



Rizzetta & Company

# **Reserve at Pradera Community Development District**

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**Board of  
Supervisors Special  
Meeting  
January 22, 2026**

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

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

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
www.reserveatpraderacdd.org

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

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WWW.RESERVEATPRADERACDD.ORG

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**Board of Supervisors  
Reserve at Pradera Community  
Development District**

**January 15, 2026**

## 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, January 22, 2026, at 10:30 a.m.** at the office of **Riverview Public Library, 9951 Balm Riverview Rd., Riverview FL 33569.**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. Aquatics Services**
    1. Presentation of the Sitex Waterway Inspection Report.....Tab 1
  - B. Landscape Inspection Services**
    1. Presentation of the Landscape Inspection Report.....Tab 2
  - C. District Counsel**
  - D. District Engineer**
  - E. District Manager**
- 4. BUSINESS ITEMS**
  - A. Consideration of Wahoo Pool Remodel Proposal.....Tab 3**
  - B. Consideration of Wahoo Pools Furniture Proposal .....Tab 4**
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on December 18, 2025.....Tab 5**
  - B. Consideration of Operations and Maintenance Expenditures for November 2025.....Tab 6**
  - C. Consideration of Financial Report for November 2025.....Tab 7**
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,  
*Stephanie DeLuna*  
District Manager

# **Tab 1**



**SitexAquatics**

LAKE & FOUNTAIN SERVICES

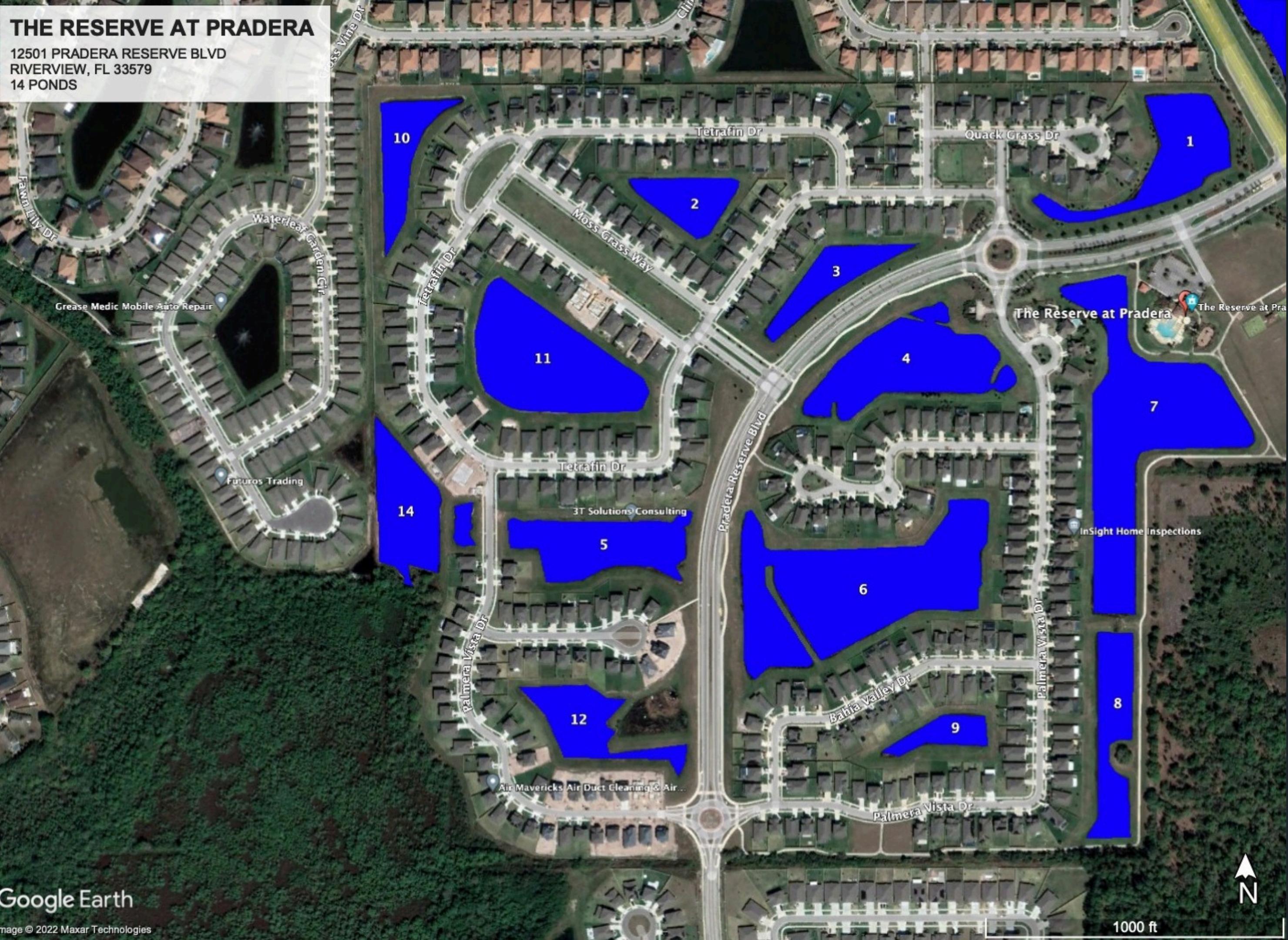
# MONTHLY REPORT

JANUARY, 2026



# THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD  
RIVERVIEW, FL 33579  
14 PONDS

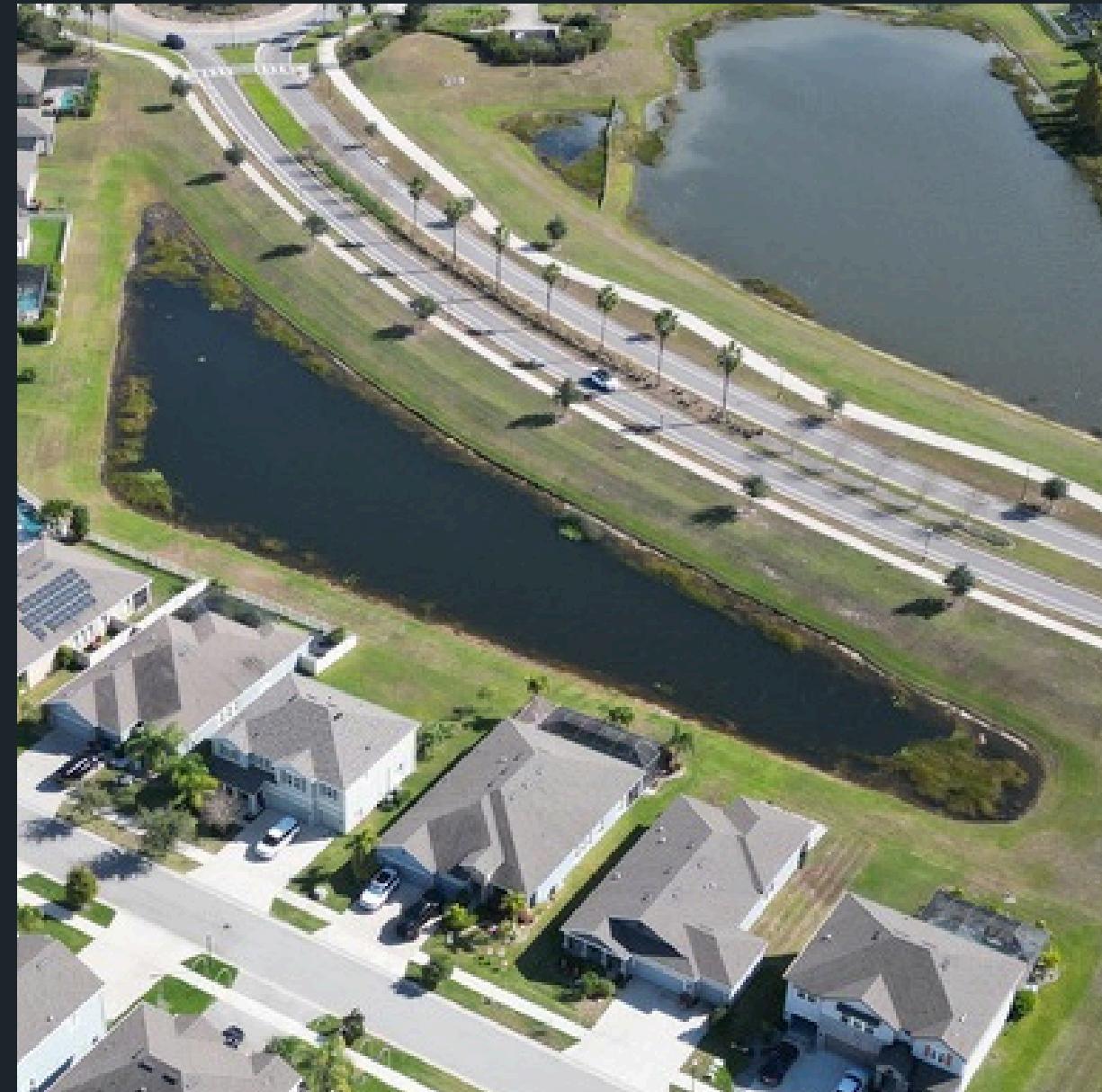


Google Earth

Image © 2022 Maxar Technologies

## SUMMARY:

Winter is here in Florida. After a hot summer it's nice seeing air temperatures drop and pond growth reduce. A few things to keep in mind during the cooler months. Dissolved oxygen levels are high and fish are thriving. We will receive abnormally hot winter days and Algae will bloom fast, when this happens this growth respond great to treatment. The last thing to watch for is invasive species struggling during freezes. Overall in a great spot moving into the new year. Hope the holidays were great and happy new years!



Pond #1 Treated for Algae and Shoreline Vegetation.

Pond #2 Treated for Algae and Shoreline Vegetation.

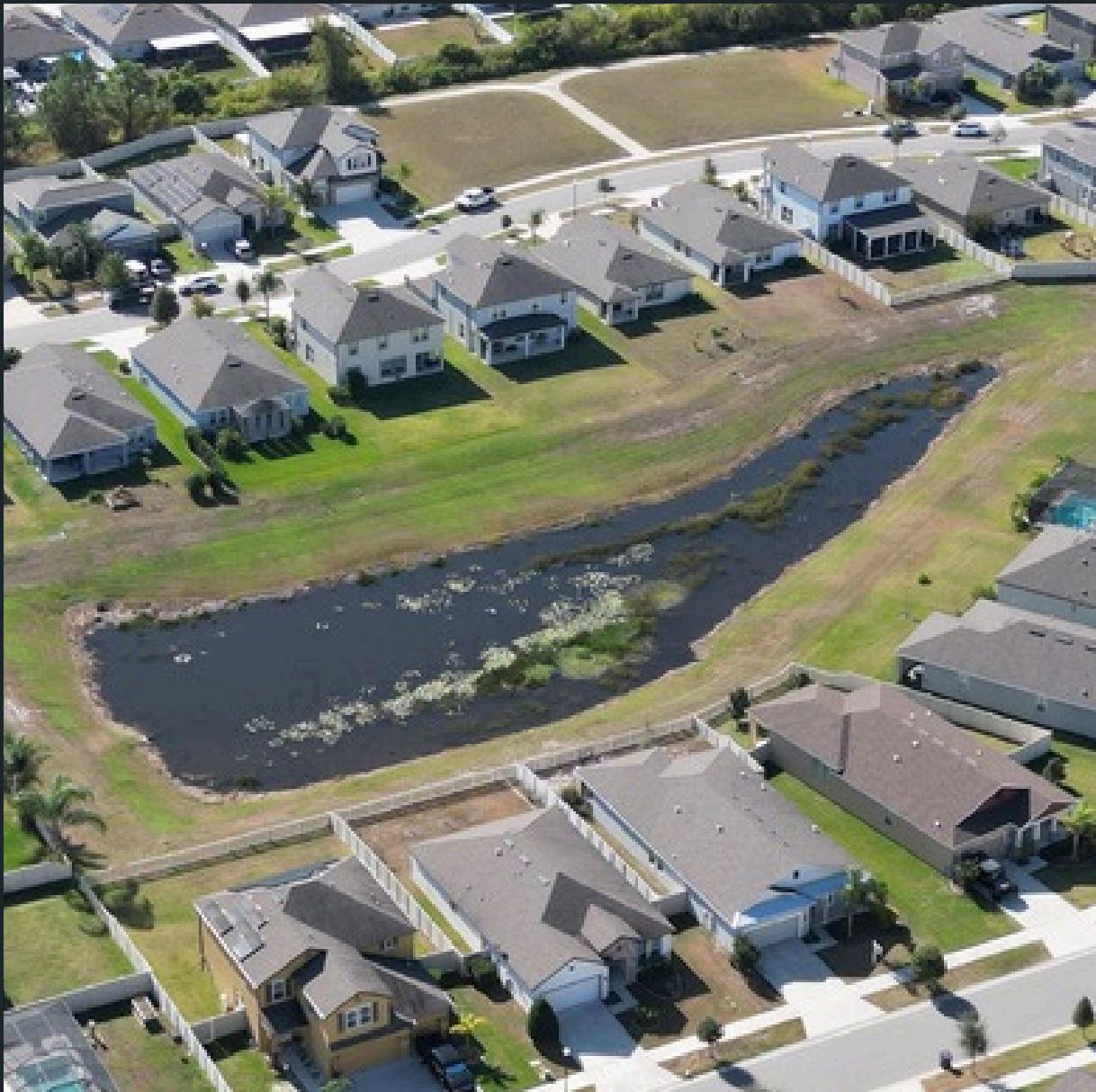
Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Algae and  
Shoreline vegetation.

Pond #5 Treated for Algae and  
Shoreline Vegetation.

Pond #6 Treated for Algae and  
Shoreline vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.

Pond #8 Treated for Algae and Shoreline Vegetation.

Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.

Pond #11 Treated for Algae and Shoreline Vegetation.

Pond #12 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.

## **Tab 2**

# THE RESERVE AT PRADERA

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## Landscape Inspection Report



January 13, 2026  
Rizzetta & Company  
John Fowler – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

# Summary, Pradera Reserve Blvd., Quackgrass

## General Updates, Recent & Upcoming Maintenance Events

- **Noting very little rains this winter**
- **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.

