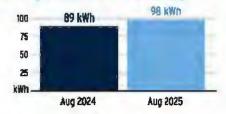
## Charge Details



Total Current Month's Charges

\$501.04

### Avg kWh Used Per Day



### 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 Tampa Electric.com

## Ways To Pay Your Bill



## **Bank Draft**

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



### In-Person

Find list of Payment Agents at TampaElectric.com



#### Mall A Check Payments:

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

## All Other

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

#### **Contact Us**

#### Online:

TampaFlectric.com Phones

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:

877-588-1010

Energy-Saving Programs:



### 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

## Correspondences:

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.

Power Outage:

813-275-3909



TampaElectric.com

#### RESERVE AT PRADERA COMM DEV DIST

RESERVE AT PRADERA COMMU THE RESERVE @ PRADERA PHIB 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

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



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

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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

Pay your bill online at TampaElectric.com

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

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

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

Amount Due: \$1,716,63 Payment Amount: \$\_

656322615013

Your account will be drafted on September 10, 2025



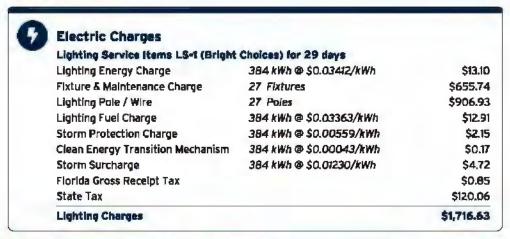
THE RESERVE @ PRADERA PHIB RIVERVIEW, FL 33579-0000

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



Important Messages

## Moving? Save time and reduce stress!

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#### 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%.

Total Current Month's Charges

\$1,716,63

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

## Ways To Pay Your Bill



## Bank Draft

Visit TECOeccount.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.

## All Other Correspondences:

Tampa, FL 33601-0111

#### **Contact Us**

#### Online:

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

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

Hearing Impaired/TTY:

Power Outage: 677-588-1010

Energy-Saving Programs:

813-275-3909



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



Phone

Toll Free: 866-689-6469

## Tampa Electric P.O. Box 111



TampaElectric.com

### 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.



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and select "ON" to enroll.

stamp and pay securely online.

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

Account #: 211024076591

Due Date: September 05, 2025

9

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

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

688421210055

Your account will be drafted on September 05, 2025



Service For: PRADERA PH 4 RIVERVIEW, FL 33579

Account 8: 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**

0			
	Electric Charges		
	Lighting Service Items LS-I (Bright	Choices) for 31 days	
	Lighting Energy Charge	714 kWh @ \$0.03412/kWh	\$24.36
	Fixture & Maintenance Charge	51 Fixtures	\$1171.38
	Lighting Pale / 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

Important Messages

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Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for youl 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%.

**Total Current Month's Charges** 

\$3,169.17

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

## **Ways To Pay Your Bill**



## Bank Draft

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## In-Person

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#### Mail A Check Payments:

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

#### 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:



## Credit or Debit Card

Pay by credit Card using KUBRA E2-Pay at TECOaccount.com. Convenience fee will be charged.



## Phone

Toll Free: 866-689-6469



#### 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**

Previous Amount Due	\$2,511,10
Payment(s) Received Since Last Statement	-\$2,511.10
Current Month's Charges	\$2,511.10

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



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

Account #: 221006977807 Due Date: September 05, 2025

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RESERVE AT PRADERA COMM DEV DIST 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$2,511.10

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

666199088439

Your account will be drafted on September 05, 2025



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**

-			
62	Electric Charges		
	Lighting Service Items LS-I (Bright	Choices) for 31 days	
	Lighting Energy Charge	588 kWh @ \$0.03412/kWh	\$20.06
	Fixture & Maintenance Charge	42 Fixtures	\$872.76
	Lighting Pale / 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

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 youl 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%.

**Total Current Month's Charges** 

\$2,511.10

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

## Ways To Pay Your Bill



## Bank Draft

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

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



#### In-Person

Find list of Payment Agents at TempaElectric.com



#### Mail A Check

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



866-689-6469

### All Other Correspondences: Tempa Electric P.O. Box 111

Tampa, FL 33601-0111

### **Contact Us**

Online;

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

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

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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



RESERVE AT PRADERA COMM DEV DIST

THE RESERVE @ PRADERA AMENITY
RIVERVIEW, FL 33579-0000

Statement Date: 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	\$509.26
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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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221006978904 Due Date: September 05, 2025

Pay yo

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

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

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

666199088440

Your account will be drafted on September 05, 2025



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**

Lighting Service Items LS-1 (Bright Lighting Energy Charge Fixture & Maintenance Charge	112 kWh @ \$0.03412/kWh 8 Fixtures	\$3. <del>6</del> 2 \$195.04
Fixture & Maintenance Charge	8 Fixtures	•
· · · · · · · · · · · · · · · · · · ·	- 1111111111111111111111111111111111111	\$195.04
Lightine Dalo / Wire		
Lighting rule / 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
	Lighting Fuel Charge Storm Protection Charge Clean Energy Transition Mechanism Storm Surcharge Florida Gross Receipt Tax State Tax	Storm Protection Charge #12 kWh © \$0.00559/kWh Clean Energy Transition Mechanism Storm Surcharge #12 kWh © \$0.0043/kWh Florida Gross Receipt Tax State Tax

Important Messages

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**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%.

**Total Current Month's Charges** 

\$509,28

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

## Ways To Pay Your Bill



## **Bank Draft**

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



## In-Person

Find list of Payment Agents at TampaElectric.com



#### Malf A Check

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

## Toll Free:

866-689-6469

Online:

TampaElectric.com

**Contact Us** 

Phones

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:

Power Outage: 677-588-1010

Energy-Saving Programs:

813-275-3909

## Credit or Debit Card

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



## Phone

#### All Other Correspondences: Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

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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 f1, 2025

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

Current Month's Charges \$1,016.40

Amount Due by September 05, 2025 \$1,016.40

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



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

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

Account #: 221006978920 Due Date: September 05, 2025

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

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

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

666199088441

Your account will be drafted on September 05, 2025



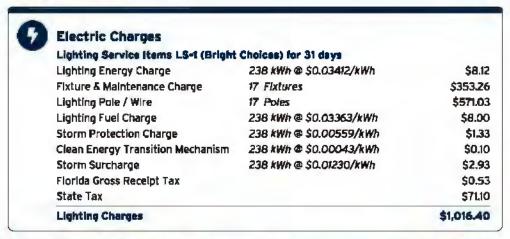
THE RESERVE @ PRADERA PH3
RIVERVIEW, FL 33579-0000

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**



Important Messages

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**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%.

Total Current Month's Charges

\$1,016.40

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

## Ways To Pay Your Bill



## Bank Draft

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

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOnccount.com.



## In-Person

Find list of Payment Agents at Tampa Electric.com



## Mali A Check

Payments:

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



866-689-6469

## All Other Correspondences: Tampa Electric

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

#### **Contact Us**

#### Online;

TampaElectric.com

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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 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 f1, 2025

Previous Amount Due \$891.21

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

Current Month's Charges \$891.21

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

Account #: 221006978961

Due Date: September 05, 2025

Pay your b

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

666199088442

Your account will be drafted on September 05, 2025



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**

0	Electric Charges Lighting Service Items LS-1 (Bright Choices) for 31 days					
		Fixture & Maintenance Charge	196 kWh @ \$0.03412/kWh 14 Fixtures	\$341.32		
	Lighting Pale / 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			

Important Messages

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#### **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%.

**Total Current Month's Charges** 

\$891.21

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

## Ways To Pay Your Bill



## Bank Draft

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Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOnccount.com.



## In-Person

Phone

Toll Free:

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#### Mall A Check

866-689-6469

#### Payments: TECO

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

#### All Other Correspondences:

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

#### **Contact Us**

#### Online:

TampaElectric.com Phones

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:

Power Outage: 677-588-1010

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.

## **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

Please include our Serial #

on your check

Important Message

Pay by credit card online: https://legals.

businessobserverfl. com/send-payment/ Paid ()

**Total** \$83.13

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

RECEIVE D 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 TURBLE MESERGE AT PRAISE A COMMUNITY DESTRICT DESCRIPTION OF THE PROPERTY OF THE PRO

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Serial Number 25-02844H



Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

#### STATE OF FLORIDA

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

being a Notice of Public Meeting Dates

in the matter of <u>Reserve at Pradera CDD Board of Supervisors Meetings at 6:00 PM</u> 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)

No

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

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. 10:30 а.т. December 11, 2025 January 22, 2026 6:00 p.m. February 26, 2026 March 26, 2025 6:00 p.m. 10:30 a.m. 10:30 a.m. April 23, 2026 6:00 p.m. May 26, 2026 10:30 a.m. June 23, 2026 10:30 a.m. July 23, 2026 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

### INVOICE

TOTAL COMMUNITY MAINTENANCE LLC

29642 Birds Eye Dr Wesley Chapel, FL 33543-9519 samogden@tcmaintenance.org +1 (813) 466-4210 tcmaintenance.org



\$1,050.00

### 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

### Note to customer

Thank you for your business.