1. Need to prune the palms throughout the district.
2. Clean out dead material in Flax Lilies in front of the community pool entrance. (Pic. 2)  

3. Noting recently planted Sedum at the pool where the North end looks good, but the Southend looks sparse and not filling in as nicely. (Pic. 3>)
4. Schedule a pruning event to remove the dead flowering structures in the ornamental grasses around the community pool and playground.
5. Diagnose and treat a couple declining shrubs along the North fence line of the playground area. Remove any dead or diseased material found within them.
6. Continuing to monitor to area of ornamental grasses that were treated for weeds and had some die back. Won't know recovery until the Spring. (Pic. 6)  




7. Noting the diseased dead Bismark Palm has been removed at the North roundabout on Pradera Reserve Blvd.
8. Not sure what caused damage to turf at Paw Park along the sidewalk but should be repaired. (Pic. 8)



9. Noting lack of turf within the small dog park at Paw Park. May want to consider resodding in the Spring. (Pic. 9)



10. It appears some valve boxes were cleared in the median of Pradera Reserve Blvd. just North of Grassland Way. The dead turf removed is still present and lying on top of the grass.

11. Asking if Top Choice ant bait was applied? I did notice a couple mounds at tree bases on Bermuda Grass Way.

12. Asking if there is any treatment that can be applied in the Bahia turf where there are a lot of broadleaf turf weeds. One example is the field at Bermuda Grass Way. (Pic. 12)



13. Noting a couple Oak tree straps that are no longer secure on Pradera Reserve Blvd. between Grassland Way and Southend of the CDD. Reinstall or remove if no longer needed.

14. Continuing to monitor the health of a Washington Palm in the median of Pradera Reserve Blvd. It does appear to have new green growth. (Pic. 14)



15. Treat Dollarweed in the turf at the roundabout of Greenchop Pl.



## Proposals

1. Pine Lake to provide a proposal to install Bahia turf in March/April for the small dog park where it is currently dirt at Paw Park at Tetrafin and Palmera Vista Blvd.



## **Tab 3**

**Wahoo Pools Group, Inc.**  
6657 US 301 S Riverview FL  
33578  
+1 813-699-3282

info@wahoopools.com  
<https://www.wahoopools.com>



Wahoo Pools Group, Inc.

# Proposal

**Prepared For:**

**Reserve at Pradera**

**Proposal Issued:**

11/19/25

## Statement of Confidentiality

This proposal and supporting materials contain confidential and proprietary business information of Wahoo Pools Group, Inc.. These materials may be printed or photocopied for use in evaluating the proposed project, but not to be shared with other parties.

## Project Breakdown

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ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>REMODEL PACKAGE</b>					<b>\$56,500.34</b>
<hr/>					
<b>PLASTER</b>					
 PLASTER PREP POOL-REMODEL					
 PEBBLE SHEEN - STANDARD POOL COLORS					
 EASY CARE - STARTUP-TEC PROACTIVE START-UP TREATMENT 64OZ					
 LABOR ADVANCED SERVICE TECHNICIAN WAHOO					
<hr/>					
<b>TILE</b>					
 TILE REMOVAL - REMODEL					
 CERAMIC WATERLINE TILE 6X6					
 CERAMIC MUD CAP TILE 6X6					
 CERAMIC MUD CAP TILE 2 X 6					
 6"x6" Ceramic Depth Marker					
<hr/>					
 12"x12" Square White Anti-Vortex Main Drain Frame & Grate <b>(x2)</b>					
 Floor Returns <b>(x16)</b>					
 Grate and Frame Gutter Drain <b>(x34)</b>					
<hr/>					
<b>Subtotal</b>					\$56,500.34
<b>Total</b>					\$56,500.34

## Payment Terms

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50% Deposit	\$28,250.17
50% Pre-Plaster	\$28,250.17

## Terms and Conditions

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## Warranty and Product Disclaimers

### Jandy Equipment 3-year Warranty

Zodiac Pool Systems LLC, a Fluidra company ("Fluidra") warrants all Jandy®, Polaris®, Zodiac® and Grand Effects® branded whole good products to be free from manufacturing defects in materials and workmanship for a period of three (3) years from the date of retail purchase, when purchased and installed by a member of our ProEdge™ dealer program. Exceptions: Polaris Robotic Cleaners (all models) and Zodiac Suction cleaners (all models except above-ground) are warranted for two (2) years. Extended limited warranty includes reasonable labor for whole goods but does not include labor for replacement parts. Exclusions: Zodiac G3, Kontiki and above-ground suction cleaners, Polaris Turbo Turtle, 165 and 65 pressure cleaner models, Blueriiot® (all models). Aqua Products™ branded products, maintenance tools, and purchased replacement parts are excluded from this Extended Limited Warranty and are covered by the applicable standard Jandy, Zodiac or Polaris limited warranty. This extended limited warranty covers products listed in a residential application only. If the product is used in a commercial application, please reference our standard limited warranties. Please see the Jandy, Polaris, and Zodiac standard limited warranties located at FluidraUSA.com for full details and exclusions all of which apply to this ProEdge Extended Limited Warranty.

### Wahoo Pools Workmanship Warranty

Wahoo Pools warrants our work free from defects for 1 year after product is installed.

### Plaster Finish Warranty

Pebble Finish is warranted for lifetime

Quartz Finish is warranted for 10 years

### Please read the disclaimers below. Here are the most common items in question during construction.

#### **Material Selection Resources**

**Waterline Pool Tile**-Please note when looking at sizes, most 6" x 6" tiles are considered level 1. Glass tiles and mosaic tiles are upgrades.

**Quartz Pool Plaster**-This is a standard level 1 quartz finish. Pebble finishes are extra unless otherwise listed above.

View WetEdge Quartz selection [HERE](#).

**Mini Pebble Plaster Finish**- Level 1 Signature Matrix Mini Pebble -Gulf White, Coastal Blue, Cadet Blue, Gold Caribbean, Tahoe, Plum Aqua Cool.

View WetEdge Pebble Selections [HERE](#). \*90 0-Day Pool Package Option

**Brick Paver Decking**- Flagstone is our preferred supplier. [Click Here](#) for info on their products. Though there are other pavers available, wait times can vary. \*90-Day Pool Package Option

**Travertine Paver Decking**- [Click Here](#), and you will find all the Travertine decking with different levels.

**Veneer Facing**- [Click Here](#), and you can view different decking selections and split face colors.

**Patio & Pergola**- This is where you will find detailed information on our Patios & Pergolas. [Click here](#) to view the pergola options we specialize in.

**Please Note the following:**

1. All fences & gates are to be brought to code by others.
2. Outdoor kitchens may require sanitary hookups and electrical outlets. These costs are not included and are the responsibility of the owner. Prices vary case by case. See your sales associate to obtain a quote from one of our licensed plumbers and/or electricians.

3. All landscaping, including irrigation unless otherwise expressed to be provided and installed by others.
4. Proposal and design based on lot survey provided by the owner and are subject to verification.
5. Wahoo Pools Group is not responsible for existing home conditions that may not meet the current code.
6. All construction access repairs by others.
7. Gas Line Hook-Up by others. Due to many hook-up options, a separate quote will need to be supplied by others and is not included in this proposal. Ask your sales rep if you are looking for a recommendation for a gas company.
8. Due to current market conditions and continuous price increases in products, the proposal is Valid for 7 days.
9. A fee of \$1000 will be applied to changes after a pool is permitted. Changes can require re-permit submittals.
10. Wahoo Pools Group, Inc. reserves the right to pass subsequent contractor, vendor, or material cost increases greater than 2.5% per occurrence to the buyer. In addition, Wahoo Pools Group, Inc. reserves the right to pass on any vendor or contractor fuel surcharges to the buyer.
11. Quote excludes all dewatering, IF required a separate quote will be provided.
12. Not responsible for curbs, concrete aprons or sidewalks while crossing.
13. Price excludes all fencing and railings unless specified otherwise.

#### **Other disclaimers to consider:**

##### **Paver Joints**

Sand joints are only meant to lock pavers in place to prevent chattering. It is not meant to be installed for looks. Ask about polymeric sand if seeing exposed sand interest you.

##### **Natural Stone**

The first and most important consideration when choosing Travertine Pavers for your project is that they are a natural stone product. Natural Stone products are inherent to COLOR & TEXTURE VARIATIONS, and it is these very characteristics that give Travertine Pavers their beauty and appeal.

Travertine Pavers are typically very porous, which means that it is very common for individual pavers to have small pits or holes, and/ or even have a portion of a corner missing. Travertine Pavers are often pre-cut and tumbled overseas, which can cause variations in the sizes of the individual pavers.

These variations can and will ultimately impact the consistency of paver patterns and joints. The design of the decking area will strongly impact the number of cuts made to individual pavers during the installation process. Free-form designs are always going to require that more individual pavers get cut during installation. Once a paver is cut, it will lose the Tumbled or Chiseled Edge on the cut side of the paver. Travertine Pavers that are set on top of a compacted gravel and sand sub-base may experience some minor settling. This more than likely will take place within the first 30 – 60 days of installation. If this occurs, we will be happy to return after the 60-day period to make any necessary corrections to the settled pavers.

**SALTWATER POOLS:** It is strongly recommended that Travertine Pavers installed around a Salt Water Swimming Pool are sealed with a deep penetrating sealer to protect against the salt's erosion. The average

cost to seal the pavers is around \$1.25 - \$1.50 per square foot and should be done approximately every two years.

#### **Colored Pool Plaster Finishes, Pebble or Quartz**

##### **Disclaimer from the National Plaster Council**

By its nature, colored plaster will accentuate all the characteristics normally found in white plaster. Mottling, for example, can be more pronounced in colored plaster than in white. Colored plaster may also exhibit pigment stains, streaks, unevenness of color, and more noticeable checking and crazing.

Also, variations of shade will exist between color sample chips and mixed plaster. Over time, the color may fade completely or grow gradually lighter and will often not be the precise shade that was anticipated. It's important to note that none of these conditions are considered a deficiency of the product.

Colored pebble pool finishes are composed of natural materials that may have certain inherent characteristics. Normal mottling could occur across the surface resulting from differences in moisture content and/or rate of hydration within the matrix of the surface coating.

Normal mottled variation is not considered a failure or defect but is a normal characteristic of cementitious products. By its nature, colored pool finishes can accentuate all the characteristics normally found in cementitious materials. Mottling explained above, for example, can be more pronounced in colored products than in white. Colored pool finishes may also exhibit pigment stains, streaks, unevenness of color, and more noticeable checking and crazing. It's important to note that none of these conditions are considered a deficiency of the product.

It is the homeowner's responsibility to brush the new plaster finish twice a day for the first 30 days. It is also recommended by the National Plaster Council to monitor pool chemistry daily for the first 30 days. If you do not understand pool chemistry, please request training from one of our staff.

**I. Parties.** This Florida Home Improvement Contract ("Agreement") is entered into between Wahoo Pools Group, Inc. ("WAHOO") with a mailing address of 6657 US 301 S., Riverview, FL 33578 and the CUSTOMER listed in the attached proposal (the "Proposal"), on the date last signed by THE CUSTOMER and WAHOO (the "Effective Date").

**II. Work to be Performed.** WAHOO agrees to perform the work listed in the attached

The proposal, and any swimming pool layout plans and/or structural engineering plans and specifications, if applicable, (herein collectively referred to as the "Work"), at the address listed in the Proposal. The Proposal, the swimming pool layout plans and structural engineering plans and specifications, if applicable, shall be incorporated into and become part of this Agreement. In case of a conflict between any plan or scale drawing and the Proposal, the information in the Proposal shall prevail.

**III. Completion Time.** The Work to be performed pursuant to this Agreement shall commence within 45 days after the permits necessary to begin construction under this Agreement have been obtained, and the CUSTOMER has supplied WAHOO with a written notice of financing. Assuming all conditions are satisfied and weather permits, the Work to be performed under the Agreement shall be substantially completed no later than 120 days after the Work commences ("Completion Date"). The Completion Date shall be automatically extended as a result of CHANGE ORDERS, THE CUSTOMER's failure to timely pay amounts due under the Agreement, Acts of God, including precipitation of more than 1/10 inch in any 24-hour period (or any other weather condition which prevents or inhibits the performance of the Work), strikes, material shortages, labor shortages, misrepresentations by THE CUSTOMER, or any other condition that is not within WAHOO's control.

**IV. Financing.** This Agreement is contingent upon the CUSTOMER obtaining appropriate financing for the Proposal. All fees and expenses of obtaining a loan shall be borne by the CUSTOMER. Unless otherwise agreed in writing, WAHOO shall not begin the Work until the CUSTOMER provides WAHOO with written notice from the lender confirming the loan and provides WAHOO with a draw schedule acceptable to WAHOO.

**V. Change Orders.** Any changes in the Work being performed under this Agreement must be in writing, signed by WAHOO and THE CUSTOMER, and state the changes to be made, the amount of any additional cost, and the additional number of days to be added to the Completion Date (the "CHANGE ORDER"). ALL CHANGE ORDERS must be signed by all THE CUSTOMERs to the Agreement. THE CUSTOMER acknowledges and agrees that ALL requests for changes must be made to WAHOO's supervisor, and no changes to the Agreement will be made or agreed upon until the CHANGE ORDER is signed by an authorized representative of WAHOO.

**VI. Substitution of Equipment and Materials.** WAHOO reserves the right to substitute equipment or materials of equal quality in the event of non-availability. WAHOO makes no representation as to the performance of any equipment specified herein beyond the representations made by the respective manufacturers thereof.

**VII. Insurance and Risk Management.** WAHOO shall maintain all required workers' compensation and general liability insurance necessary to protect THE CUSTOMER from claims that may arise out of and during operations under this Agreement.

#### **VIII. Representations and Responsibilities of WAHOO.**

- WAHOO shall obtain all necessary surveys to complete the Work and all building permits, licenses, building inspections and approvals required by local law.
- WAHOO shall abide by all rules, ordinances and regulations governing the execution of the Work and any deviations or variances of the plans or specifications affected by such rules and ordinances shall be brought to the attention of THE CUSTOMER as soon as WAHOO becomes aware of the issues.
- WAHOO shall be solely responsible for determining the means, methods, and order of construction, and for supervising and coordinating all segments and

#### **Phases of Construction.**

- WAHOO shall utilize and employ persons and subcontractors who are competent in the tasks assigned and shall maintain discipline and accountability of said employees and subcontractors while they are performing the Work.
- THE CUSTOMER acknowledges that an inspection and survey of the site where the Work is to be performed has not been performed by WAHOO and that WAHOO makes certain assumptions in the preparation and pricing of this Agreement based upon the Representations and Responsibilities of THE CUSTOMER contained herein.
- WAHOO shall routinely maintain the cleanliness of the work site. Once all Work is complete, all waste materials, as well as equipment, tools, or excess materials and supplies, shall be removed from the site.
- WAHOO shall pay for all materials, including sales, use, or other similar taxes, which are in effect at the time of the Agreement. Unless otherwise specified.
- WAHOO shall also pay for any and all government permits and fees required to accomplish the Work.

- WAHOO shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work and shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all employees or subcontractors involved with the Work and other persons who may be affected thereby.