**Total** 



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

N TOTAL VIEW SEP - 2 2021

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

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

7871651 08/25/2025 259358000 Duffy, Leanne M (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	ce 08/01/2025 - 07/31/2026	3		\$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

**INVOICE** 

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

Invoice Number # 20250832

Amount Due

\$571.38

Bill To:

Invoice Date

Reserve at Pradera Pradera

September 15, 2025

12051 PRADERA RESERVE BLVD

Due Date

RIVERVIEW, FL 33579

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	<b>\$</b> 571 <b>.38</b>
Tax	\$0.00
Total	<b>\$</b> 571 <b>.38</b>
Amount Due	\$571 <i>.</i> 38



#### Wahoo Pools Group, Inc.

**INVOICE** 

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

Invoice Number # 20250835

Amount Due \$1,500.00

Due Date

Bill To: Invoice Date

Reserve at Pradera Pradera September 16, 2025

12051 PRADERA RESERVE BLVD

RIVERVIEW, FL 33579 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

RECEIVE D 19-19-2025

Wahoo Pools Group, Inc www.wahoopools.com

## RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA.

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

# Operation and Maintenance Expenditures October 2025 For Board Approval

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

The total items being presented.	<b>\$33,342.42</b>
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

## **Reserve at Pradera Community Development District**

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Numb	er Invoice Number	Invoice Description	<u>Inv</u>	oice Amount
Ameri Solutions, Inc.	300219	INV048	Dog Park Gate 09/25 20% deposit	\$	65.00
Ameri Solutions, Inc.	300229	INV048-2	Dog Park Gate 09/25 balance	\$	260.00
Burr & Forman, LLP	300220	1600861	Legal Services 09/25	\$	840.00
Florida Department of Commerce	20251023-1	93301 ACH	Special District Fee for FY25-26	\$	175.00
Fountain Kings, Inc.	300221	INV-0931	Water Feature Maintenance Visit 09/25	\$	235.00
Hillsborough County BOCC	20251030-1	3629519463 09/25 ACH	12051 Palmera Reserve Drive 09/25	\$	627.35
HomeTeam Pest Defense, Inc.	300218	113010048	Pest Control Services 09/25	\$	201.40
HomeTeam Pest Defense, Inc.	300218	113884926	Pest Control Services - Sentricon Monitoring AA	1 \$	44.00
HomeTeam Pest Defense, Inc.	300222	113888492	Pest Control Services 10/25	\$	110.00
Jerry Richardson Trapper	300223	2078	Wildlife Services 10/25	\$	1,100.00
Pine Lake Services, LLC	300215	8180	Flower Bed Replacement 09/25	\$	354.00
Pine Lake Services, LLC	300215	8181	Install Annuals 09/25	\$	1,120.00
Pine Lake Services, LLC	300215	8183	Irrigation Repairs 09/25	\$	3,403.72
Pine Lake Services, LLC	300225	8278	Monthly Landscaping 10/25	\$	12,468.79
Rizzetta & Company, Inc.	300213	INV0000103552	District Management Fees 10/25	\$	5,440.59
Rizzetta & Company, Inc.	300214	INV0000103668	Assessment Roll FY25/26	\$	4,734.00

## **Reserve at Pradera Community Development District**

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	er Invoice Number	Invoice Description	<u>Inv</u>	oice Amount
SafeTouch, LLC	300226	20796	Monthly Monitoring Services 10/25	\$	1,020.00
School Now	300224	INV-SN-1024	Quarterly Website & Compliance Services 10/25	\$	384.38
Sitex Aquatics, LLC	300227	10324-b	Pond Maintenance 10/25	\$	2,540.00
Spectrum	10251007-1	2490284091925 ACH	Internet Service 10/25	\$	170.00
TECO	20251008-1	Monthly Summary 09/25 ACH 224	Electric Summary 09/25	\$	15,466.38
The Observer Group, Inc.	300216	25-03045H	Legal Advertising 10/25	\$	32.81
Total Community Maintenance, LLC	300217	8151	Monthly Cleaning & Maintenance 10/25	\$	1,050.00
Wahoo Pools Group, Inc.	300228	20251182	Pool Service Contract 11/25	_\$_	1,500.00
Total				<u>\$</u>	53,342.42



## Ameri Solutions Inc.

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

INVOICE

INV048

Sep 29, 2025

DUE

DATE

On Receipt

**BALANCE DUE** 

USD \$325.00

**BILL TO** 

### **Reserve at Pradera CDD**

3434 Colwell Ave Suite 200 Tampa, fl 33614

DESCRIPTION		RATE	QTY	AMOUNT
Install new spring loaded front gate hinges & late	ch (doggie play station)	\$150.00	1	\$150.00
Install new front gate spring loaded hinges (Pool pump & equipment)		\$150.00	1	\$150.00
Install lock (Billboard sign mailbox area)		\$25.00	1	\$25.00
Payment Info	TOTAL			\$325.00
BY CHECK				ALANCE DUE
Ameri Solutions Inc.			USD	\$325.00

#### Home repairs

Payment terms 20% deposit upon starting remaining balance due upon completion. Make all checks payable to Ameri Solutions Inc.

Thank you for your business!





## Ameri Solutions Inc.

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

INVOICE

INV048-2

DATE

Sep 29, 2025

DUE

On Receipt

**BALANCE DUE** 

USD \$260.00

USD \$260.00

**BILL TO** 

### **Reserve at Pradera CDD**

3434 Colwell Ave Suite 200 Tampa, fl 33614

DESCRIPTION		RATE	QTY	AMOUNT
Install new spring loaded front gate hinges &	latch (doggie play station)	\$150.00	1	\$150.00
Install new front gate spring loaded hinges (Pool pump & equipment)		\$150.00	1	\$150.00
Install lock (Billboard sign mailbox area)		\$25.00	1	\$25.00
	TOTAL			\$325.00
Payment Info  BY CHECK	Payment Other		0	- <b>\$65.00</b> oct 21, 2025
Ameri Solutions Inc.			B	ALANCE DUE

Balance of short paid invoice

Home repairs

Make all checks payable to Ameri Solutions Inc.

Thank you for your business!





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

17 Oct 2025 Invoice # 1600861 Bill Atty: S. Steady As of 09/30/25

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT 0000001 General Governmental Matters

#### **BILL SUMMARY THROUGH SEPTEMBER 30, 2025**

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

#### WIRING INSTRUCTIONS:

#### **Burr & Forman LLP Operating Account Wiring Instructions** Fees and Expenses Only

Burr & Forman LLP Account Name:

420 North 20th Street, Suite 3400 Birmingham, Alabama 35203

Financial Institution: Synovus Bank 1137 1st Avenue

Columbus, GA 31901

Domestic Wire and ACH ABA No.:

061100606 1005853518

Account Number:

FICOUS44

International Wires SWIFT BIC: Burr & Forman Tax ID:

63-0322727

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 BFReceivables @burr.com

## **BURR & FORMAN LLP**

0026855 RESERVE AT PRADERA COMMUNITY 17 Oct 2025
DEVELOPMENT
0000001 General Governmental Matters Invoice # 1600861

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

17 Oct 2025 Invoice # 1600861 Bill Atty: S. Steady As of 09/30/25

Page 2

EMPLOYER I.D. #63-0322727

# 0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT 0000001 General Governmental Matters

Date	Description	Tkpr	Hours_	Value
09/08/25	Draft a letter to HOA regarding fences and email to Stephanie and Maya.	d SIS	0.50	\$175.00
09/17/25	Email Stephanie regarding contact for HOA; mail letter to HOA and copy Board.	SIS	0.40	\$140.00
09/25/25	Attend Board meeting.	SIS	1.50	\$525.00
		Total Services	2.40	\$840.00
	Total Services and Disbursements		_	\$840.00
	TOTAL NOW DUE		_	\$840.00

#### **SUMMARY OF SERVICES**

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

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Required by sections 189.964 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date invoiced: 10/01/2025				invoice No: 93301
Annual Fae: \$175,00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025:
				\$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

#### Reserve at Pradera Community Development District

Mr. William Rizzetta 3434 Colwell Avenus, Suite 200 Tampa, Florida 33614



2. Telephone:	813-514-0400 Ext:
3. Fax:	813-514-0401
4. Email:	brizzetta@rizzetta.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	reserveatpraderacdd.org
8. County(les):	Hilleborough
9. Special Purpose(e):	Community Development
10. Boundary Map on File:	10/05/2015
11. Creation Document on File:	10/06/2015
12. Date Established:	11/06/2014
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Hillsborough County
15. Creation Document(s):	County Ordinance 14-35
18. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to issue Bonds:	Yes
18. Revenue Source(s):	Assessments
STEP 2: Sign and date to certify accura	acy and completeness.
•	by certify that the profile above (changes noted if necessary) is accurate and complete:
Registered Agent's Signature:	Date Date
STEP 3: Pay the annual state fee or ce	rtify eligibility for zero annual fee.
-	al fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
-	Fee: By initiating both of the following items, I, the above signed registered agent, do hereby certify that to
	OTH of the following statements and those on any submissions to the Department are true, correct,
•	ferstand that any information i give may be verified.
-	ponent unit of a general purpose local government as determined by the special district and its Certified
Public Accountant; and,	
, ,	nce with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida
	) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a
•	and has included an income statement with this document verifying \$3,000 or less in revenues for the
current fiscal year.	
Department Use Only: Approved: I	Denied: Reason:
STEP 4: Make a copy of this document	

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FforidaCommerce, Bureau of Budget Management, 107 East

Medison Street, MSC #120, Tallahasses, FL 32399-4124. Direct questions to 850.717.8430.



## **INVOICE**

Reserve at Pradera CDD Attention: Rizzetta & Company, Inc. 3434 Colwell Avenue Suite 200 TAMPA FL 33614 **Invoice Date** Sep 27, 2025

Invoice Number INV-0931

**Reference** September WFM

**Delivery Address** 

12051 Pradera Reserve Blvd RIVERVIEW FL 33579

Fountain Kings Inc.

LITHIA FL 33547

**UNITED STATES** 

Blvd #155

5668 Fishhawk Crossing

Item	Description	Quantity	Unit Price	Amount USD
WFM	September 2025 Water Feature Maintenance: Onsite 09/12 and 9/22.	1.00	235.00	235.00
			Subtotal	235.00
			TOTAL TAX	0.00
			TOTAL USD	235.00



Due Date: Oct 27, 2025

Terms:Net30

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

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





## CUSTOMER NAME RESERVES AT PRADERA CDD

ACCOUNT NUMBER 3629519463 10/17/2025

**DUE DATE** 11/07/2025

Service Address: 12051 PALMERA RESERVE DR

S.Page 1 of 1

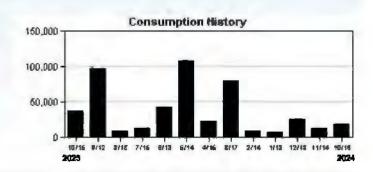
METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
53348A43A	00/12/2025	30298	10/15/2025	30674	37800 GAI	ACTUAL	WATER

Service Address Charges	
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$114.16
Water Base Charge	\$55.46
Water Usage Charge	\$67.41
Sewer Base Charge	\$137.83
Sewer Usage Charge	\$246.46

Summary of Account Charges
Previous Balance \$1,424.41
Net Payments - Thank You \$-1,424.41
Total Account Charges \$627.35

AMOUNT DUE \$627.35

RECEIVE D





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!

ովիկիսունների հետակիրի բրբինորդիկիարկինի

RESERVES AT PRADERA COD 3434 COLWELL AVE, SUITE 200 TAMPA FL 33614-8390 4,202 8

DUE DATE	11/07/2025
AMOUNT DUE	\$627.35
AMOUNT PAID	





#### **Invoice and detailed service report**

**INVOICE #: 113010048** 

Time In:

Time Out:

WORK DATE: 09/22/2025

BILL-TO 3948613

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

Phone: 813-533-2950 x6582

LOCATION 3948613

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

Phone: 813-533-2950 x6582

Mobile: 813-533-2950

**Customer Signature** 

09/22/2025 07:48:00 AM

09/22/2025 08:20:15 AM

Customer Unavailable to Sign **Technician Signature** 

ord

Daniel Nasche Jr

License #: JE316642

<b>Purchase Order</b>	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	201.40	201.40
			Subtota	n/	201.40
			Tax		0.00
			Total		201.40
			Total	Due:	201.40

#### **Today's Service Comments**

Pradera Reserve

Today's 6-Point Advantage Service:

- 1. Inspected the exterior of your home to identify potential pest problems
- 2. Removed and treated cobwebs and wasps nests within reach
- 3. Injected the Taexx built-in pest control system if applicable
- 4. Treated pest entry points around doors and windows
- 5. Applied pest control materials around the outside perimeter of your home.
- 6. Provided this detailed service report.

Today's Service Comments:

What I saw-

Today while inspecting the exterior of the home, I did find the following:

- 5 mud daubers
- 3 wasp nests
- $\boldsymbol{1}$  large ant mound by basket ball court

Conducive conditions I have noticed:

Today I have found a conduction condition of mulch being surrounded by the entire structure of the building. This is a conductive condition for outdoor roaches and millipedes

What I did-

I did remove the things listed I noticed above. I also sprayed the entire perimeter, including the entry points to help counteract general household pests.

What to expect-

You can expect to find dead or dying bugs in the next 3 to 5 days.

Curbside Call was completed texted

Thank you for choosing HomeTeam Pest Defense as your service provider.

Your next scheduled service month will be in December 2025

Printed: 10/02/2025 Page: 1/2



#### **Invoice and detailed service report**

**INVOICE #: 113010048** 

WORK DATE: 09/22/2025

#### **Today's Service Comments**

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

#### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA#	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	3.0000 Pound	3.0000 Pound

Areas Applied: Exterior perimeter

Target Pests: Ants, Millipede, Roaches

MaterialLot #EPA #A.I. %A.I. Conc.Active IngredientFinished QtyUndiluted QtySuspend Polyzone101563-1434.7500%0.0300Deltamethrin10.0000 Fluid Ounce0.0632 Fluid Ounce

Areas Applied: Exterior entry points

Target Pests: Ants, Millipede, Roaches, Spiders

MaterialLot #EPA #A.I. %A.I. Conc.Active IngredientFinished QtyUndiluted QtyTandem100-143715.1000%0.1300Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%2.0000 Gallon0.0172 Gallon

Areas Applied: Exterior perimeter

Target Pests: Ants, Millipede, Roaches, Spiders

#### **GENERAL COMMENTS / INSTRUCTIONS**

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

Printed: 10/02/2025 Page: 2/2

Serv	ice	Slip	/ In	voice

INVOICE: DATE: ORDER:

113884926 10/06/25

Bill-To:

[3948613]

Reserve at Pradera CDD

3434 Colwell Ave Suite 200

Tampa, FL 33614-8390

Work Location: [3948613] 813-533-2950

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

Work Date

Time

Target Pest

Technician

Lot/Block

10/06/25

TBSMAA

DLNASCHE

Time in

Purchase Order

Terms

Last Service

Map Code

Sub/Dev

Time Out

DUE UPON RECEIPT

Sentricon Monitoring AA

09/22/25

NA

N/A

\$44.00

Amount Service Description

SUBTOTAL	\$44.00
TAX	\$0.00
TOTAL	\$44.00
AMT. PAID	\$0.00
DALANCE	\$44.00

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

CUSTOMER SIGNATURE

<sup>\*</sup> 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.

## Service Slip / Invoice

INVOICE: DATE: ORDER: 113888492 10/10/25 113888492

Bill-To: [3948613]

> Reserve at Pradera CDD 3434 Colwell Ave

Suite 200 Tampa, FL 33614-8390 Work Location: [3948613] 813-533-2950

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

Work Date Time

07:53 AM

Technician DLNASCHE Lot/Block

Time In

10/10/25 Purchase Order

Terms

Target Pest

Last Service

Time Out

DUE UPON RECEIPT

10/10/25

Map Code NA

Sub/Dev N/A

Amount

\$110.00

Service Description MS Rodent Service - Ongoing

. Today I inspected and replenished the bait on 4 rodent stations around your home. This fresh bait will help keep rodents from becoming a nuisance around your home. Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in January 2025

SUBTOTAL \$110.00 TAX \$0.00 TOTAL \$110.00

AMT. PAID \$0.00 BALANCE \$110.00

<sup>\*</sup> 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

#### State Wildlife Trapper

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

## **INVOICE**

**BILL TO** 

date.

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

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

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

Jerry Richardson, Phone 813-390-9578;

email - trapperjerry@gmail.com

Termination fees may apply.