#### IX. Representations and Responsibilities of THE CUSTOMER.

- THE CUSTOMER shall be responsible for shipping, transporting, and storing any items that he or she independently orders and/or pays for during the construction process and represents that these items shall only be brought to the site when asked by WAHOO.
- THE CUSTOMER represents that THE CUSTOMER will provide WAHOO and
- WAHOO's subcontractors, suppliers, and other's necessary to perform the Work, with adequate access to, through, and across THE CUSTOMER's property and any adjacent properties reasonably necessary or required for WAHOO's construction of the pool, including without limitation adequate access for all equipment required to perform the Work. To the extent any access involves access across any third parties' property, THE CUSTOMER represents, warrants, and agrees to obtain such third parties' approvals in writing in a form acceptable to WAHOO.
- THE CUSTOMER represents that the soil at and around the "Pool Site" is compacted to at least 90 percent and has a bearing capacity of at least 1,000 pounds per square foot. For purposes of this contract, the term "Pool Site" means the area comprising the water surface area and that portion of the ground surface extending to a distance of approximately 4 ft. (or to greater distances as may be required by local code for minimum decking) from the perimeter of the pool water surface.
- THE CUSTOMER represents that: i. the soil at and around the Pool Site is not of such an unstable nature, and that water conditions are not of such a nature, so as to preclude construction and operation of the pool in a normal manner at a normal expense; ii. that there will be no additional load condition that may be imposed on the pool structure by existing or proposed adjacent structures which will require extra engineering or materials; that there are no rock formations, hardpan conditions, boulder, cesspools, septic tanks, gas lines, water pipes, drain pipes, underground electrical conduit or other underground obstructions which would require blasting or jackhammer work or which would otherwise require work and give rise to costs in excess of what would normally be required.
- THE CUSTOMER shall be responsible for doing all work, performing all acts and meeting all conditions necessary to allow WAHOO to timely complete the Work.
- THE CUSTOMER shall furnish all soil reports, any surveys, geological reports, topography, maps, permits, variances and association permits, or any other item required by any building inspector, governmental authority, or quasigovernmental authority and any extra engineering not covered by WAHOO's standard plans. THE CUSTOMER is to provide accurate site plans and as-built drawings and surveys for the location of the pool, buildings, and equipment
- and has directed the location of such pool, other improvements, and equipment as shown on the plans and drawings. WAHOO shall have no liability for the incorrect location of the pool provided WAHOO follows the pool drawings or THE CUSTOMER's written instructions regarding the same. THE CUSTOMER shall be responsible for furnishing any necessary variance and association permits or fees.
- THE CUSTOMER, at THE CUSTOMER's sole cost and expense, shall be responsible for providing for all drainage beyond the Pool Site and shall ensure that same meets with all city, county, state, federal, or other governmental, regulator, or similar requirements, including all building codes, homeowner's association rules, deed restrictions and the like.
- THE CUSTOMER is responsible for planning, providing, or constructing any fencing, gates, or the installation of drywell or other waste facilities unless expressly agreed upon in writing and signed by an authorized representative of WAHOO and attached to this Agreement. THE CUSTOMER, at THE CUSTOMER's cost and expense, shall be responsible for complying with all laws pertaining to fencing and related matters. WAHOO recommends THE CUSTOMER investigate the local laws and ordinances regarding fencing and self-latching gates. WAHOO recommends that THE CUSTOMER install fencing with self-closing and self-latching gates around the pool, whether required by local code or not.
- THE CUSTOMER shall be responsible for furnishing all water, power, and other utilities necessary for WAHOO's use to construct the pool. Installation of extra service and/or circuits in THE CUSTOMER's electrical panel box and/or removal and replacement of overhead wires to comply with existing codes are the responsibility of the CUSTOMER.
- THE CUSTOMER shall be responsible for all grading, decking, and drainage beyond the Pool Site, retaining walls, and fencing.
- THE CUSTOMER shall be responsible for the costs incurred in connection with the relocation, rerouting or replacement of any plumbing, electrical, gas, waste, and water lines or any other overhead or underground utilities.
- THE CUSTOMER shall be responsible for any work or damage occasioned by or resulting from the Work of third-party contractors not hired or paid for by WAHOO. It will be the responsibility of the CUSTOMER or THE CUSTOMER's third-party contractors to monitor the pressurized water plumbing gauge(s) prior to any work commencing and pay for any repairs related to damages caused by the same.
- THE CUSTOMER assumes the responsibility and care of all materials, equipment, and products delivered to his property.
- THE CUSTOMER authorizes WAHOO, or designee, to make such investigations of
- THE CUSTOMER'S credit as and when it, in its discretion, deems necessary.
- THE CUSTOMER warrants that THE CUSTOMER is the legal owner of the property and will indemnify WAHOO against any, and all, claims for damages from third parties who claim an interest in the property.

#### X. Warranties, Disclaimers, and Limitation of Liability.

- WAHOO shall provide THE CUSTOMER with a Limited One (1) Year Warranty on the Work, which shall begin upon

substantial completion. All other warranties associated with and received under this Agreement, to the fullest extent permissible by law, shall be assigned to the CUSTOMER.

- WAHOO shall NOT be responsible for the flotation of the pool by external water regardless of the source thereof. In the event the pool is drained for any reason whatsoever, none of the warranties or guarantees herein shall apply unless the CUSTOMER uses a professional pool services company that (a) removes the relief plugs as soon as they are above the level of the declining water and (b) refills the pool within ten (10) days of draining.
- All pool dimensions are approximate with reasonable tolerances. The following tolerances from the dimensions are conclusively presumed to be reasonable: a. up to six (6) inches in depth, measured when the water level is at its maximum, from the bottom edge of the overflow plate to the deepest point beyond the coving where the pool floor slopes to meet the pool walls; and b. up to five percent (5%) of the water surface area.
- THE CUSTOMER'S RIGHT TO REPAIR UNDER WAHOO'S LIMITED WARRANTY IS THE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY. WAHOO SHALL NOT BE RESPONSIBLE FOR AND SHALL NOT REPLACE ANY WATER OR CHEMICALS REQUIRED AFTER ANY LOSS OR REPAIR. WAHOO SHALL NOT BE LIABLE FOR ANY OTHER DAMAGES, WHETHER ORDINARY, SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL, CAUSED BY ANY DEFECT, INCLUDING LEAKAGE. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY AND ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. TO THE FULLEST EXTENT PERMITTED BY LAW, IT IS A CONDITION PRECEDENT TO THE CUSTOMER'S ENFORCEMENT OF THE LIMITED WARRANTY SET OUT HEREIN THAT THE CUSTOMER MUST HAVE PAID WAHOO ALL SUMS DUE UNDER THE CONTRACT. SPECIFIC EXCLUSIONS. Walks and decking are not warranted against cracking, chipping, raising, peeling, settling, earth movement, shifting, staining, or discoloration. Plaster is not warranted against discoloration, shading, color variation, unevenness of color, blotching, mottling, hairline cracks, or staining. In most instances, such plaster defects generally result from local water conditions, improper use of chemicals, or improper or lack of cleaning of the pool. VOIDING OF WARRANTY. The warranties are effective only if THE CUSTOMER has complied with all the terms and conditions, made full payment, and complied with other provisions of the Contract. The warranties become void if (a) the pool is not properly filled and/or the water level maintained in a proper manner (except for short periods, not to exceed ten (10) days, for reasonable professionally recommended and supervised maintenance); (b) freezing; (c) the pool structure is damaged by reason of the water table rising above the lowest point of the pool when the pool is not kept full; (d) the pool structure is damaged by reason of any earth or fill ground movement, Acts of God, war, terrorism, riots, or other civil disturbances, or by acts of third parties; (e) THE CUSTOMER fails to comply with decking installation requirements as set forth by WAHOO; (f) defects and/or damages or failures result from mistreatment or neglect or improper maintenance; or (g) defects and/or damages or failures result from the work performed by others not

provided for in this Contract. WARRANTY PROCEDURES. To obtain the performance of any warranty obligation, THE CUSTOMER must notify WAHOO of the claim immediately upon discovery. THE CUSTOMER must use the Warranty Form provided by WAHOO. Warranty claims must be in writing and may be personally delivered, mailed, faxed, sent by electronic mail, or via the Warranty Web Form Submission, to WAHOO as indicated on the Warranty Form. During the warranty period, warranty performance will be provided by WAHOO or WAHOO's agent without charge within a reasonable time after written notification by the CUSTOMER in accordance with the applicable provisions of the applicable local property code.

#### XI. **Indemnification and Hold Harmless.**

- THE CUSTOMER agrees to be responsible for and does hereby indemnify, save and hold WAHOO harmless from and against any and all suits, actions, losses, damages, claims or liability of any character, type or description, kind or nature whatsoever, including all expenses and costs of litigation, defense, court costs and reasonable attorneys' fees related to injury or death resulting from or related to, or arising from in any way whatsoever, directly or indirectly from THE CUSTOMER's ownership, use or enjoyment of the pool, or for any damages, injuries or losses resulting from, related to, or in connection with work, materials, and/or labor provided by WAHOO or WAHOO's contractors, subcontractors, laborers and/or suppliers or others directed by WAHOO or any representation or warranty or breach of any duty or obligation by WAHOO. The releases and indemnification provisions shall also include, but are not limited to, any injuries to persons trespassing with or without invitation by the CUSTOMER. Damage may occur to curbs, sidewalks, driveways, patios, lawns, landscaping, sprinkler systems, underground public or private utilities, or other items located in or adjacent to the access route or construction area. Unless noted elsewhere in this Agreement, WAHOO shall not be responsible for the repair or replacement of any of the items noted in this paragraph.
- XII. **Disputes.** All controversies or claims arising out of or relating to this Agreement shall be addressed first through negotiation of the parties, followed by mediation, and finally through binding arbitration, in accordance with the rules of the American Arbitration Association (Commercial Rules) then in effect, and shall be heard and decided in Florida unless agreed to by both parties as to a different venue. Judgment may be entered in any court having jurisdiction. In the event of any litigation, including arbitration, between the parties, the prevailing party shall be entitled to recover reasonable attorneys' fees and other costs and expenses associated with such litigation or arbitration proceeding.
- XIII. **Termination.** Termination by THE CUSTOMER. If the CUSTOMER terminates the Agreement prior to commencement of excavation without cause, WAHOO shall be entitled to retain the Down Payment as liquidated damages. If the CUSTOMER terminates the Agreement after commencement of excavation with or without cause, WAHOO shall be entitled to recover from the CUSTOMER payment for actual costs of all labor, materials, equipment, tools, construction equipment and machinery plus 20% of such

costs, as well as all actual, incidental and consequential damages resulting therefrom.

- **Prior to Commencement.** WAHOO, may at its sole discretion, terminate this Agreement at any time prior to commencement of excavation with or without cause in which event this Agreement shall be of no further force or effect and neither party shall have any further liability to the other hereunder.
- Damage. Either party hereto may terminate the Agreement upon the occurrence of any of the following which render it impracticable to complete the Work or which increases the costs to complete the Work by more than 10%: (i) substantial damage to the Work; (ii) destruction or substantial damage to the premises or structures thereof; or (iii) the Work is terminated by public authority; provided, however, that if Work is not cancelled or ordered terminated, all Work necessary to replace Work already performed shall be considered additional Work for which WAHOO shall be compensated in accordance with the other provisions of this Agreement. In the event of termination under this provision, neither party shall have any further liability to the other under this Agreement. The CUSTOMER is responsible for payment for actual costs of all labor, materials, equipment and permits already purchased and/or furnished plus 20% of such costs.
- **XIV. Default.**
  - In the event of a default by THE CUSTOMER of any provision of this Agreement, THE CUSTOMER agrees to pay all costs, expenses, damages and interest from date of default, including but not limited to all costs of collection and reasonable attorneys' fees.
  - THE CUSTOMER fails to make payment when due or substantially breaches any other obligations of this Agreement, and THE CUSTOMER fails to cure such default within seven (7) days after the date WAHOO provides written notice to THE CUSTOMER, then in addition to any and all other remedies afforded WAHOO under this Agreement, or at law or in equity, WAHOO may terminate the Agreement and recover from the CUSTOMER payment for actual costs of all labor, materials, equipment, tools, construction equipment and machinery plus 20% of such costs, as well as all actual, incidental and consequential damages resulting therefrom.
  - In the event of failure to pay any amount owed within 3 business days of invoice, shall be considered a default and for each day a payment owed under this Agreement is late, the Completion Date shall be extended by five (5) business days and all obligations of WAHOO to begin the next Phase of Construction will be suspended until such time as all monies due have been received. In the event of a default in payments, THE CUSTOMER shall not be entitled to the discount on the Agreement Price.
  - In addition to the foregoing, and notwithstanding anything herein to the contrary, THE CUSTOMER understands and agrees that WAHOO may also exercise any and all other remedies afforded under this Agreement or otherwise provided at law or in equity, including but not limited to all rights to suspend or discontinue further work on the construction of the pool.
- **XV. CHAPTER 558 NOTICE OF CLAIM.** CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS AGREEMENT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.
- **XVI. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND.** PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487-1396; 2601 Blair Stone Road, Tallahassee, FL 32399.
- **XVII. Notice of Construction Lien.** ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS AGREEMENT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.
- **XVIII. MISCELLANEOUS.**
  - Should any part of this Agreement for any reason be declared invalid, such portion shall not affect the validity of any remaining portion; and such remaining portion shall remain in full force and effect as if the invalid portion had been eliminated.
  - No failure of WAHOO to exercise any power given to it hereunder, or to insist upon strict compliance by THE CUSTOMER, shall constitute a waiver of WAHOO right to subsequently demand exact compliance with all terms hereof.

- This Agreement price is subject to a 1% increase per month if actual construction has not begun within 45 days of the Effective Date.
- THE CUSTOMER authorizes WAHOO to photograph the swimming pool, which is the subject of this Agreement, and the surrounding area, throughout the course of construction

## Agreement

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### Reserve at Pradera

12051 PRADERA RESERVE BLVD, RIVERVIEW, FL, 33579  
(813) 933-5571

### Wahoo Pools Group, Inc.

6657 US 301 S Riverview FL, 33578  
+1 813-699-3282  
[info@wahoopools.com](mailto:info@wahoopools.com)

#### Project Name

Pradera - Remodel

#### Job Location

12051 PRADERA RESERVE BLVD, RIVERVIEW, FL, 33579

#### Primary Sales Agent

Jesus Perez

#### Acceptance of Proposal

This proposal and supporting materials contain confidential and proprietary business information of Wahoo Pools Group, Inc.. These materials may be printed or photocopied for use in evaluating the proposed project, but not to be shared with other parties.