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



**INVOICE # 2078** 

DATE 10/15/2025
DUE DATE 11/01/2025
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Service for October 2025	1	1,100.00	1,100.00
2 cameras & 1 Trap on property.			
LTD Hogs removed: 96			
YTD Hogs removed: 17			
MTD Hogs removed: 2			
Note: We are doing everything possible to eliminate the hog population on this property.			
Thank you for doing business with us.	SUBTOTAL TAX		1,100.00
Make all checks payable to: Jerry Richardson			0.00
mand an energy payable to: "only incharaceon	TOTAL		1,100.00
A late fee of 15% late fee will be applied if not paid within 10 days from	BALANCE DUE		\$1,100.00





pinelakellc.com

#### INVOICE

Date	Invoice No.
09/12/25	8180
Terms	Due Date
Net 30	10/12/25

#### **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
\$354.00	

Please detach top portion and return with your payment.

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
		\$354.00	\$0.00	\$354.00

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

Replace 3-7Gallon Gold Mount Duranta at Center Island Behind Flower Bed \$354.00 \$0.00 \$354.00

Total \$354.00 \$0.00 \$354.00





pinelakellc.com

#### **INVOICE**

Date	Invoice No.
09/12/25	8181
Terms	Due Date
Net 30	10/12/25

#### **BILL TO**

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

#### **PROPERTY**

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

Amount Due	Enclosed
\$1,120.00	

Please detach top portion and return with your payment.

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
		\$1,120.00	\$0.00	\$1,120.00

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

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

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

(320) 4.5" premium annuals

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





Plant Material Install	\$1,120.00	\$0.00	\$1,120.00
Total	\$1,120.00	\$0.00	\$1,120.00





pinelakellc.com

#### INVOICE

Date	Invoice No.
09/12/25	8183
Terms	Due Date
Net 30	10/12/25

#### **BILL TO**

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

#### **PROPERTY**

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

Amount Due	Enclosed
\$3,403.72	

Please detach top portion and return with your payment.

QTY ITEM UNIT PRICE EXT PRICE SALES TAX LINE TOTAL \$3,403.72 \$0.00 \$3,403.72

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

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

Please note: This proposal has been revised from the original proposal, and gives the option of cleaning out the nozzles instead of replacing them. Pine Lake will do our best to clean them out as we go but there is a high

likelihood they will still be clogged up or not working correctly after that. These nozzles may still need to be replaced down the road.

Total	\$3,403.72	\$0.00	\$3,403.72
Clock 1 Zone 4	\$3,403.72	\$0.00	\$3,403.72





pinelakellc.com

#### INVOICE

Date	Invoice No.
10/01/25	8278
Terms	Due Date
Net 30	10/31/25

#### **BILL TO**

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

#### **PROPERTY**

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

Amount Due	Enclosed
\$12,468.79	

Please detach top portion and return with your payment.

	QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#5381 - Reserve at Pradera CDD Maintenance Contract v2 TM October 2025		\$12,468.79	\$0.00	\$12,468.79
	#5381 - Reserve at Pradera CDD Maintenance Contract v2 TM October 2025		\$12,468.79	\$0.00	\$12,468.79
_	Total		\$12,468,79	\$0.00	\$12,468,79



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

## Invoice

Date	Invoice #
10/2/2025	INV0000103552

#### Bill To:

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

Description   Qty   Rate   Amount		Services for the month of	Terms	ent Number
Accounting Services 1.00 \$1,503.67 \$1,503.6 Administrative Services 1.00 \$431.33 \$431.3 Dissemination Services 1.00 \$416.67 \$416.6 Financial & Revenue Collections 1.00 \$284.00 \$284.0 Landscape Consulting Services 1.00 \$1,000.00 \$1,000.0 Management Services 1.00 \$1,694.92 \$1,694.9		October	Upon Re	 
Administrative Services       1.00       \$431.33       \$431.3         Dissemination Services       1.00       \$416.67       \$416.6         Financial & Revenue Collections       1.00       \$284.00       \$284.0         Landscape Consulting Services       1.00       \$1,000.00       \$1,000.0         Management Services       1.00       \$1,694.92       \$1,694.9				
Dissemination Services       1.00       \$416.67       \$416.6         Financial & Revenue Collections       1.00       \$284.00       \$284.0         Landscape Consulting Services       1.00       \$1,000.00       \$1,000.0         Management Services       1.00       \$1,694.92       \$1,694.9				
Financial & Revenue Collections       1.00       \$284.00       \$284.0         Landscape Consulting Services       1.00       \$1,000.00       \$1,000.0         Management Services       1.00       \$1,694.92       \$1,694.9				
.andscape Consulting Services       1.00       \$1,000.00       \$1,000.0         Management Services       1.00       \$1,694.92       \$1,694.9				
Management Services 1.00 \$1,694.92 \$1,694.9				
	_andscape Consulting Services			
Vebsite Compliance & Management 1.00 \$110.00 \$110.00				

**RECEIVE** D 99-29-2025

Subtotal	\$5,440.59
Total	\$5,440.59

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

## Invoice

Date	Invoice #
10/3/2025	INV0000103668

#### Bill To:

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

	Services for the month of	Terms	1 0"	ent Number
	October	Upon Red	ceipt 00	0224
Description		Qty	Rate	Amount
Assessment Roll (Annual)		1.00	\$4,734.00	\$4,734.0

**RECEIVE** D 09-29-2025

Subtotal	\$4,734.00
Total	\$4,734.00



## **Invoice**

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

Bill To

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

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	10/01/2025	20796	10/31/2025	

Qty		Descriptio	on	
	Monthly Monitoring Services Quote #SECQ1919 Alarm Signal Verification Event Based Remote Video Monitoring Remote Support Service			
			Subtotal	\$1,020.0

RECEIVED

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

Securiteam is now a part of Safetouch!





Reserve at Pradera CDD 2700 S. Falkenburg Road, Suite 2745 Riverview FL 33578 United States

Invoice #

INV-SN-1024

Invoice Date:

10/1/2025

Due Date:

10/31/2025

PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
SchoolNow CDD ADA-PDF		\$234.38
	Subtotal:	\$384.38
Subscription start: 10/1/2025	Tax Total:	
Subscription end: 9/30/2026	Total:	\$384.38
	Amount Paid:	\$0.00
Direct Deposit Instruction:	Amount Due:	\$384.38

Bank Name: Stifel Bank

Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105 Routing #: 081018998 Account #: 16782211

**RECEIVE**10-13-2025

#### Click Here to pay with Credit Card

#### **Check Remittance:**

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

#### INVOICE

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



Bill to

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

#### Invoice details

Invoice no.: 10324-b

Terms: Net 30

Invoice date: 10/01/2025 Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 14 Waterways	1	\$2,285.00	\$2,285.00
2.		Larvicide	Midge Larviciding: Pond 11	1	\$255.00	\$255.00

Total \$2,540.00





September 19, 2025

Invoice Number: 2490284091925 Account Number: 8337 12 029 2490284

Security Code: 2538

Service At: 12051 PRADERA RESERVE

**BLVD PLHS** 

**RIVERVIEW FL 33579-9323** 

Contact Us

Vialt us at SpectrumBusiness.net Or, call us at 855-252-0975

Summary Service from 09/19/25 through 10/18/25 details on following pages	
Previous Balance	170.00
Payments Received -Thank You!	-170.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	\$170.00
YOUR AUTO PAY WILL BE PROCESSED 10/05/25	
Total Due by Auto Pay	\$176.00

**Auto Pay Notice** 

#### **NEWS AND INFORMATION**

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





#### Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2290 DY RP 19 09202026 NANNNNNN 01 994705

RESERVE AT PRADERA COD 3434 COLWELL AVE STE 200 TAMPA FL 33614-6390 September 19, 2025

**RESERVE AT PRADERA CDD** 

Invoice Number: 2490284091925 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 RESERVE AT PRADERA COD

Invoice Number: Account Number:

Security Code:

2490284091925 8337 12 029 2490284

2538

Spectrum Business™ Internet Total

Spectrum BUSINESS'

#### Contact Us

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

8633 2390 DY RP 19 09202025 NNNNNNNN 01 994705

Charge Details		
Provious Balance		170.00
EFT Payment	09/05	-170.00
Remaining Balance		\$0.00

Payments received after 09/19/25 will appear on your next bill. Service from 09/19/25 through 10/18/25

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

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	30.00
Current Charges	\$170.00
Total Due by Auto Pay	\$170.00

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excluse, user taxes, etc.). These taxes and fees may change without notice. Visit a pactrum.net/laxes and fees 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/positions.

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 dabited, the returned check amount (plus fee) must be replaced by cash, cashler's check or monay order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in edvance. 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 modern to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

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

Continued on the next page....

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

\$170,00

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



For questions or concerns, please call 1-558-518-1253.





## **Reserve at Pradera CDD** 08/12/25-09/10/25

**Statement Date: 09/16/25 Due Date: 10/07/25** 

Acct #	Billing Date	Service Address	Code	:	<u>Amount</u>
211004653369	9/16/2025	Reserve at Pradera PH1Blvd	53100-4301	\$	2,315.84
211004653575	9/16/2025	Reserve at Pradera PH 1A	53100-4301	\$	1,273.17
211004653823	9/19/2025	13411 Balm Riverview Rd Sign	53100-4301	\$	596.14
211004654029	9/19/2025	13309 Pradera Reserve Dr IR	53100-4301	\$	329.94
211004654276	9/19/2025	12051 Pradera Reserve Blvd PO	53100-4301	\$	617.71
211004654458	9/19/2025	12053 Pradera Reserve Blvd	53100-4301	\$	518.97
211004654664	9/19/2025	The Reserve at Pradera PH1B	53100-4301	\$	1,717.45
211024076591	9/16/2025	Pradera PH 4	53100-4301	\$	3,169.17
221006977807	9/16/2025	Reserve at Pradera PH2	53100-4301	\$	2,511.10
221006978904	9/16/2025	Reserve at Pradera Amenity	53100-4301	\$	509.28
221006978920	9/16/2025	Reserve at Praderia PH3	53100-4301	\$	1,016.40
221006978961	9/16/2025	Reserve at Pradera PH2Blvd	53100-4301	\$	891.21

TOTAL 53100-4301 \$ 15,466.38





TampaElectric.com

#### RESERVE AT PRADERA COMM DEV DIST

RESERVE AT PRADERA COMMU THE RESERVE @ PRADERA PHIBLVD RIVERVIEW, FL 33579-0000

Statement Date: September 16, 2025

Amount Due:

\$2,315,84

Due Date: October 07, 2025 Account #: 211004653369

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

#### **Account Summary**

Current Service Period: August 12, 2025 - September 10, 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 October 07, 2025

\$2,315.84

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



Scan here to view your account online.



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



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

Account #: 211004653369 Due Date: October 07, 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.

Payment Amount: \$. 620520316694

Amount Due:

Your account will be drafted on October 07, 2025

\$2,315,84

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

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



Service For:

THE RESERVE @ PRADERA PHIBLVD RIVERVIEW, FL 33579-0000

Account #: 211004653369 Statement Date: September 16, 2025 Charges Due: October 07, 2025

Important Messages

Service Period: Aug 12, 2025 - Sep 10, 2025

Rate Schedule: Lighting Service

#### Charge Details

Lighting Pole / Wire  Bracket & Maintenance Charge	35 Poles 1 PT Bracket	\$1175.65 \$4.8
Lighting Fuel Charge	532 kWh @ \$0.03363/kWh	\$4.8 \$17.89
Storm Protection Charge	532 kWh @ \$0.00559/kWh	\$2.97
Clean Energy Transition Mechanism	532 kWh @ \$0.00043/kWh	\$0.2
Storm Surcharge	532 kWh @ \$0.01230/kWh	\$6.54
Florida Gross Receipt Tax		\$1,1
State Tax		\$161.9

**Total Current Month's Charges** 

\$2,315.84

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

### Ways To Pay Your Bill



#### Bank Draft

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



# In-Person

Find list of Payment Agents at TampaElectric.com



#### Mall A Check

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



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



#### Phone Toll Free:

866-689-6469

#### All Other Correspondences: Tampa Electric

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

#### **Contact Us**

#### Online:

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:

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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



RESERVE AT PRADERA COMM DEV DIST

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

Statement Date: September 16, 2025

Amount Due:

\$1,273.17

Due Date: October 07, 2025 Account #: 211004653575

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

#### **Account Summary**

Previous Amount Due	\$1,273,17
Payment(s) Received Since Last Statement	-\$1,273.17
Current Month's Charges	\$1,273.17

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



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

Account #: 211004653575 Due Date: October 07, 2025

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

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

620520316695

Your account will be drafted on October 07, 2025

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



Service For:

THE RESERVE @ PRADERA PHIA RIVERVIEW, FL 33579-0000

Account #: 211004653575 Statement Date: September 16, 2025 Charges Due: October 07, 2025

Important Messages

Service Period: Aug 12, 2025 - Sep 10, 2025

Rate Schedule: Lighting Service

#### **Charge Details**

7	Electric Charges						
•	Lighting Service Items LS-1 (Bright Choices) for 30 days						
	Lighting Energy Charge	280 kWh @ \$0.03412/kWh	\$9.55				
	Fixture & Maintenance Charge	20 Fixtures	\$487.60				
	Lighting Pale / 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	\$0.3				
	Storm Surcharge	280 kWh @ \$0.01230/kWh	\$3.44				
	Florida Gross Receipt Tax		\$0.62				
	State Tax		\$89,05				
	Lighting Charges		\$1,273.17				

**Total Current Month's Charges** 

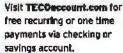
\$1,273.17

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

## Ways To Pay Your Bill



#### Bank Draft





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



Phone

In-Person

Payment Agents at

TampaElectric.com

Find list of

Toll Free: 866-689-6469

#### Mall A Check

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

#### All Other Correspondences: Tampa Electric

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

#### **Contact Us**

#### Online:

TampaElectric.com Phones

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:

Power Outage: 677-586-1010

Energy-Saving Programs:

813-275-3909



RESERVE AT PRADERA COMM DEV DIST

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

Statement Date: September 19, 2025

Amount Due:

\$596.14

Due Date: October 10, 2025 Account #: 211004653823

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

# **Account Summary**

Previous Amount Due	\$453.01
Payment(s) Received Since Last Statement	-\$453.01
Current Month's Charges	\$596.14

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

Amount Due by October 10, 2025

# Your Energy Insight



Your average daily kWh used was .93% lower than the same period last year.



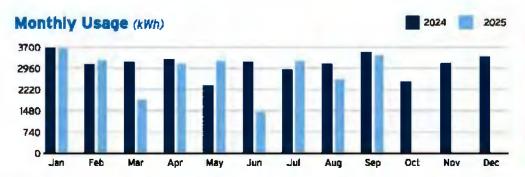
\$596.14

Your average daily kWh used was 19.1% higher than it was in your previous period.



Scan here to view your account online.





**SEE HOW YOU** CAN SAVE with tips from our energy experts. TampaElectric.com/BizSavingsTips

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



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

Account #: 211004653823 Due Date: October 10, 2025

Pay your bill online at TampaElectric.com

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

Amount Due: \$596.14 Payment Amount: \$\_

622989445345

Your account will be drafted on October 10, 2025

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



13411 BALM RIVERVIEW RD RIVERVIEW, FL 33579-9622 Account #: 211004653823 Statement Date: September 19, 2025 Charges Due: October 10, 2025

# **Meter Read**

Meter Location: Son

Service Period: Aug 15, 2025 - Sep 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	•	Previous Reading	¥	Total Used	Multiplier	Billing Period
1000841112	09/15/2025	23,869		20,464		3,405 kWh	1	32 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 32 days @ \$0.63000 \$20.16 **Energy Charge** 3,405 kWh @ \$0.08641/kWh \$294.23 Fuel Charge 3,405 kWh @ \$0.03391/kWh \$115.46 Storm Protection Charge 3,405 kWh @ \$0.00577/kWh \$19.65 Clean Energy Transition Mechanism 3,405 kWh @ \$0.00418/kWh \$14.23 \$72,22 Storm Surcharge 3,405 kWh @ \$0.02121/kWh Florida Gross Receipt Tax \$13.74 Electric Service Cost \$549.69 State Tax \$46.45 Total Electric Cost, Local Fees and Taxes \$596.14

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$596.14

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# Ways To Pay Your Bill



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# Mall A Check

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

# All Other Tampa Electric

Tampa, FL 33601-0111

## **Contact Us**

#### Online:

TampaFlectric.com

# Phones

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:

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

# 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

# Correspondences:

P.O. Box 111



TampaElectric.com

#### RESERVE AT PRADERA COMM DEV DIST

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

Statement Date: September 19, 2025

Amount Due:

\$329.94

Due Date: October 10, 2025 Account #: 211004654029

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

# **Account Summary**

Previous Amount Due	\$300.03
Payment(s) Received Since Last Statement	-\$300.03
Current Month's Charges	\$329.94

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

# Your Energy Insight



Your average daily kWh used was 50% 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) 2024 2025 1900 1520 1140 760 380 Jan Feb Mar May Jul Nov Apr Jun Aug Sep



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TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211004654029 Due Date: October 10, 2025

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

Amount Due: \$329.94 Payment Amount: \$\_

622989445346

Your account will be drafted on October 10, 2025

Mall payment to: **TECO** P.O. BOX 31318 TAMPA. FL 33631-3318



13309 PRADERA RESERVE DR RIVERVIEW, FL 33579-0000

Account #: 211004654029 Statement Date: September 19, 2025 Charges Due: October 10, 2025