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#### Client Signature

## **Tab 4**

**Wahoo Pools Group, Inc.**  
6657 US 301 S Riverview FL  
33578  
+1 813-699-3282

info@wahoopools.com  
<https://www.wahoopools.com>



Wahoo Pools Group, Inc.

# Proposal

**Prepared For:**

**Reserve at Pradera**

**Proposal Issued:**

01/15/26

## Statement of Confidentiality

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## Project Breakdown

New group	\$38,815.20
 Ocean Tide Gray Outdoor Chaise, Set Of 2 <b>(x18)</b>	
 Protection Plan 3 Years Ocean Tide Gray Outdoor Chaise <b>(x18)</b>	
 Ocean Tide Gray Outdoor Dining Table W Umbrella Hole & 4 Arm Chair <b>(x8)</b>	
 Protection Plan 3 Years Ocean Tide Gray Outdoor Dining Table w 4 Chairs <b>(x8)</b>	
 Professional Assembly <b>(x26)</b>	
 Shipping & Delivery <b>(x1)</b>	
<b>Subtotal</b>	\$38,815.20
<b>Total</b>	\$38,815.20

## Payment Terms

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100% Full Contract

\$38,815.20

## Terms and Conditions

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## Warranty and Product Disclaimers

### Jandy Equipment 3-year Warranty

Zodiac Pool Systems LLC, a Fluidra company ("Fluidra") warrants all Jandy®, Polaris®, Zodiac® and Grand Effects® branded whole good products to be free from manufacturing defects in materials and workmanship for a period of three (3) years from the date of retail purchase, when purchased and installed by a member of our ProEdge™ dealer program. Exceptions: Polaris Robotic Cleaners (all models) and Zodiac Suction cleaners (all models except above-ground) are warranted for two (2) years. Extended limited warranty includes reasonable labor for whole goods but does not include labor for replacement parts. Exclusions: Zodiac G3, Kontiki and above-ground suction cleaners, Polaris Turbo Turtle, 165 and 65 pressure cleaner models, Blueriiot® (all models). Aqua Products™ branded products, maintenance tools, and purchased replacement parts are excluded from this Extended Limited Warranty and are covered by the applicable standard Jandy, Zodiac or Polaris limited warranty. This extended limited warranty covers products listed in a residential application only. If the product is used in a commercial application, please reference our standard limited warranties. Please see the Jandy, Polaris, and Zodiac standard limited warranties located at FluidraUSA.com for full details and exclusions all of which apply to this ProEdge Extended Limited Warranty.

### Wahoo Pools Workmanship Warranty

Wahoo Pools warrants our work free from defects for 1 year after product is installed.

### Plaster Finish Warranty

Pebble Finish is warranted for lifetime

Quartz Finish is warranted for 10 years

### Please read the disclaimers below. Here are the most common items in question during construction.

#### **Material Selection Resources**

**Waterline Pool Tile**-Please note when looking at sizes, most 6" x 6" tiles are considered level 1. Glass tiles and mosaic tiles are upgrades.

**Quartz Pool Plaster**-This is a standard level 1 quartz finish. Pebble finishes are extra unless otherwise listed above.

View WetEdge Quartz selection [HERE](#).

**Mini Pebble Plaster Finish**- Level 1 Signature Matrix Mini Pebble -Gulf White, Coastal Blue, Cadet Blue, Gold Caribbean, Tahoe, Plum Aqua Cool.

View WetEdge Pebble Selections [HERE](#). \*90 0-Day Pool Package Option

**Brick Paver Decking**- Flagstone is our preferred supplier. [Click Here](#) for info on their products. Though there are other pavers available, wait times can vary. \*90-Day Pool Package Option

**Travertine Paver Decking**- [Click Here](#), and you will find all the Travertine decking with different levels.

**Veneer Facing**- [Click Here](#), and you can view different decking selections and split face colors.

**Patio & Pergola**- This is where you will find detailed information on our Patios & Pergolas. [Click here](#) to view the pergola options we specialize in.

**Please Note the following:**

1. All fences & gates are to be brought to code by others.
2. Outdoor kitchens may require sanitary hookups and electrical outlets. These costs are not included and are the responsibility of the owner. Prices vary case by case. See your sales associate to obtain a quote from one of our licensed plumbers and/or electricians.

3. All landscaping, including irrigation unless otherwise expressed to be provided and installed by others.
4. Proposal and design based on lot survey provided by the owner and are subject to verification.
5. Wahoo Pools Group is not responsible for existing home conditions that may not meet the current code.
6. All construction access repairs by others.
7. Gas Line Hook-Up by others. Due to many hook-up options, a separate quote will need to be supplied by others and is not included in this proposal. Ask your sales rep if you are looking for a recommendation for a gas company.
8. Due to current market conditions and continuous price increases in products, the proposal is Valid for 7 days.
9. A fee of \$1000 will be applied to changes after a pool is permitted. Changes can require re-permit submittals.
10. Wahoo Pools Group, Inc. reserves the right to pass subsequent contractor, vendor, or material cost increases greater than 2.5% per occurrence to the buyer. In addition, Wahoo Pools Group, Inc. reserves the right to pass on any vendor or contractor fuel surcharges to the buyer.
11. Quote excludes all dewatering, IF required a separate quote will be provided.
12. Not responsible for curbs, concrete aprons or sidewalks while crossing.
13. Price excludes all fencing and railings unless specified otherwise.

#### **Other disclaimers to consider:**

##### **Paver Joints**

Sand joints are only meant to lock pavers in place to prevent chattering. It is not meant to be installed for looks. Ask about polymeric sand if seeing exposed sand interest you.

##### **Natural Stone**

The first and most important consideration when choosing Travertine Pavers for your project is that they are a natural stone product. Natural Stone products are inherent to COLOR & TEXTURE VARIATIONS, and it is these very characteristics that give Travertine Pavers their beauty and appeal.

Travertine Pavers are typically very porous, which means that it is very common for individual pavers to have small pits or holes, and/ or even have a portion of a corner missing. Travertine Pavers are often pre-cut and tumbled overseas, which can cause variations in the sizes of the individual pavers.

These variations can and will ultimately impact the consistency of paver patterns and joints. The design of the decking area will strongly impact the number of cuts made to individual pavers during the installation process. Free-form designs are always going to require that more individual pavers get cut during installation. Once a paver is cut, it will lose the Tumbled or Chiseled Edge on the cut side of the paver. Travertine Pavers that are set on top of a compacted gravel and sand sub-base may experience some minor settling. This more than likely will take place within the first 30 – 60 days of installation. If this occurs, we will be happy to return after the 60-day period to make any necessary corrections to the settled pavers.

**SALTWATER POOLS:** It is strongly recommended that Travertine Pavers installed around a Salt Water Swimming Pool are sealed with a deep penetrating sealer to protect against the salt's erosion. The average

cost to seal the pavers is around \$1.25 - \$1.50 per square foot and should be done approximately every two years.

#### **Colored Pool Plaster Finishes, Pebble or Quartz**

##### **Disclaimer from the National Plaster Council**

By its nature, colored plaster will accentuate all the characteristics normally found in white plaster. Mottling, for example, can be more pronounced in colored plaster than in white. Colored plaster may also exhibit pigment stains, streaks, unevenness of color, and more noticeable checking and crazing.

Also, variations of shade will exist between color sample chips and mixed plaster. Over time, the color may fade completely or grow gradually lighter and will often not be the precise shade that was anticipated. It's important to note that none of these conditions are considered a deficiency of the product.

Colored pebble pool finishes are composed of natural materials that may have certain inherent characteristics. Normal mottling could occur across the surface resulting from differences in moisture content and/or rate of hydration within the matrix of the surface coating.

Normal mottled variation is not considered a failure or defect but is a normal characteristic of cementitious products. By its nature, colored pool finishes can accentuate all the characteristics normally found in cementitious materials. Mottling explained above, for example, can be more pronounced in colored products than in white. Colored pool finishes may also exhibit pigment stains, streaks, unevenness of color, and more noticeable checking and crazing. It's important to note that none of these conditions are considered a deficiency of the product.

It is the homeowner's responsibility to brush the new plaster finish twice a day for the first 30 days. It is also recommended by the National Plaster Council to monitor pool chemistry daily for the first 30 days. If you do not understand pool chemistry, please request training from one of our staff.

**I. Parties.** This Florida Home Improvement Contract ("Agreement") is entered into between Wahoo Pools Group, Inc. ("WAHOO") with a mailing address of 6657 US 301 S., Riverview, FL 33578 and the CUSTOMER listed in the attached proposal (the "Proposal"), on the date last signed by THE CUSTOMER and WAHOO (the "Effective Date").

**II. Work to be Performed.** WAHOO agrees to perform the work listed in the attached

The proposal, and any swimming pool layout plans and/or structural engineering plans and specifications, if applicable, (herein collectively referred to as the "Work"), at the address listed in the Proposal. The Proposal, the swimming pool layout plans and structural engineering plans and specifications, if applicable, shall be incorporated into and become part of this Agreement. In case of a conflict between any plan or scale drawing and the Proposal, the information in the Proposal shall prevail.

**III. Completion Time.** The Work to be performed pursuant to this Agreement shall commence within 45 days after the permits necessary to begin construction under this Agreement have been obtained, and the CUSTOMER has supplied WAHOO with a written notice of financing. Assuming all conditions are satisfied and weather permits, the Work to be performed under the Agreement shall be substantially completed no later than 120 days after the Work commences ("Completion Date"). The Completion Date shall be automatically extended as a result of CHANGE ORDERS, THE CUSTOMER's failure to timely pay amounts due under the Agreement, Acts of God, including precipitation of more than 1/10 inch in any 24-hour period (or any other weather condition which prevents or inhibits the performance of the Work), strikes, material shortages, labor shortages, misrepresentations by THE CUSTOMER, or any other condition that is not within WAHOO's control.

**IV. Financing.** This Agreement is contingent upon the CUSTOMER obtaining appropriate financing for the Proposal. All fees and expenses of obtaining a loan shall be borne by the CUSTOMER. Unless otherwise agreed in writing, WAHOO shall not begin the Work until the CUSTOMER provides WAHOO with written notice from the lender confirming the loan and provides WAHOO with a draw schedule acceptable to WAHOO.

**V. Change Orders.** Any changes in the Work being performed under this Agreement must be in writing, signed by WAHOO and THE CUSTOMER, and state the changes to be made, the amount of any additional cost, and the additional number of days to be added to the Completion Date (the "CHANGE ORDER"). ALL CHANGE ORDERS must be signed by all THE CUSTOMERs to the Agreement. THE CUSTOMER acknowledges and agrees that ALL requests for changes must be made to WAHOO's supervisor, and no changes to the Agreement will be made or agreed upon until the CHANGE ORDER is signed by an authorized representative of WAHOO.

**VI. Substitution of Equipment and Materials.** WAHOO reserves the right to substitute equipment or materials of equal quality in the event of non-availability. WAHOO makes no representation as to the performance of any equipment specified herein beyond the representations made by the respective manufacturers thereof.

**VII. Insurance and Risk Management.** WAHOO shall maintain all required workers' compensation and general liability insurance necessary to protect THE CUSTOMER from claims that may arise out of and during operations under this Agreement.

**VIII. Representations and Responsibilities of WAHOO.**

- WAHOO shall obtain all necessary surveys to complete the Work and all building permits, licenses, building inspections and approvals required by local law.
- WAHOO shall abide by all rules, ordinances and regulations governing the execution of the Work and any deviations or variances of the plans or specifications affected by such rules and ordinances shall be brought to the attention of THE CUSTOMER as soon as WAHOO becomes aware of the issues.
- WAHOO shall be solely responsible for determining the means, methods, and order of construction, and for supervising and coordinating all segments and

##### **Phases of Construction.**

- WAHOO shall utilize and employ persons and subcontractors who are competent in the tasks assigned and shall maintain discipline and accountability of said employees and subcontractors while they are performing the Work.
- THE CUSTOMER acknowledges that an inspection and survey of the site where the Work is to be performed has not been performed by WAHOO and that WAHOO makes certain assumptions in the preparation and pricing of this Agreement based upon the Representations and Responsibilities of THE CUSTOMER contained herein.
- WAHOO shall routinely maintain the cleanliness of the work site. Once all Work is complete, all waste materials, as well as equipment, tools, or excess materials and supplies, shall be removed from the site.
- WAHOO shall pay for all materials, including sales, use, or other similar taxes, which are in effect at the time of the Agreement. Unless otherwise specified.
- WAHOO shall also pay for any and all government permits and fees required to accomplish the Work.

- WAHOO shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work and shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all employees or subcontractors involved with the Work and other persons who may be affected thereby.

#### IX. Representations and Responsibilities of THE CUSTOMER.

- THE CUSTOMER shall be responsible for shipping, transporting, and storing any items that he or she independently orders and/or pays for during the construction process and represents that these items shall only be brought to the site when asked by WAHOO.
- THE CUSTOMER represents that THE CUSTOMER will provide WAHOO and
- WAHOO's subcontractors, suppliers, and other's necessary to perform the Work, with adequate access to, through, and across THE CUSTOMER's property and any adjacent properties reasonably necessary or required for WAHOO's construction of the pool, including without limitation adequate access for all equipment required to perform the Work. To the extent any access involves access across any third parties' property, THE CUSTOMER represents, warrants, and agrees to obtain such third parties' approvals in writing in a form acceptable to WAHOO.
- THE CUSTOMER represents that the soil at and around the "Pool Site" is compacted to at least 90 percent and has a bearing capacity of at least 1,000 pounds per square foot. For purposes of this contract, the term "Pool Site" means the area comprising the water surface area and that portion of the ground surface extending to a distance of approximately 4 ft. (or to greater distances as may be required by local code for minimum decking) from the perimeter of the pool water surface.
- THE CUSTOMER represents that: i. the soil at and around the Pool Site is not of such an unstable nature, and that water conditions are not of such a nature, so as to preclude construction and operation of the pool in a normal manner at a normal expense; ii. that there will be no additional load condition that may be imposed on the pool structure by existing or proposed adjacent structures which will require extra engineering or materials; that there are no rock formations, hardpan conditions, boulder, cesspools, septic tanks, gas lines, water pipes, drain pipes, underground electrical conduit or other underground obstructions which would require blasting or jackhammer work or which would otherwise require work and give rise to costs in excess of what would normally be required.
- THE CUSTOMER shall be responsible for doing all work, performing all acts and meeting all conditions necessary to allow WAHOO to timely complete the Work.
- THE CUSTOMER shall furnish all soil reports, any surveys, geological reports, topography, maps, permits, variances and association permits, or any other item required by any building inspector, governmental authority, or quasigovernmental authority and any extra engineering not covered by WAHOO's standard plans. THE CUSTOMER is to provide accurate site plans and as-built drawings and surveys for the location of the pool, buildings, and equipment
- and has directed the location of such pool, other improvements, and equipment as shown on the plans and drawings. WAHOO shall have no liability for the incorrect location of the pool provided WAHOO follows the pool drawings or THE CUSTOMER's written instructions regarding the same. THE CUSTOMER shall be responsible for furnishing any necessary variance and association permits or fees.
- THE CUSTOMER, at THE CUSTOMER's sole cost and expense, shall be responsible for providing for all drainage beyond the Pool Site and shall ensure that same meets with all city, county, state, federal, or other governmental, regulator, or similar requirements, including all building codes, homeowner's association rules, deed restrictions and the like.
- THE CUSTOMER is responsible for planning, providing, or constructing any fencing, gates, or the installation of drywell or other waste facilities unless expressly agreed upon in writing and signed by an authorized representative of WAHOO and attached to this Agreement. THE CUSTOMER, at THE CUSTOMER's cost and expense, shall be responsible for complying with all laws pertaining to fencing and related matters. WAHOO recommends THE CUSTOMER investigate the local laws and ordinances regarding fencing and self-latching gates. WAHOO recommends that THE CUSTOMER install fencing with self-closing and self-latching gates around the pool, whether required by local code or not.
- THE CUSTOMER shall be responsible for furnishing all water, power, and other utilities necessary for WAHOO's use to construct the pool. Installation of extra service and/or circuits in THE CUSTOMER's electrical panel box and/or removal and replacement of overhead wires to comply with existing codes are the responsibility of the CUSTOMER.
- THE CUSTOMER shall be responsible for all grading, decking, and drainage beyond the Pool Site, retaining walls, and fencing.
- THE CUSTOMER shall be responsible for the costs incurred in connection with the relocation, rerouting or replacement of any plumbing, electrical, gas, waste, and water lines or any other overhead or underground utilities.
- THE CUSTOMER shall be responsible for any work or damage occasioned by or resulting from the Work of third-party contractors not hired or paid for by WAHOO. It will be the responsibility of the CUSTOMER or THE CUSTOMER's third-party contractors to monitor the pressurized water plumbing gauge(s) prior to any work commencing and pay for any repairs related to damages caused by the same.
- THE CUSTOMER assumes the responsibility and care of all materials, equipment, and products delivered to his property.
- THE CUSTOMER authorizes WAHOO, or designee, to make such investigations of
- THE CUSTOMER'S credit as and when it, in its discretion, deems necessary.
- THE CUSTOMER warrants that THE CUSTOMER is the legal owner of the property and will indemnify WAHOO against any, and all, claims for damages from third parties who claim an interest in the property.

#### X. Warranties, Disclaimers, and Limitation of Liability.

- WAHOO shall provide THE CUSTOMER with a Limited One (1) Year Warranty on the Work, which shall begin upon

substantial completion. All other warranties associated with and received under this Agreement, to the fullest extent permissible by law, shall be assigned to the CUSTOMER.

- WAHOO shall NOT be responsible for the flotation of the pool by external water regardless of the source thereof. In the event the pool is drained for any reason whatsoever, none of the warranties or guarantees herein shall apply unless the CUSTOMER uses a professional pool services company that (a) removes the relief plugs as soon as they are above the level of the declining water and (b) refills the pool within ten (10) days of draining.
- All pool dimensions are approximate with reasonable tolerances. The following tolerances from the dimensions are conclusively presumed to be reasonable: a. up to six (6) inches in depth, measured when the water level is at its maximum, from the bottom edge of the overflow plate to the deepest point beyond the coving where the pool floor slopes to meet the pool walls; and b. up to five percent (5%) of the water surface area.
- THE CUSTOMER'S RIGHT TO REPAIR UNDER WAHOO'S LIMITED WARRANTY IS THE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY. WAHOO SHALL NOT BE RESPONSIBLE FOR AND SHALL NOT REPLACE ANY WATER OR CHEMICALS REQUIRED AFTER ANY LOSS OR REPAIR. WAHOO SHALL NOT BE LIABLE FOR ANY OTHER DAMAGES, WHETHER ORDINARY, SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL, CAUSED BY ANY DEFECT, INCLUDING LEAKAGE. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY AND ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. TO THE FULLEST EXTENT PERMITTED BY LAW, IT IS A CONDITION PRECEDENT TO THE CUSTOMER'S ENFORCEMENT OF THE LIMITED WARRANTY SET OUT HEREIN THAT THE CUSTOMER MUST HAVE PAID WAHOO ALL SUMS DUE UNDER THE CONTRACT. SPECIFIC EXCLUSIONS. Walks and decking are not warranted against cracking, chipping, raising, peeling, settling, earth movement, shifting, staining, or discoloration. Plaster is not warranted against discoloration, shading, color variation, unevenness of color, blotching, mottling, hairline cracks, or staining. In most instances, such plaster defects generally result from local water conditions, improper use of chemicals, or improper or lack of cleaning of the pool. VOIDING OF WARRANTY. The warranties are effective only if THE CUSTOMER has complied with all the terms and conditions, made full payment, and complied with other provisions of the Contract. The warranties become void if (a) the pool is not properly filled and/or the water level maintained in a proper manner (except for short periods, not to exceed ten (10) days, for reasonable professionally recommended and supervised maintenance); (b) freezing; (c) the pool structure is damaged by reason of the water table rising above the lowest point of the pool when the pool is not kept full; (d) the pool structure is damaged by reason of any earth or fill ground movement, Acts of God, war, terrorism, riots, or other civil disturbances, or by acts of third parties; (e) THE CUSTOMER fails to comply with decking installation requirements as set forth by WAHOO; (f) defects and/or damages or failures result from mistreatment or neglect or improper maintenance; or (g) defects and/or damages or failures result from the work performed by others not

provided for in this Contract. WARRANTY PROCEDURES. To obtain the performance of any warranty obligation, THE CUSTOMER must notify WAHOO of the claim immediately upon discovery. THE CUSTOMER must use the Warranty Form provided by WAHOO. Warranty claims must be in writing and may be personally delivered, mailed, faxed, sent by electronic mail, or via the Warranty Web Form Submission, to WAHOO as indicated on the Warranty Form. During the warranty period, warranty performance will be provided by WAHOO or WAHOO's agent without charge within a reasonable time after written notification by the CUSTOMER in accordance with the applicable provisions of the applicable local property code.

#### XI. **Indemnification and Hold Harmless.**

- THE CUSTOMER agrees to be responsible for and does hereby indemnify, save and hold WAHOO harmless from and against any and all suits, actions, losses, damages, claims or liability of any character, type or description, kind or nature whatsoever, including all expenses and costs of litigation, defense, court costs and reasonable attorneys' fees related to injury or death resulting from or related to, or arising from in any way whatsoever, directly or indirectly from THE CUSTOMER's ownership, use or enjoyment of the pool, or for any damages, injuries or losses resulting from, related to, or in connection with work, materials, and/or labor provided by WAHOO or WAHOO's contractors, subcontractors, laborers and/or suppliers or others directed by WAHOO or any representation or warranty or breach of any duty or obligation by WAHOO. The releases and indemnification provisions shall also include, but are not limited to, any injuries to persons trespassing with or without invitation by the CUSTOMER. Damage may occur to curbs, sidewalks, driveways, patios, lawns, landscaping, sprinkler systems, underground public or private utilities, or other items located in or adjacent to the access route or construction area. Unless noted elsewhere in this Agreement, WAHOO shall not be responsible for the repair or replacement of any of the items noted in this paragraph.
- XII. **Disputes.** All controversies or claims arising out of or relating to this Agreement shall be addressed first through negotiation of the parties, followed by mediation, and finally through binding arbitration, in accordance with the rules of the American Arbitration Association (Commercial Rules) then in effect, and shall be heard and decided in Florida unless agreed to by both parties as to a different venue. Judgment may be entered in any court having jurisdiction. In the event of any litigation, including arbitration, between the parties, the prevailing party shall be entitled to recover reasonable attorneys' fees and other costs and expenses associated with such litigation or arbitration proceeding.
- XIII. **Termination.** Termination by THE CUSTOMER. If the CUSTOMER terminates the Agreement prior to commencement of excavation without cause, WAHOO shall be entitled to retain the Down Payment as liquidated damages. If the CUSTOMER terminates the Agreement after commencement of excavation with or without cause, WAHOO shall be entitled to recover from the CUSTOMER payment for actual costs of all labor, materials, equipment, tools, construction equipment and machinery plus 20% of such

costs, as well as all actual, incidental and consequential damages resulting therefrom.

- **Prior to Commencement.** WAHOO, may at its sole discretion, terminate this Agreement at any time prior to commencement of excavation with or without cause in which event this Agreement shall be of no further force or effect and neither party shall have any further liability to the other hereunder.
- Damage. Either party hereto may terminate the Agreement upon the occurrence of any of the following which render it impracticable to complete the Work or which increases the costs to complete the Work by more than 10%: (i) substantial damage to the Work; (ii) destruction or substantial damage to the premises or structures thereof; or (iii) the Work is terminated by public authority; provided, however, that if Work is not cancelled or ordered terminated, all Work necessary to replace Work already performed shall be considered additional Work for which WAHOO shall be compensated in accordance with the other provisions of this Agreement. In the event of termination under this provision, neither party shall have any further liability to the other under this Agreement. The CUSTOMER is responsible for payment for actual costs of all labor, materials, equipment and permits already purchased and/or furnished plus 20% of such costs.
- **XIV. Default.**
  - In the event of a default by THE CUSTOMER of any provision of this Agreement, THE CUSTOMER agrees to pay all costs, expenses, damages and interest from date of default, including but not limited to all costs of collection and reasonable attorneys' fees.
  - THE CUSTOMER fails to make payment when due or substantially breaches any other obligations of this Agreement, and THE CUSTOMER fails to cure such default within seven (7) days after the date WAHOO provides written notice to THE CUSTOMER, then in addition to any and all other remedies afforded WAHOO under this Agreement, or at law or in equity, WAHOO may terminate the Agreement and recover from the CUSTOMER payment for actual costs of all labor, materials, equipment, tools, construction equipment and machinery plus 20% of such costs, as well as all actual, incidental and consequential damages resulting therefrom.
  - In the event of failure to pay any amount owed within 3 business days of invoice, shall be considered a default and for each day a payment owed under this Agreement is late, the Completion Date shall be extended by five (5) business days and all obligations of WAHOO to begin the next Phase of Construction will be suspended until such time as all monies due have been received. In the event of a default in payments, THE CUSTOMER shall not be entitled to the discount on the Agreement Price.
  - In addition to the foregoing, and notwithstanding anything herein to the contrary, THE CUSTOMER understands and agrees that WAHOO may also exercise any and all other remedies afforded under this Agreement or otherwise provided at law or in equity, including but not limited to all rights to suspend or discontinue further work on the construction of the pool.
- **XV. CHAPTER 558 NOTICE OF CLAIM.** CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS AGREEMENT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.
- **XVI. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND.** PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487-1396; 2601 Blair Stone Road, Tallahassee, FL 32399.
- **XVII. Notice of Construction Lien.** ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS AGREEMENT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.
- **XVIII. MISCELLANEOUS.**
  - Should any part of this Agreement for any reason be declared invalid, such portion shall not affect the validity of any remaining portion; and such remaining portion shall remain in full force and effect as if the invalid portion had been eliminated.
  - No failure of WAHOO to exercise any power given to it hereunder, or to insist upon strict compliance by THE CUSTOMER, shall constitute a waiver of WAHOO right to subsequently demand exact compliance with all terms hereof.

- This Agreement price is subject to a 1% increase per month if actual construction has not begun within 45 days of the Effective Date.
- THE CUSTOMER authorizes WAHOO to photograph the swimming pool, which is the subject of this Agreement, and the surrounding area, throughout the course of construction

## Agreement

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### Reserve at Pradera

12051 PRADERA RESERVE BLVD, RIVERVIEW, FL, 33579  
(813) 933-5571

### Wahoo Pools Group, Inc.

6657 US 301 S Riverview FL, 33578  
+1 813-699-3282  
info@wahoopools.com

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#### Project Name

Pradera Furniture

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#### Job Location

12051 PRADERA RESERVE BLVD, RIVERVIEW, FL, 33579

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#### Primary Sales Agent

Jesus Perez

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#### Acceptance of Proposal

This proposal and supporting materials contain confidential and proprietary business information of Wahoo Pools Group, Inc.. These materials may be printed or photocopied for use in evaluating the proposed project, but not to be shared with other parties.

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#### Client Signature

## **Tab 5**

# 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, December 18, 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	<b>Board Supervisor; Chair</b>
Jayson Caines	<b>Board Supervisor; Vice Chair (via phone)</b>
Jason Newbold	<b>Board Supervisor; Asst Secretary</b>
Kenneth Belcher	<b>Board Supervisor; Asst. Secretary</b>
Lindsay Felix	<b>Board Supervisor; Asst. Secretary</b>

Also, present were:

Stephanie DeLuna	<b>District Manager; Rizzetta &amp; Company</b>
Sam Stevens	<b>District Manager; Rizzetta &amp; Company</b>
Bert Smith	<b>Sitex Aquatics</b>
Jessi Milch	<b>Pine Lake Landscaping</b>
Audience	<b>Present</b>

## **FIRST ORDER OF BUSINESS**

## Call to Order

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

## **SECOND ORDER OF BUSINESS**

## Audience Comments

There were no audience comments.

## THIRD ORDER OF BUSINESS

## Staff Reports

## A. Aquatics Services

## 1. Presentation of Waterway Inspection Reports

The waterway inspection reports were included in the agenda for Board review. Mr. Smith spoke on the water levels being low. A brief review of the aquatic workshop was also given.