## **Meter Read**

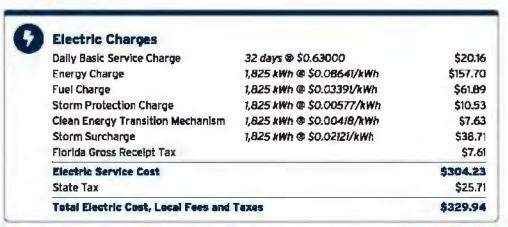
Meter Location: IR

Service Period: Aug 15, 2025 - Sep 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Rend Date	Current Reading	Previous Reeding	É	Total Used	Multiplier	Billing Period
1000851388	09/15/2025	84,486	82,661		1,825 kWh	1	32 Days

# **Charge Details**



Avg kWh Used Per Day



**Important Messages** 

Total Current Month's Charges

\$329.94

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# Ways To Pay Your Bill



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#### Mall A Check

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

## All Other Correspondences: Tampa Electric P.O. Box 111

## **Contact Us**

#### Online:

TampaFlectric.com

# Phones

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:

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909



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



Phone

Toll Free: 866-689-6469

Tampa, FL 33601-0111



TampaElectric.com

#### RESERVE AT PRADERA COMM DEV DIST

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

Statement Date: September 19, 2025

Amount Due:

\$617.71

Due Date: October 10, 2025 Account #: 211004654276

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

# **Account Summary**

Previous Amount Due	\$583.93
Payment(s) Received Since Last Statement	-\$583.93
Current Month's Charges	\$617.71

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

# Your Energy Insight



Your average daily kWh used was 9.09% lower than the same period last year.

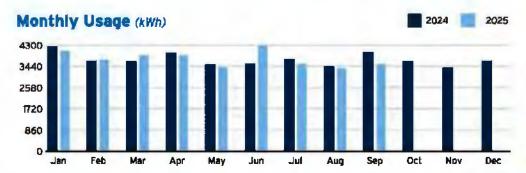


Your average daily kWh used was 4.35% lower than it was in your previous period.



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

Account #: 211004654276 Due Date: October 10, 2025

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

Amount Due: \$617.71 Payment Amount: \$\_

622989445347

Your account will be drafted on October 10, 2025

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



12051 PRADERA RESERVE BLVD RIVERVIEW, FL 33579-0000

Account #: 211004654276 Statement Date: September 19, 2025 Charges Due: October 10, 2025

# **Meter Read**

Meter Location: PO

Service Period: Aug 15, 2025 - Sep 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	•	Previous Reading	ě	Total Used	Multiplier	Billing Period
1000489694	09/15/2025	68,870		65,337		3,533 kWh	1	32 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 32 days @ \$0.63000 \$20.16 **Energy Charge** 3,533 kWh @ \$0.08641/kWh \$305.29 Fuel Charge 3,533 kWh @ \$0.03391/kWh \$119.80 Storm Protection Charge 3,533 kWh @ \$0.00577/kWh \$20,39 Clean Energy Transition Mechanism 3.533 kWh @ \$0.00418/kWh \$14.77 Storm Surcharge \$74.93 3,533 kWh @ \$0.02121/kWh Florida Gross Receipt Tax \$14.24 **Electric Service Cost** \$569.56 State Tax \$48.13 Total Electric Cost, Local Fees and Taxes \$617.71

# Avg kWh Used Per Day



**Important Messages** 

Total Current Month's Charges

\$617.71

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# Ways To Pay Your Bill



# **Bank Draft**

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Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



# Phone

Toll Free: 866-689-6469

In-Person

Payment Agents at

TampaElectric.com

Find list of

# Mall A Check

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

# All Other

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

## **Contact Us**

#### Online:

TampaFlectric.com

# Phones

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:

Power Outage: 677-586-1010

Energy-Saving Programs:

813-275-3909



RESERVE AT PRADERA COMM DEV DIST

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

Statement Date: September 19, 2025

Amount Due:

\$518.97

Due Date: October 10, 2025 Account #: 211004654458

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

# **Account Summary**

Previous Amount Due	\$501.04
Payment(s) Received Since Last Statement	-\$501.04
Current Month's Charges	\$518.97

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

# Your Energy Insight



Your average daily kWh used was 4.55% higher than the same period last year.

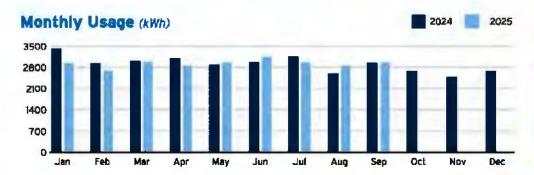


Your average daily kWh used was 6.12% lower than it was in your previous period.



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TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211004654458 Due Date: October 10, 2025

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

Amount Due: \$518.97 Payment Amount: \$\_

622989445348

Your account will be drafted on October 10, 2025

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



12053 PRADERA RESERVE BLVD RIVERVIEW, FL 33579-0000 Account #: 211004654458 Statement Date: September 19, 2025 Charges Due: October 10, 2025

## **Meter Read**

Service Period: Aug 15, 2025 - Sep 15, 2025

Rate Schedule: General Service - Non Demand

Mictor Number	Reed Date	Current Reading	Pray Read	ous ing	is.	Total Used	Multiplier	Billing Period
1000489693	09/15/2025	93,025	90,	078		2,947 kWh	1	32 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge \$20.16 32 days @ \$0.63000 **Energy Charge** 2,947 kWh @ \$0.08641/kWh \$254.65 2,947 kWh @ \$0.03391/kWh \$99.93 Fuel Charge Storm Protection Charge 2,947 kWh @ \$0.00577/kWh \$17.00 2,947 kWh @ \$0.00418/kWh \$12.32 Clean Energy Transition Mechanism Storm Surcharge 2,947 kWh @ \$0.02121/kWh \$62.51 Florida Gross Receipt Tax \$11.96 **Electric Service Cost** \$478.53 State Tax \$40,44 Total Electric Cost, Local Fees and Taxes \$518.97

# Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$518.97

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# Ways To Pay Your Bill



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# In-Person

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# Mall A Check

Payments: TECO P.O. Box 31318 Tampa, FL 33631-3319 Mall your payment in the enclosed envelope.

## All Other Correspondences: Tampa Electric P.O. Box 111

## **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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# Phone

Toll Free: 866-689-6469

Tampa, FL 33601-0111



RESERVE AT PRADERA COMM DEV DIST

RESERVE AT PRADERA COMMU THE RESERVE @ PRADERA PHIB RIVERVIEW, FL 33579-0000

Statement Date: September 19, 2025

Amount Due:

\$1,717.45

Due Date: October 10, 2025 Account #: 211004654664

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

# **Account Summary**

Previous Amount Due	\$1,716.63
Payment(s) Received Since Last Statement	-\$1,716.63
Current Month's Charges	\$1,717.45

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



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

Account #: 211004654664 Due Date: October 10, 2025

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

Amount Due: \$1,717.45 Payment Amount: \$.

622989445349

Your account will be drafted on October 10, 2025

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



THE RESERVE @ PRADERA PHIB RIVERVIEW, FL 33579-0000

Account #: 211004654664 Statement Date: September 19, 2025 Charges Due: October 10, 2025

Important Messages

Service Period: Aug 15, 2025 - Sep 15, 2025

Rate Schedule: Lighting Service

# **Charge Details**

0	Electric Charges		
	Lighting Service Items LS-I (Bright	Choices) for 32 days	
	Lighting Energy Charge	385 kWh @ \$0.03412/kWh	\$13.14
	Fixture & Maintenance Charge	27 Fixtures	\$656,40
	Lighting Pale / Wire	27 Poles	\$906.93
	Lighting Fuel Charge	385 kWh @ \$0.03363/kWh	\$12.95
	Storm Protection Charge	385 kWh @ \$0.00559/kWh	\$2.15
	Clean Energy Transition Mechanism	385 kWh @ \$0.00043/kWh	\$0.17
	Storm Surcharge	385 kWh @ \$0.01230/kWh	\$4.74
	Florida Gross Receipt Tax		\$0.85
	State Tax		\$120.12
	Lighting Charges		\$1,717.43

**Total Current Month's Charges** 

\$1,717.45

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Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



## In-Person

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# Mall A Check Payments:

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



# Phone

Toll Free: 866-689-6469



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

## **Contact Us**

#### Online:

TampaElectric.com Phones

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:

Power Outage: 677-588-1010

Energy-Saving Programs:

813-275-3909



TampaElectric.com

#### RESERVE AT PRADERA COMM DEV DIST

PRADERA PH 4 RIVERVIEW, FL 33579 Statement Date: September 16, 2025

Amount Due:

\$3,169.17

Due Date: October 07, 2025 Account #: 211024076591

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

# **Account Summary**

Current Service Period: August 12, 2025 - September 10, 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 October 07, 2025