50      **B. Landscape Inspection Services**51      **1. Presentation of the Landscape Inspection Report**

52      The landscape inspection report was included in the agenda for Board review.

53      **2. Consideration of Pine Lake Proposals**54      Ms. Milch gave an overview of the responses to issues in the inspection  
55      report reflected in the agenda.56      **Pine Lake Southern Roundabout Plant Replacements Proposal #6823**57      On a Motion by Ms. Wyatt, seconded by Mr. Belcher, with all in favor, the Board of  
58      Supervisors approved the Pine Lake proposal #6823 for \$3006.80 for roundabout plant  
59      replacements, in the amount of \$3,403.72, for the Reserve at Pradera Community  
Development District.60      **Pine Lake Bismarck Palm Removal Proposal #6999**61      On a Motion by Ms. Wyatt, seconded by Ms. Felix, with all in favor, the Board of Supervisors  
62      approved the Pine Lake proposal #6999 Bismarck Palm Removal for \$1000.00, for the  
Reserve at Pradera Community Development District.63      **Pine Lake Irrigation Repair Proposal #7338**64      On a Motion by Ms. Wyatt, seconded by Mr. Newbold, with all in favor, the Board of  
65      Supervisors approved the Pine Lake proposal #7338 for \$1224.39 for irrigation repairs, for the  
Reserve at Pradera Community Development District.66      **Pine Lake Winter Annual Flower Rotation Proposal #7347**67      On a Motion by Ms. Wyatt, seconded by Mr. Newbold, with all in favor, the Board of  
68      Supervisors approved the Pine Lake proposal #7347 for \$898.53 for Winter annual flower  
rotation, for the Reserve at Pradera Community Development District.69      **Pine Lake Cut & Stump Grind Washingtonia Palm Proposal #7506**70      On a Motion by Ms. Felix, seconded by Mr. Belcher, with all in favor, the Board of Supervisors  
71      approved the Pine Lake Proposal #7506 for \$999.00 for cut and stump grind Washingtonia  
Palm on Pradera Reserve Boulevard, for the Reserve at Pradera Community Development  
District.72      **C. District Counsel**

73      Mr. Steady was not present at this meeting.

74      **D. District Engineer**

75      Mr. Thornton was not present at this meeting.

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80       **E. District Manager**

81       The next regular meeting of the Board of Supervisors is scheduled for Thursday,  
82       January 22, 2026, at 10:30 a.m. at the Riverview Public Library.

83       **FOURTH ORDER OF BUSINESS**84       **Business Items**85       **A. Acceptance of District Counsel's Resignation**

86       The Board accepted Mr. Steady's resignation as District Counsel.

87       On a Motion by Ms. Felix, seconded by Mr. Newbold, with all in favor, the Board of  
88       Supervisors approved the resignation of Mr. Scott Steady as District Counsel, for the Reserve  
      at Pradera Community Development District.

89       **B. Consideration of New District Counsel Proposals**

90       1. Blalock Walters PA

91       Not present.

92       2. Persson Cohen Mooney Fernandez and Jackson

93       Not present.

94       3. Kilinski VanWyk

95       Ms. Hancock was present and reviewed proposal.

96       4. KutakRock

97       Sarah Sandy was present and reviewed proposal.

98       On a Motion by Mr. Newbold, seconded by Ms. Felix, with all in favor, the Board of  
99       Supervisors agreed to retain Kilinski VanWyk, Savannah Hancock as District Counsel, for the  
100       Reserve at Pradera Community Development District.

101       **C. Consideration of AmeriSolutions Estimate #034 for \$1450.00**

102       On a Motion by Ms. Felix, seconded by Mr. Belcher, with all in favor, the Board of Supervisors  
103       approved AmeriSolutions Estimate #034 for \$1450.00 for basketball goal backboard, for the  
104       Reserve at Pradera Community Development District.

105       **D. Acceptance of Third Quarter Website Audit**

106       On a Motion by Mr. Belcher, seconded by Mr. Caines, with all in favor, the Board of Supervisors  
107       unanimously accepted the Third Quarter Website Audit, for the Reserve at  
108       Pradera Community Development District.

109       **FIFTH ORDER OF BUSINESS**110       **Business Administration**111       **A. Consideration of the Regular Meeting Minutes of the Meeting Held**  
112       **September 25, 2025**

On a motion by Mr. Newbold, seconded by Ms. Felix, and with all in favor, the Board of Supervisors approved the meeting minutes of the regular meeting held on September 25, 2025, as amended, for the Reserve at Pradera Community Development District.

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**B. Consideration of Operations and Maintenance Expenditures for September and October 2025**

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On a motion by Mr. Belcher, seconded by Mr. Newbold, and with all in favor, the Board of Supervisors ratified the September 2025 (\$70,069.43) and October 2025 (\$53,342.42) O&M expenditures, for the Reserve at Pradera Community Development District.

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**SIXTH ORDER OF BUSINESS** **Supervisor Requests**

Mr. Caines asked for brighter lights in the mailbox area.

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**SEVENTH ORDER OF BUSINESS** **Adjournment**

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## **Tab 6**

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVerview, FLORIDA

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

## **Operation and Maintenance Expenditures**

**November 2026**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2026 through November 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,769.00**

Approval of Expenditures:

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Chairperson

Vice Chairperson

Assistant Secretary

**Reserve at Pradera Community Development District****Paid Operation & Maintenance Expenditures**

November 1, 2026 Through November 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blitzen Lighting LLC	300234	2156	Holiday Lighting 11/25 (2 of 2)	\$ 1,786.95
Fields Consulting Group, LLC	300236	3701	Signage Installation 11/25	\$ 450.00
Halff Associates, Inc	300232	10153344	Engineering Services 10/25	\$ 662.23
Hillsborough County BOCC	20251128-1	3629519463 ACH	Sewer: 12051 Palmera Reserve Drive 10/25	\$ 1,568.65
HomeTeam Pest Defense, Inc.	300233	114714427	Pest Control Services - Sentricon Monitoring AA 11/25	\$ 44.00
Jerry Richardson Trapper	300237	2090	Wildlife Services 11/25	\$ 1,100.00
Pine Lake Services, LLC	300238	8467	Plant Install 10/25	\$ 990.00
Pine Lake Services, LLC	300238	8524	Monthly Landscaping 11/25	\$ 12,468.79
Rizzetta & Company, Inc.	300230	INV0000104464	District Management Fees 11/25	\$ 5,440.59
SafeTouch, LLC	300239	20907	Monthly Monitoring Services 11/25	\$ 1,020.00
Sitex Aquatics, LLC	300240	10439-b	Pond Maintenance 11/25	\$ 2,540.00
Spectrum	20251107-1	2490284101925 ACH	Internet Service 11/25	\$ 170.00

**Reserve at Pradera Community Development District****Paid Operation & Maintenance Expenditures**

November 1, 2026 Through November 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20251112-1	224	Monthly Summary 10/25 ACH	Electric Services 10/25
Total Community Maintenance, LLC	300235	8285		Monthly Cleaning & Maintenance 11/25
Wahoo Pools Group, Inc.	300231	20251196		Pool Maintenance 10/25
<b>Total</b>				<b>\$ <u>44,769.00</u></b>



**Invoice**  
**Blitzen Lighting**  
727-331-9014 Office  
[www.blitzenlighting.com](http://www.blitzenlighting.com)  
[info@blitzenlighting.com](mailto:info@blitzenlighting.com)

**Bill To:**

Reserves of Pradera (CDD)  
Stephanie DeLuna  
Pradera Reserve Blvd  
Riverview, FL 33579

**Invoice#:** 2156

**Payment Due:** Upon Receipt

**Amount Due:** \$1,786.95

Description	Amount
<b>Monument Wall</b>	\$2,603.00
Custom Fit - Commercial C9 LED bulbs - 12in Spacing - Warm White Color - <b>Main Entrance Monument Wall (All Ledges &amp; Pillars)</b>	
<b>Palm Tree Wrap (Recommended)</b>	\$987.00
Commercial LED Light Strands - 4" Spacing - Red/Warm White Pattern (Candy Cane ) - <b>Main Entrance - x3 Palm Trunk Wraps.</b>	
<b>Wreath - Commercial</b>	\$363.00
LED Commercial Grade High Density Lighted Wreath - Warm White Color - <b>x3 at Front Pillar.</b>	
<b>Automatic Timer</b>	\$18.00
Timer install and setup to control lights on/off automatically daily.	

**48 Hour Guarantee**

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

**Take Down and Storage**

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

<b>Subtotal</b>	<b>\$3,971.00</b>
<b>Christmas in July Discount (10%)</b>	<b>-\$397.10</b>
<b>Total</b>	<b>\$3,573.90</b>
<b>Deposit (50.00%)</b>	<b>\$1,786.95</b>
<b>Paid Check #300154 (Aug 01, 2025)</b>	<b>\$1,786.95</b>
<b>Balance Due</b>	<b>\$1,786.95</b>

## INVOICE

Fields Consulting Group, LLC  
(dba. Mike's Signs)  
11749 Crestridge Loop  
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co  
m  
+1 (727) 480-6514

*Fields*  
CONSULTING GROUP, LLC  
11749 Crestridge Loop  
Trinity, FL 34655



### Bill to

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

### Ship to

The Reserve at Pradera  
12051 Pradera Reserve Blvd.  
Riverview, FL 33579

### Invoice details

Sales Rep: Mike Fields

Invoice no.: 3701  
Terms: Due on receipt  
Invoice date: 11/21/2025  
Due date: 12/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	"No Overnight Parking - Tow Away Zone" (18x24) custom reflective .080 metal sign; Installed with 10-ft standard gray galvanized u-channel post.	1	\$200.00	\$200.00
2.	Install (Signage)	"No Trespassing" (24x24) custom reflective .080 metal sign; Installed with 10-ft standard gray galvanized u-channel post.	1	\$250.00	\$250.00
			Total	\$450.00	



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

Invoice Date: 10/30/2025  
Invoice: 10153344  
Project: 039405.001

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

---

For Professional Services Rendered through: October 19, 2025

Hourly	Earned To Date	Previous Amount	Current Amount
000P01 - Misc. Services	34,088.86	33,426.63	662.23
000P89 - Reimbursable Expenses	343.43	343.43	0.00
<b>Total Hourly Services:</b>	<b>34,432.29</b>	<b>33,770.06</b>	<b>662.23</b>

Total Earned to Date: 34,432.29  
Less Previous Billed: 33,770.06  
**Amount Due this Invoice: 662.23**

**Notes from Project Manager:**

CDD MTG including prep and coord with DM by Phone 9/25/25

**RECEIVED**

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210  
Reference Project 039405.001 and Invoice 10153344  
Contact Sandra Charles at [scharles@halff.com](mailto:scharles@halff.com) with any billing questions.

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

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

October 30, 2025  
Project No: 039405.001  
Invoice No: 10153344  
Invoice Total: \$662.23

039405.001 Reserve at Pradera CDD/Eng. Svcs. (060070001)

**Professional Services thru October 19, 2025**

Phase 000P01 Misc. Services

## Professional Personnel

	<b>Hours</b>	<b>Amount</b>
Administrative III	.50	61.38
Principal/Officer-Prof. Eng III	1.75	600.85
Totals	2.25	662.23
<b>Total Labor</b>		<b>662.23</b>

Phase 000P89 Reimbursable Expenses

**Total this Invoice** **\$662.23**



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
RESERVES AT PRADERA CDD	3629519463	11/17/2025	12/08/2025

Service Address: 12051 PALMERA RESERVE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53348643A	10/15/2025	30674	11/13/2025	31679	100500 GAL	ACTUAL	WATER

#### Service Address Charges

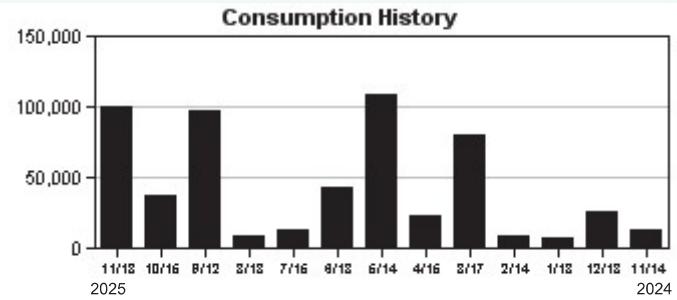
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$303.51
Water Base Charge	\$60.16
Water Usage Charge	\$338.42
Sewer Base Charge	\$149.48
Sewer Usage Charge	\$710.54

#### Summary of Account Charges

Previous Balance	\$627.35
Net Payments - Thank You	\$-627.35
Total Account Charges	\$1,568.65
<b>AMOUNT DUE</b>	<b>\$1,568.65</b>

#### Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>



Make checks payable to: BOCC

ACCOUNT NUMBER: 3629519463



Hillsborough  
County Florida



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000  
Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)  
Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



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

100 8

<b>DUUE DATE</b>	12/08/2025
<b>AMOUNT DUE</b>	\$1,568.65
<b>AMOUNT PAID</b>	

0036295194637 00001568658



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

## Service Slip / Invoice

INVOICE: 114714427  
DATE: 11/03/25  
ORDER:

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

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
11/03/25			DLNASCHE		
Purchase Order		Terms	Last Service	Map Code	Time Out
		DUE UPON RECEIPT	10/10/25	NA	N/A

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

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

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

X \_\_\_\_\_  
CUSTOMER SIGNATURE  
PLEASE PAY FROM THIS INVOICE

**State Wildlife Trapper**  
2103 W Rio Vista Ave  
Tampa, FL 33603 US  
trapperjerry@gmail.com



## INVOICE

**BILL TO**

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

**INVOICE #** 2090**DATE** 11/15/2025**DUE DATE** 12/01/2025**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>State Wildlife Trapping</b> Service for November 2025	1	1,100.00	1,100.00

2 cameras & 1 Trap on property.

LTD Hogs removed: 97  
YTD Hogs removed: 18  
MTD Hogs removed: 1

**Note:**

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

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

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

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



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
10/30/25	8467
Terms	Due Date
Net 30	11/29/25

### 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
\$990.00	

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

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
		\$990.00		\$0.00	\$990.00

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](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

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

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

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

**Result:** Improved safety for the pool area.





<i>Plant Material Install</i>	\$990.00	\$0.00	\$990.00
<b>Total</b>	<b>\$990.00</b>	<b>\$0.00</b>	<b>\$990.00</b>

**RECEIVED**  
10-30-2025



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
11/01/25	8524
Terms	Due Date
Net 30	12/01/25

### 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
\$12,468.79	

*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 November 2025		\$12,468.79	\$0.00	\$12,468.79
	#5381 - Reserve at Pradera CDD Maintenance Contract v2 TM November 2025		\$12,468.79	\$0.00	\$12,468.79
	<b>Total</b>		<b>\$12,468.79</b>	<b>\$0.00</b>	<b>\$12,468.79</b>

**RECEIVED**  
10-31-2025

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

**Invoice**

Date	Invoice #
11/2/2025	INV0000104464

**Bill To:**

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,503.67	\$1,503.67
Administrative Services	1.00	\$431.33	\$431.33
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$284.00	\$284.00
Landscape Consulting Services	1.00	\$1,000.00	\$1,000.00
Management Services	1.00	\$1,694.92	\$1,694.92
Website Compliance & Management	1.00	\$110.00	\$110.00

**RECEIVED**  
10-30-2025

<b>Subtotal</b>	\$5,440.59
<b>Total</b>	\$5,440.59



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

# Invoice

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

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	11/01/2025	20907	12/01/2025	

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

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

*Securiteam is now a part of Safetouch!*

**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.: 10439-b

Terms: Net 30

Invoice date: 11/01/2025

Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Monthly Lake Maintenance: 14 Waterways	1	\$2,285.00	\$2,285.00
2.		<b>Larvicide</b>	Midge Larviciding: Pond 11	1	\$255.00	\$255.00
<b>Total</b>						<b>\$2,540.00</b>

**RECEIVED**  
11-01-2025

October 19, 2025  
 Invoice Number: 2490284101925  
 Account Number: 8337 12 029 2490284

Auto Pay Notice

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

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

## NEWS AND INFORMATION

**Enjoy multi-line savings on Business Mobile** with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.



**Summary** Service from 10/19/25 through 11/18/25  
 details on following pages

Previous Balance	170.00
Payments Received -Thank You!	-170.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	\$170.00
<b>YOUR AUTO PAY WILL BE PROCESSED 11/05/25</b>	
<b>Total Due by Auto Pay</b>	<b>\$170.00</b>

**RECEIVED**  
 10-20-2025

**Thank you for choosing Spectrum Business.**  
 We appreciate your prompt payment and value you as a customer.

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

October 19, 2025

## RESERVE AT PRADERA CDD

Invoice Number: 2490284101925  
 Account Number: 8337 12 029 2490284  
 Service At: 12051 PRADERA RESERVE  
 BLVD PLHS  
 RIVERVIEW FL 33579-9323

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 19 10202025 NNNNNNNN 01 992248

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

CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186

833712029249028400170001

RESERVE AT PRADERA CDD  
 Invoice Number: 2490284101925  
 Account Number: 8337 12 029 2490284



#### Contact Us

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

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

8633 2390 DY RP 19 10202025 NNNNNNNN 01 992248

#### Charge Details

Previous Balance	170.00
EFT Payment	10/05
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 10/19/25 will appear on your next bill.

Service from 10/19/25 through 11/18/25

#### Spectrum Business™ Internet

Spectrum Business	130.00
Internet	
Business WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 5	30.00
	<b>\$170.00</b>
<b>Spectrum Business™ Internet Total</b>	<b>\$170.00</b>

#### Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>
<b>Current Charges</b>	<b>\$170.00</b>
<b>Total Due by Auto Pay</b>	<b>\$170.00</b>

#### Billing Information

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

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

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

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

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

Continued on the next page....

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

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



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



**Reserve at Pradera CDD**  
**09/11/25-10/09/25**  
**Statement Date: 10/15/25**  
**Due Date: 11/05/25**

<b><u>Acct #</u></b>	<b><u>Billing Date</u></b>	<b><u>Service Address</u></b>	<b><u>Code</u></b>	<b><u>Amount</u></b>
211004653369	10/15/2025	Reserve at Pradera PH1Blvd	53100-4301	\$ 2,315.84
211004653575	10/15/2025	Reserve at Pradera PH 1A	53100-4301	\$ 1,273.17
211004653823	10/20/2025	13411 Balm Riverview Rd Sign	53100-4301	\$ 540.80
211004654029	10/20/2025	13309 Pradera Reserve Dr IR	53100-4301	\$ 299.00
211004654276	10/20/2025	12051 Pradera Reserve Blvd PO	53100-4301	\$ 701.54
211004654458	10/20/2025	12053 Pradera Reserve Blvd	53100-4301	\$ 456.22
211004654664	10/20/2025	The Reserve at Pradera PH1B	53100-4301	\$ 1,717.45
211024076591	10/15/2025	Pradera PH 4	53100-4301	\$ 3,169.17
221006977807	10/15/2025	Reserve at Pradera PH2	53100-4301	\$ 2,511.10
221006978904	10/15/2025	Reserve at Pradera Amenity	53100-4301	\$ 509.28
221006978920	10/15/2025	Reserve at Praderia PH3	53100-4301	\$ 1,016.40
221006978961	10/15/2025	Reserve at Pradera PH2Blvd	53100-4301	\$ 891.21

**RECEIVED**  
10-21-2025

**TOTAL 53100-4301 \$ 15,401.18**



TampaElectric.com

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

**Statement Date:** October 15, 2025

**Amount Due:** **\$2,315.84**

**Due Date:** November 05, 2025

**Account #:** 211004653369

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

## Account Summary

**Current Service Period:** September 11, 2025 - October 09, 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 November 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.

# DON'T BE FOOLED!

Scammers are using  
digital ads, imposter  
websites and  
spoofed phone  
numbers to pose  
as us and steal your  
money. Learn how to  
stop them at  
[TampaElectric.com/Scam](http://TampaElectric.com/Scam).



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



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

**Account #:** 211004653369

**Due Date:** November 05, 2025

**Amount Due:** **\$2,315.84**

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

626693173602

Your account will be  
drafted on November 05, 2025

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

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

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

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

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

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



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

**Account #:** 211004653369  
**Statement Date:** October 15, 2025  
**Charges Due:** November 05, 2025

**Service Period:** Sep 11, 2025 - Oct 09, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

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

**Total Current Month's Charges**

**\$2,315.84**

## Important Messages

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

## Contact Us

### Online:

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

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**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  
THE RESERVE @ PRADERA PH1A  
RIVERVIEW, FL 33579-0000

**Statement Date:** October 15, 2025

**Amount Due:** **\$1,273.17**

**Due Date:** November 05, 2025

**Account #:** 211004653575

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

## Account Summary

**Current Service Period:** September 11, 2025 - October 09, 2025

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

<b>Current Month's Charges</b>	<b>\$1,273.17</b>
--------------------------------	-------------------

**Amount Due by November 05, 2025** **\$1,273.17**

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



Scan here to view  
your account online.

# DON'T BE FOOLED!

Scammers are using  
digital ads, imposter  
websites and  
spoofed phone  
numbers to pose  
as us and steal your  
money. Learn how to  
stop them at  
[TampaElectric.com/Scam](http://TampaElectric.com/Scam).



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



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

**Account #:** 211004653575

**Due Date:** November 05, 2025

**Amount Due:** **\$1,273.17**

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

626693173603

Your account will be  
drafted on November 05, 2025

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TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

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



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

**Account #:** 211004653575  
**Statement Date:** October 15, 2025  
**Charges Due:** November 05, 2025

**Service Period:** Sep 11, 2025 - Oct 09, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	280 kWh @ \$0.03412/kWh	\$9.55
Fixture & Maintenance Charge	20 Fixtures	\$487.60
Lighting Pole / Wire	20 Poles	\$671.80
Lighting Fuel Charge	280 kWh @ \$0.03363/kWh	\$9.42
Storm Protection Charge	280 kWh @ \$0.00559/kWh	\$1.57
Clean Energy Transition Mechanism	280 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	280 kWh @ \$0.01230/kWh	\$3.44
Florida Gross Receipt Tax		\$0.62
State Tax		\$89.05
<b>Lighting Charges</b>		<b>\$1,273.17</b>

**Total Current Month's Charges** **\$1,273.17**

## Important Messages

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

## Ways To Pay Your Bill

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

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

## Contact Us

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**Phone:**

**Power Outage:**

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Residential Customer Care:

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813-275-3909

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)



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#### RESERVE AT PRADERA COMM DEV DIST

RESERVE AT PRADERA COMMU

13411 BALM RIVERVIEW RD

RIVERVIEW, FL 33579-9622

**Statement Date:** October 20, 2025

**Amount Due:** **\$540.80**

**Due Date:** November 10, 2025

**Account #:** 211004653823

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

#### Account Summary

**Current Service Period:** September 16, 2025 - October 14, 2025

Previous Amount Due \$596.14

Payment(s) Received Since Last Statement -\$596.14

**Current Month's Charges** **\$540.80**

**Amount Due by November 10, 2025** **\$540.80**

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

#### Your Energy Insight



Your average daily kWh used was **25.88% higher** than the same period last year.



Your average daily kWh used was **.94% higher** than it was in your previous period.



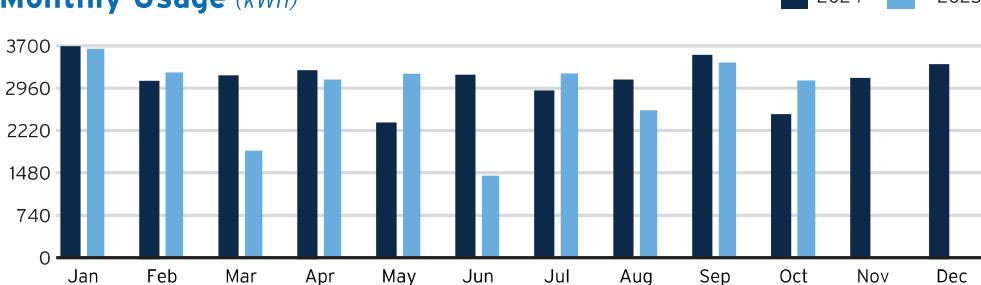
Scan here to view your account online.

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#### Monthly Usage (kWh)



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

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

**Account #:** 211004653823

**Due Date:** November 10, 2025

**Amount Due:** **\$540.80**

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

631631424313

Your account will be drafted on November 10, 2025



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Mail payment to:

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P.O. BOX 31318  
TAMPA, FL 33631-3318

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



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

**Account #:** 211004653823  
**Statement Date:** October 20, 2025  
**Charges Due:** November 10, 2025

## Meter Read

**Meter Location:** Sgn

**Service Period:** Sep 16, 2025 - Oct 14, 2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000841112	10/14/2025	26,958		23,869		3,089 kWh	1	29 Days

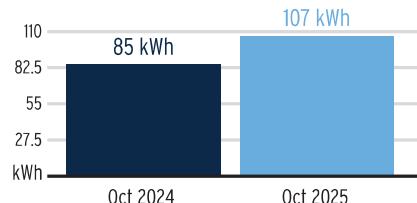
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,089 kWh @ \$0.08641/kWh	\$266.92
Fuel Charge	3,089 kWh @ \$0.03391/kWh	\$104.75
Storm Protection Charge	3,089 kWh @ \$0.00577/kWh	\$17.82
Clean Energy Transition Mechanism	3,089 kWh @ \$0.00418/kWh	\$12.91
Storm Surcharge	3,089 kWh @ \$0.02121/kWh	\$65.52
Florida Gross Receipt Tax		\$12.47
<b>Electric Service Cost</b>		<b>\$498.66</b>
State Tax		\$42.14
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$540.80</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges** **\$540.80**

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863-299-0800 (Polk County)

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

**Statement Date:** October 20, 2025

**Amount Due:** **\$299.00**

**Due Date:** November 10, 2025

**Account #:** 211004654029

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

## Account Summary

**Current Service Period:** September 16, 2025 - October 14, 2025

Previous Amount Due	\$329.94
Payment(s) Received Since Last Statement	-\$329.94

<b>Current Month's Charges</b>	<b>\$299.00</b>
--------------------------------	-----------------

**Amount Due by November 10, 2025** **\$299.00**

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 **67.65% higher** than the same period last year.



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



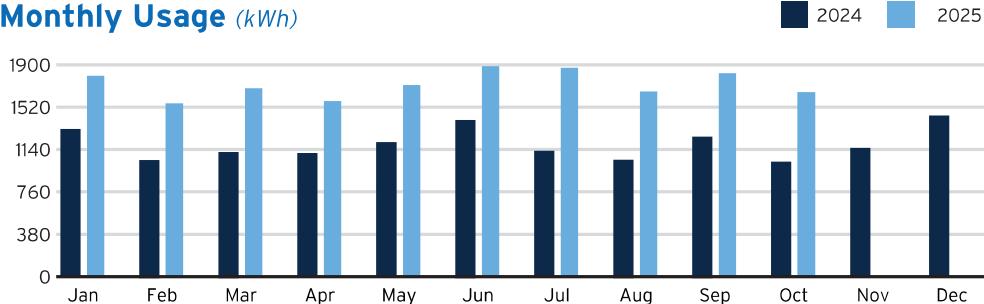
Scan here to view your account online.

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## Monthly Usage (kWh)



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

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

**Account #:** 211004654029

**Due Date:** November 10, 2025

**Amount Due:** **\$299.00**

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

631631424314

Your account will be drafted on November 10, 2025



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TAMPA, FL 33614-8390

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

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



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

**Account #:** 211004654029  
**Statement Date:** October 20, 2025  
**Charges Due:** November 10, 2025

## Meter Read

**Meter Location:** IR

**Service Period:** Sep 16, 2025 - Oct 14, 2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851388	10/14/2025	86,140		84,486		1,654 kWh	1	29 Days

## Charge Details

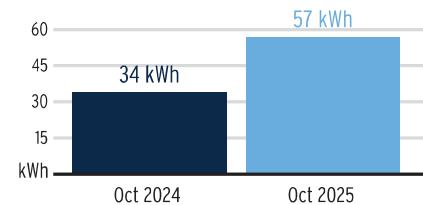


### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,654 kWh @ \$0.08641/kWh	\$142.92
Fuel Charge	1,654 kWh @ \$0.03391/kWh	\$56.09
Storm Protection Charge	1,654 kWh @ \$0.00577/kWh	\$9.54
Clean Energy Transition Mechanism	1,654 kWh @ \$0.00418/kWh	\$6.91
Storm Surcharge	1,654 kWh @ \$0.02121/kWh	\$35.08
Florida Gross Receipt Tax		\$6.89
<b>Electric Service Cost</b>		<b>\$275.70</b>
State Tax		\$23.30
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$299.00</b>

**Total Current Month's Charges** **\$299.00**

## Avg kWh Used Per Day



## Important Messages

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Residential Customer Care:

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

**Statement Date:** October 20, 2025

**Amount Due:** **\$701.54**

**Due Date:** November 10, 2025

**Account #:** 211004654276

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

## Account Summary

**Current Service Period:** September 16, 2025 - October 14, 2025

Previous Amount Due	\$617.71
Payment(s) Received Since Last Statement	-\$617.71

**Current Month's Charges** **\$701.54**

**Amount Due by November 10, 2025** **\$701.54**

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 **14.88% higher** than the same period last year.



Your average daily kWh used was **26.36% higher** than it was in your previous period.