\$3,169.17

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



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

Account #: 211024076591 Due Date: October 07, 2025

Pay your bi

Pay your bill online at TampaElectric.com

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

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

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

676075624278

Your account will be drafted on October 07, 2025

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



Service For: PRADERA PH 4 RIVERVIEW, FL 33579

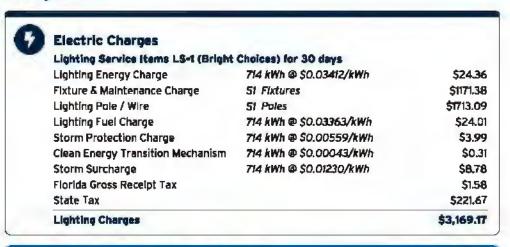
Account #: 211024076591 Statement Date: September 16, 2025 Charges Due: October 07, 2025

Important Messages

Service Period: Aug 12, 2025 - Sep 10, 2025

Rate Schedule: Lighting Service

# Charge Details



**Total Current Month's Charges** 

\$3,169.17

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

# Ways To Pay Your Bill



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



# In-Person

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#### Phone

Toll Free: 866-689-6469

#### Mall A Check

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

## All Other Correspondences:

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

## **Contact Us**

#### Online:

TampaElectric.com Phones

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: 677-588-1010

Energy-Saving Programs:

813-275-3909



#### RESERVE AT PRADERA COMM DEV DIST

THE RESERVE @ PRADERA PH2
RIVERVIEW, FL 33579-0000

Statement Date: September 16, 2025

Amount Due:

\$2,511.10

Due Date: October 07, 2025 Account #: 221006977807

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

# **Account Summary**

Current Service Period: August 12, 2025 - September 10, 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 October 07, 2025	\$2,511,10

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



Scan here to view your account online.



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



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

Account #: 221006977807 Due Date: October 07, 2025

AN EMERA COMPANY

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

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

RESERVE AT PRADERA COMM DEV DIST 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$2,511,10
Payment Amount: \$\_\_\_\_\_

643977040296

Your account will be drafted on October 07, 2025

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



THE RESERVE @ PRADERA PH2
RIVERVIEW, FL 33579-0000

Account #: 221006977807 Statement Date: September 16, 2025 Charges Due: October 07, 2025

Important Messages

Service Period: Aug 12, 2025 - Sep 10, 2025

Rate Schedule: Lighting Service

# **Charge Details**

4	Electric Charges		
	Lighting Service Items LS-1 (Bright	Choices) for 30 days	
	Lighting Energy Charge	588 kWh @ \$0.03412/kWh	\$20.06
	Fixture & Maintenance Charge	42 Fixtures	\$872.76
	Lighting Pale / Wire	42 Poles	\$1410.78
	Lighting Fuel Charge	588 kWh @ \$0.03363/kWh	\$19.77
	Storm Protection Charge	588 kWh @ \$0.00559/kWh	\$3.29
	Clean Energy Transition Mechanism	588 kWh @ \$0.00043/kWh	\$0.25
	Storm Surcharge	588 kWh @ \$0.01230/kWh	\$7,23
	Florida Gross Receipt Tax		\$1.30
	State Tax		\$175,66
	Lighting Charges		\$2,511.10

**Total Current Month's Charges** 

\$2,511.10

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

# Ways To Pay Your Bill



# Bank Draft

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



# In-Person

Find list of Payment Agents at Temps Electric.com



# Mall A Check

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



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



# Phone

Toll Free: 866-689-6469

## Ail Other Correspondences:

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

# **Contact Us**

#### Online;

TampaElectric.com

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: 877-586-1010

Energy-Saving Programs:

813-275-3909



RESERVE AT PRADERA COMM DEV DIST

THE RESERVE @ PRADERA AMENITY
RIVERVIEW, FL 33579-0000

Statement Date: September 16, 2025

Amount Due:

\$509.28

Due Date: October 07, 2025 Account #: 221006978904

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

# **Account Summary**

Current Service Period: August 12, 2025 - September 10, 2025	
Previous Amount Due	\$509.28
Payment(s) Received Since Last Statement	-\$509.28
Current Month's Charges	\$509.28
Amount Due by October 07, 2025	\$509.28

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



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

Account #: 221006978904 Due Date: October 07, 2025

9

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RESERVE AT PRADERA COMM DEV DIST 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390 Amount Due: \$509.26

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

643977040297

Your account will be drafted on October 07, 2025

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



THE RESERVE @ PRADERA AMENITY RIVERVIEW, FL 33579-0000

Account #: 221006978904 Statement Date: September 16, 2025 Charges Due: October 07, 2025

Important Messages

Service Period: Aug 12, 2025 - Sep 10, 2025

Rate Schedule: Lighting Service

# Charge Details

*	Electric Charges		
	Lighting Service Items LS-I (Bright	Choices) for 30 days	
	Lighting Energy Charge	112 kWh @ \$0.03412/kWh	\$3.82
	Fixture & Maintenance Charge	8 Fixtures	\$195.04
	Lighting Pale / Wire	8 Poles	\$268.72
	Lighting Fuel Charge	112 kWh @ \$0.03363/kWh	\$3.77
	Storm Protection Charge	112 kWh @ \$0.00559/kWh	\$0.63
	Clean Energy Transition Mechanism	112 kWh @ \$0.00043/kWh	\$0.05
	Storm Surcharge	112 kWh @ \$0.01230/kWh	\$1.38
	Florida Gross Receipt Tax		\$0.25
	State Tax		\$35.62
	Lighting Charges		\$509.28

**Total Current Month's Charges** 

\$509.28

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

# Ways To Pay Your Bill



# Bank Draft

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



# In-Person

Phone

Toll Free:

866-689-6469

Find list of Payment Agents at TampaElectric.com

#### Mall A Check

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

# All Other Correspondences:

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

# **Contact Us**

#### Online:

TampaElectric.com Phones 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:

Power Outage: 677-588-1010

Energy-Saving Programs:

813-275-3909



#### RESERVE AT PRADERA COMM DEV DIST

THE RESERVE @ PRADERA PH3 RIVERVIEW, FL 33579-0000

Statement Date: September 16, 2025

Amount Due:

\$1,016.40

Due Date: October 07, 2025 Account #: 221006978920

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

# **Account Summary**

Current Service Period: August 12, 2025 - September 10, 2025 Previous Amount Due \$1.016.40 Payment(s) Received Since Last Statement -\$1,016.40 **Current Month's Charges** \$1,016,40 Amount Due by October 07, 2025

\$1,016.40

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



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

Account #: 221006978920 Due Date: October 07, 2025

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

Amount Due: \$1,016.40 Payment Amount: \$.

643977040298

Your account will be drafted on October 07, 2025

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



THE RESERVE @ PRADERA PH3 RIVERVIEW, FL 33579-0000

Account #: 221006978920 Statement Date: September 16, 2025 Charges Due: October 07, 2025

Important Messages

Service Period: Aug 12, 2025 - Sep 10, 2025

Rate Schedule: Lighting Service

# **Charge Details**

4	Electric Charges		
	Lighting Service Items LS-1 (Bright	Choices) for 30 days	
	Lighting Energy Charge	238 kWh @ \$0.03412/kWh	\$8.12
	Fixture & Maintenance Charge	17 Fixtures	\$353.26
	Lighting Pale / Wire	17 Poles	\$571.03
	Lighting Fuel Charge	238 kWh @ \$0.03363/kWh	\$8.00
	Storm Protection Charge	238 kWh @ \$0.00559/kWh	\$1,33
	Clean Energy Transition Mechanism	238 kWh @ \$0.00043/kWh	\$0.10
	Storm Surcharge	238 kWh @ \$0.01230/kWh	\$2.93
	Florida Gross Receipt Tax		\$0.53
	State Tax		\$71,10
	Lighting Charges		\$1,016.40

**Total Current Month's Charges** 

\$1,016.40

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

# Ways To Pay Your Bill



# Bank Draft

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

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



In-Person

Payment Agents at

TampaElectric.com

Find list of

Toll Free:



#### Mall A Check

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



All Other 866-689-6469 Correspondences:

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

# **Contact Us**

#### Online:

TampaElectric.com Phones

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:

Power Outage: 677-588-1010

Energy-Saving Programs:





#### RESERVE AT PRADERA COMM DEV DIST

THE RESERVE @ PRADERA PH2BLVD RIVERVIEW, FL 33579-0000 Statement Date: September 16, 2025

Amount Due:

\$891.21

Due Date: October 07, 2025 Account #: 221006978961

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

# **Account Summary**

Current Service Period: August 12, 2025 - September 10, 2025

Previous Amount Due \$891.21

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

Current Month's Charges \$891.21

Amount Due by October 07, 2025

\$891,21

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



Scan here to view your account online.



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

Account #: 221006978961 Due Date: October 07, 2025

**9**5

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

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

643977040299

Your account will be drafted on October 07, 2025

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



THE RESERVE @ PRADERA PH2BLVD RIVERVIEW, FL 33579-0000

Account #: 221006978961 Statement Date: September 16, 2025 Charges Due: October 07, 2025

Important Messages

Service Period: Aug 12, 2025 - Sep 10, 2025

Rate Schedule: Lighting Service

# **Charge Details**

Electric Charges		
Lighting Service Items LS-1 (Bright	Choices) for 30 days	
Lighting Energy Charge	196 kWh @ \$0.03412/kWh	\$6.69
Fixture & Maintenance Charge	14 Fixtures	\$341.3
Lighting Pale / Wire	14 Poles	\$470.20
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	\$0.0
Storm Surcharge	196 kWh @ \$0.01230/kWh	\$2.4
Florida Gross Receipt Tax		\$0.4
State Tax		\$62.3
Lighting Charges		\$891.2

**Total Current Month's Charges** 

\$891.21

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

# Ways To Pay Your Bill



# Bank Draft

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



# In-Person

Find list of Payment Agents at TampaElectric.com



# Mall A Check

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



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



# Phone

Toll Free: 866-689-6469

# All Other Correspondences:

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

# **Contact Us**

#### Online:

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:

Power Outage: 677-588-1010

Energy-Saving Programs:

813-275-3909

# **Business Observer**

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

# **INVOICE**

**Legal Advertising** 

Invoice # 25-03045H Date 10/03/2025

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 # 25-03045H
 \$32.81

Notice of Community Workshop

**RE:** Reserve at Pradera Čommunity Development District Aquatic Workshop on Saturday, October 25, 2025 at 10:00 a.m.

Published: 10/3/2025

**Important Message** 

Paid

**Total** 

() **\$32.81** 

Please include our Serial # on your check

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

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



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

## NOTICE

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

# **Business Observer**

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

# **INVOICE**

# **Legal Advertising**

Notice of Community Workshop Reserve at Practers Community Development District

The Processe at Pendera Community Development Untriet and bold an aquatic workshop or Saturday, October 25, 2023, at 10:00 a.m., at the Reserve at Pranera Chibhonse, 12:031 Pendera Reserve, 19:1d. Ricercuss, Florida, 33579.

The purpose of the workshop is to present give rd information as it relates to the District's aquattis. Bin Roard artism will be taken during this workshop. The workshop is epon to the public and will be enall during the workshop may be orbitised from the bookshop may be orbitised from the bistrict Manager, at 2700 S. Felliandland, S. Felliandl

Stephanie DelLioe, District Manager October 0, 2025 25-03005H

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

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Serial Number 25-03045H

# **Business Observer**

Published Weekly Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

## STATE OF FLORIDA

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

being a Notice of Community Workshop

in the matter of <u>Reserve at Pradera Community Development District Aquatic</u> Workshop on Saturday, October 25, 2025 at 10:00 a.m.

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

issues of 10/3/2025

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.

3rd day of October, 2025 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida (SEAL)

A

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



Notice of Community Workshop Reserve at Profera Community Development District

Development District will hold an aquatic worksham on Saturday, October 25, 2025, at 10:00 a.m., at the Reserve at Pradera Clubhouse, 12051 Pradera Reserve Blvd., Riverview, Florida 33579.

The purpose of the wurkshop is to present general information as it relates to the District's aquatics. No Board action will be taken during this workshop. The workshop is open to the public and will be conducted in accordance with Fkg-ida law. A copy of the agenda for this workshop may be obtained from the District Manager, at 2700 S. Falkenburg Rd, Suite 2745, Riverview FL 33578, sdeluna@rizzetta.com, or by calling B13-533-2950. The workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be an occasion where one or more supervisors will participate by speaker telephone.

Stephanie DeLuna, District Manager October 3, 2025 25-03045H

# 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.: 8151
Terms: Due on receipt
Invoice date: 10/01/2025
Due date: 10/01/2025

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

Total \$1,050.00

# Note to customer

Thank you for your business.



# Wahoo Pools Group, Inc.

**INVOICE** 

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

Invoice Number # 20251182

Amount Due \$1,500.00

**Due Date** 

Bill To: Invoice Date

Reserve at Pradera Pradera October 16, 2025

12051 PRADERA RESERVE BLVD

RIVERVIEW, FL 33579 November 1, 2025

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item Description Qty Rate Amount

Pool Maintenance 1 1,500.00 1,500.00

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

Subtotal \$1,500.00

Tax \$0.00

Total \$1,500.00

Amount Due \$1,500.00

**RECEIVE** D

Wahoo Pools Group, Inc www.wahoopools.com

# Tab 9



# 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 Gymnt 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

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 D 10/31/20	
	Annual Budget	YTD Budget	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	Ō
Assessment Roll	4,734	4,734	4,734	Ō
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
0 " 0 "				
Security Operations Amenity Security Camera System-	6,500	542	0	542
Maintenan	0,500	342	U	342
Security System Monitoring Services & Ma	20,000	1,666	1,020	646
Total Security Operations	26,500	2,208	1,020	1,188
Electric Litility Services				
Electric Utility Services Utility Services	177,000	14,750	15,401	(651)
Total Electric Utility Services	177,000	14,750	15,401	
Total Electric Offility 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	2,010	208
	_,	===	_	

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 D 10/31/20	
_	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	Ō	875
Landscape - Fertilizer	22,346	1,862	0	1,862
Landscape - Mulch	31,000	0	0	0
Landscape - Pest Control/OTC Injec-	6,080	506	0	507
tions	•			
Landscape Inspection Services	10,800	900	1,000	(100)
Landscape Maintenance	175,000	14,584	12,468	2,114
Landscape Replacement Plants,	10,000	833	990	(156)
Shrubs, Tr	ŕ			,
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 & Sup-	6,500	541	Ö	542
plies	0,000	041	· ·	0-12
Dog Waste Station Supplies & Mainte-	1,500	125	0	125
nance	•		_	
Fitness Equipment Maintenance & Re-	4,000	334	0	333
pair	40.000	0.000	0	0.004
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	209 166	170	38 167
Trail/Bike Path Maintenance	2,000	1,100	1 100	167
Wildlife Management Services	13,200		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
<del>-</del>				
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
-				

# 224 General Fund

# Reserve at Pradera Community Development District

Statement of Revenues and Expenditures
As of 10/31/2025
(In Whole Numbers)

	Year Ending	Through	Year To	Date
	09/30/2026	10/31/2025	10/31/2	025
	Annual Budget	YTD Budget	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	Through 10/31/2025	Year To 10/31/	/2025
Revenues	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Interest Earnings Interest Earnings	0	0	391	391
Special Assessments Tax Roll Total Revenues	40,000	40,000	40,000	<u>0</u> 391
Expenditures				
Contingency Capital Reserve Total Contingency Total Expenditures	40,000 40,000 40,000	3,333 3,333 3,333	0 0 0	3,334 3,334 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	Through 10/31/2025	Year To 10/31/	
-	Annual Budget	YTD Budget	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	233,342	233,342	234,235	893
Expenditures				
Debt Service				
Interest	158,342	0	0	0
Principal	75,000	0	0	0
Total Debt Service	233,342	0	0	0
Total Expenditures	233,342	0	0	0
Total Excess of Revenues Over(Under) Ex-	0	233,342	234,235	893
penditures				
Fund Balance, Beginning of Period	0	0	264,574	264,574
Total Fund Balance, End of Period	0	233,342	498,809	265,467

# Reserve at Pradera CDD Investment Summary October 31, 2025

Account	Investment	241	ance as of ber 31, 2025
Valley National Reserve	Governmental Checking	\$	52,650
FL CLASS Reserve	Average Monthly Yield 4.2333%		62,455
	<b>Total Reserve Fund Investments</b>	\$	115,105
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
	<b>Total Debt Service Fund Investments</b>	\$	265,467

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, 223 224, 2235	34		loi				845,698.08
££4, ££33	224-005	224 Reserve Fund	Hillsborough County Tax Collec- tor	AR00002936	12110	10/01/2025	40,000.00
Sum for 224, 223 224, 2236	<b>35</b>						40,000.00
224, 2230	224-200	224 Debt Service Fund S2015	Hillsborough County Tax Collec- tor	AR00002936	12110	10/01/2025	233,341.66
Sum for 224, 223 Sum for 22 Sum Tota	24		.ci				233,341.66 1,119,039.74 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						
<b>,</b>	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	5 15,401.18
	224 General Fund	10/27/2025	Wahoo Pools Group, Inc.	20251196	Pool Maintenance 10/25	76.61
Sum for 224, 2234 Sum for 224 Sum Total	•					17,300.02 17,300.02 <b>17,300.02</b>

# 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 <a href="https://emma.msrb.org">https://emma.msrb.org</a> 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.