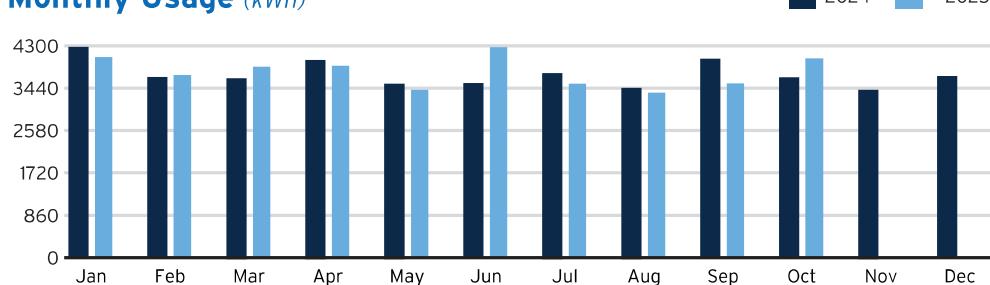
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## Monthly Usage (kWh)



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

**Account #:** 211004654276

**Due Date:** November 10, 2025

**Amount Due:** **\$701.54**

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

631631424315

Your account will be drafted on November 10, 2025



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P.O. BOX 31318  
TAMPA, FL 33631-3318

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



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

**Account #:** 211004654276  
**Statement Date:** October 20, 2025  
**Charges Due:** November 10, 2025

## Meter Read

**Meter Location:** PO

**Service Period:** Sep 16, 2025 - Oct 14, 2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489694	10/14/2025	72,913		68,870		4,043 kWh	1	29 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	4,043 kWh @ \$0.08641/kWh	\$349.36
Fuel Charge	4,043 kWh @ \$0.03391/kWh	\$137.10
Storm Protection Charge	4,043 kWh @ \$0.00577/kWh	\$23.33
Clean Energy Transition Mechanism	4,043 kWh @ \$0.00418/kWh	\$16.90
Storm Surcharge	4,043 kWh @ \$0.02121/kWh	\$85.75
Florida Gross Receipt Tax		\$16.17
<b>Electric Service Cost</b>		<b>\$646.88</b>
State Tax		\$54.66
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$701.54</b>

**Total Current Month's Charges**

**\$701.54**

## Avg kWh Used Per Day



## Important Messages

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888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

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### Power Outage:

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### Energy-Saving Programs:

813-275-3909

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

**Statement Date:** October 20, 2025

**Amount Due:** **\$456.22**

**Due Date:** November 10, 2025

**Account #:** 211004654458

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

## Account Summary

**Current Service Period:** September 16, 2025 - October 14, 2025

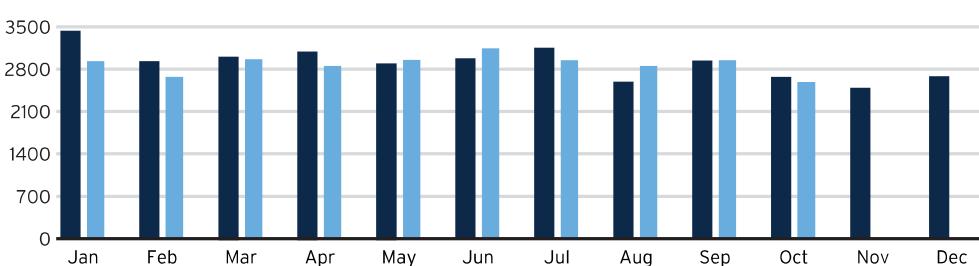
Previous Amount Due	\$518.97
Payment(s) Received Since Last Statement	-\$518.97

<b>Current Month's Charges</b>	<b>\$456.22</b>
--------------------------------	-----------------

**Amount Due by November 10, 2025** **\$456.22**

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

## Monthly Usage (kWh)



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

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

**Account #:** 211004654458

**Due Date:** November 10, 2025

**Amount Due:** **\$456.22**

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

631631424316

Your account will be  
drafted on November 10, 2025



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P.O. BOX 31318  
TAMPA, FL 33631-3318

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



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

**Account #:** 211004654458  
**Statement Date:** October 20, 2025  
**Charges Due:** November 10, 2025

## Meter Read

**Service Period:** Sep 16, 2025 - Oct 14, 2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	10/14/2025	95,612	-	93,025	=	2,587 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,587 kWh @ \$0.08641/kWh	\$223.54
Fuel Charge	2,587 kWh @ \$0.03391/kWh	\$87.73
Storm Protection Charge	2,587 kWh @ \$0.00577/kWh	\$14.93
Clean Energy Transition Mechanism	2,587 kWh @ \$0.00418/kWh	\$10.81
Storm Surcharge	2,587 kWh @ \$0.02121/kWh	\$54.87
Florida Gross Receipt Tax		\$10.52
<b>Electric Service Cost</b>		<b>\$420.67</b>
State Tax		\$35.55
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$456.22</b>

**Total Current Month's Charges** **\$456.22**

## Avg kWh Used Per Day



## Important Messages

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

**Statement Date:** October 20, 2025

**Amount Due:** **\$1,717.45**

**Due Date:** November 10, 2025

**Account #:** 211004654664

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

## Account Summary

**Current Service Period:** September 16, 2025 - October 14, 2025

Previous Amount Due	\$1,717.45
Payment(s) Received Since Last Statement	-\$1,717.45

<b>Current Month's Charges</b>	<b>\$1,717.45</b>
--------------------------------	-------------------

**Amount Due by November 10, 2025** **\$1,717.45**

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



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websites and  
spoofed phone  
numbers to pose  
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money. Learn how to  
stop them at  
[TampaElectric.com/Scam](http://TampaElectric.com/Scam).



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



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

**Account #:** 211004654664

**Due Date:** November 10, 2025

**Amount Due:** **\$1,717.45**

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

631631424317

Your account will be  
drafted on November 10, 2025

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

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

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



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

**Account #:** 211004654664  
**Statement Date:** October 20, 2025  
**Charges Due:** November 10, 2025

**Service Period:** Sep 16, 2025 - Oct 14, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	385 kWh @ \$0.03412/kWh	\$13.14
Fixture & Maintenance Charge	27 Fixtures	\$656.40
Lighting Pole / 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
<b>Lighting Charges</b>		<b>\$1,717.45</b>

**Total Current Month's Charges**

**\$1,717.45**

## Important Messages

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## Ways To Pay Your Bill



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### Phone

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

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### Online:

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### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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TampaElectric.com

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

**Statement Date:** October 15, 2025

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

**Due Date:** November 05, 2025

**Account #:** 211024076591

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

## Account Summary

**Current Service Period:** September 11, 2025 - October 09, 2025

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

<b>Current Month's Charges</b>	<b>\$3,169.17</b>
--------------------------------	-------------------

**Amount Due by November 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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To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211024076591

**Due Date:** November 05, 2025

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

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

669902812193

Your account will be  
drafted on November 05, 2025

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

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

Mail payment to:

TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

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



**Service For:**  
PRADERA PH 4  
RIVERVIEW, FL 33579

**Account #:** 211024076591  
**Statement Date:** October 15, 2025  
**Charges Due:** November 05, 2025

**Service Period:** Sep 11, 2025 - Oct 09, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	714 kWh @ \$0.03412/kWh	\$24.36
Fixture & Maintenance Charge	51 Fixtures	\$1171.38
Lighting Pole / Wire	51 Poles	\$1713.09
Lighting Fuel Charge	714 kWh @ \$0.03363/kWh	\$24.01
Storm Protection Charge	714 kWh @ \$0.00559/kWh	\$3.99
Clean Energy Transition Mechanism	714 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	714 kWh @ \$0.01230/kWh	\$8.78
Florida Gross Receipt Tax		\$1.58
State Tax		\$221.67
<b>Lighting Charges</b>		<b>\$3,169.17</b>

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

## Important Messages



### Electric Charges

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

Lighting Energy Charge	714 kWh @ \$0.03412/kWh	\$24.36
Fixture & Maintenance Charge	51 Fixtures	\$1171.38
Lighting Pole / Wire	51 Poles	\$1713.09
Lighting Fuel Charge	714 kWh @ \$0.03363/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
<b>Lighting Charges</b>		<b>\$3,169.17</b>

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

**Statement Date:** October 15, 2025

**Amount Due:** **\$2,511.10**

**Due Date:** November 05, 2025

**Account #:** 221006977807

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

## Account Summary

**Current Service Period:** September 11, 2025 - October 09, 2025

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

<b>Current Month's Charges</b>	<b>\$2,511.10</b>
--------------------------------	-------------------

**Amount Due by November 05, 2025** **\$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:** November 05, 2025

**Amount Due:** **\$2,511.10**

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

650149871112

Your account will be  
drafted on November 05, 2025

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TAMPA, FL 33631-3318

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



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

**Account #:** 221006977807  
**Statement Date:** October 15, 2025  
**Charges Due:** November 05, 2025

**Service Period:** Sep 11, 2025 - Oct 09, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	588 kWh @ \$0.03412/kWh	\$20.06
Fixture & Maintenance Charge	42 Fixtures	\$872.76
Lighting Pole / Wire	42 Poles	\$1410.78
Lighting Fuel Charge	588 kWh @ \$0.03363/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
<b>Lighting Charges</b>		<b>\$2,511.10</b>

**Total Current Month's Charges** **\$2,511.10**

## Important Messages



### Electric Charges

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

Lighting Energy Charge	588 kWh @ \$0.03412/kWh	\$20.06
Fixture & Maintenance Charge	42 Fixtures	\$872.76
Lighting Pole / Wire	42 Poles	\$1410.78
Lighting Fuel Charge	588 kWh @ \$0.03363/kWh	\$19.77
Storm Protection Charge	588 kWh @ \$0.00559/kWh	\$3.29
Clean Energy Transition Mechanism	588 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	588 kWh @ \$0.01230/kWh	\$7.23
Florida Gross Receipt Tax		\$1.30
State Tax		\$175.66
<b>Lighting Charges</b>		<b>\$2,511.10</b>

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TampaElectric.com

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

**Statement Date:** October 15, 2025

**Amount Due:** **\$509.28**

**Due Date:** November 05, 2025

**Account #:** 221006978904

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

## Account Summary

**Current Service Period:** September 11, 2025 - October 09, 2025

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

<b>Current Month's Charges</b>	<b>\$509.28</b>
--------------------------------	-----------------

<b>Amount Due by November 05, 2025</b>	<b>\$509.28</b>
--	-----------------

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:** November 05, 2025

**Amount Due:** **\$509.28**

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

650149871113

Your account will be  
drafted on November 05, 2025

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

**Account #:** 221006978904  
**Statement Date:** October 15, 2025  
**Charges Due:** November 05, 2025

**Service Period:** Sep 11, 2025 - Oct 09, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	112 kWh @ \$0.03412/kWh	\$3.82
Fixture & Maintenance Charge	8 Fixtures	\$195.04
Lighting Pole / Wire	8 Poles	\$268.72
Lighting Fuel Charge	112 kWh @ \$0.03363/kWh	\$3.77
Storm Protection Charge	112 kWh @ \$0.00559/kWh	\$0.63
Clean Energy Transition Mechanism	112 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	112 kWh @ \$0.01230/kWh	\$1.38
Florida Gross Receipt Tax		\$0.25
State Tax		\$35.62
<b>Lighting Charges</b>		<b>\$509.28</b>

**Total Current Month's Charges** **\$509.28**

## Important Messages



### Electric Charges

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

Lighting Energy Charge	112 kWh @ \$0.03412/kWh	\$3.82
Fixture & Maintenance Charge	8 Fixtures	\$195.04
Lighting Pole / Wire	8 Poles	\$268.72
Lighting Fuel Charge	112 kWh @ \$0.03363/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
<b>Lighting Charges</b>		<b>\$509.28</b>

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

**Statement Date:** October 15, 2025

**Amount Due:** **\$1,016.40**

**Due Date:** November 05, 2025

**Account #:** 221006978920

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

## Account Summary

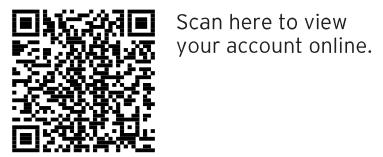
**Current Service Period:** September 11, 2025 - October 09, 2025

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

<b>Current Month's Charges</b>	<b>\$1,016.40</b>
--------------------------------	-------------------

**Amount Due by November 05, 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:** November 05, 2025

**Amount Due:** **\$1,016.40**

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

650149871114

Your account will be  
drafted on November 05, 2025

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

**Account #:** 221006978920  
**Statement Date:** October 15, 2025  
**Charges Due:** November 05, 2025

**Service Period:** Sep 11, 2025 - Oct 09, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	238 kWh @ \$0.03412/kWh	\$8.12
Fixture & Maintenance Charge	17 Fixtures	\$353.26
Lighting Pole / Wire	17 Poles	\$571.03
Lighting Fuel Charge	238 kWh @ \$0.03363/kWh	\$8.00
Storm Protection Charge	238 kWh @ \$0.00559/kWh	\$1.33
Clean Energy Transition Mechanism	238 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	238 kWh @ \$0.01230/kWh	\$2.93
Florida Gross Receipt Tax		\$0.53
State Tax		\$71.10
<b>Lighting Charges</b>		<b>\$1,016.40</b>

**Total Current Month's Charges** **\$1,016.40**

## Important Messages



### Electric Charges

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

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Fixture & Maintenance Charge	17 Fixtures	\$353.26
Lighting Pole / Wire	17 Poles	\$571.03
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Storm Surcharge	238 kWh @ \$0.01230/kWh	\$2.93
Florida Gross Receipt Tax		\$0.53
State Tax		\$71.10
<b>Lighting Charges</b>		<b>\$1,016.40</b>

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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.



TampaElectric.com

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

**Statement Date:** October 15, 2025

**Amount Due:** **\$891.21**

**Due Date:** November 05, 2025

**Account #:** 221006978961

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

## Account Summary

**Current Service Period:** September 11, 2025 - October 09, 2025

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

<b>Current Month's Charges</b>	<b>\$891.21</b>
--------------------------------	-----------------

<b>Amount Due by November 05, 2025</b>	<b>\$891.21</b>
--	-----------------

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



Scan here to view  
your account online.

# DON'T BE FOOLED!

Scammers are using  
digital ads, imposter  
websites and  
spoofed phone  
numbers to pose  
as us and steal your  
money. Learn how to  
stop them at  
[TampaElectric.com/Scam](http://TampaElectric.com/Scam).



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



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

**Account #:** 221006978961

**Due Date:** November 05, 2025

**Amount Due:** **\$891.21**

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

650149871115

Your account will be  
drafted on November 05, 2025

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

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

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

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

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

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



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

**Account #:** 221006978961  
**Statement Date:** October 15, 2025  
**Charges Due:** November 05, 2025

**Service Period:** Sep 11, 2025 - Oct 09, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	196 kWh @ \$0.03412/kWh	\$6.69
Fixture & Maintenance Charge	14 Fixtures	\$341.32
Lighting Pole / Wire	14 Poles	\$470.26
Lighting Fuel Charge	196 kWh @ \$0.03363/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
<b>Lighting Charges</b>		<b>\$891.21</b>

**Total Current Month's Charges** **\$891.21**

## Important Messages

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

## Contact Us

### Online:

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

### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

# INVOICE

**TOTAL COMMUNITY  
MAINTENANCE LLC**  
29642 Birds Eye 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.: 8285

Terms: Due on receipt

Invoice date: 11/04/2025

Due date: 11/04/2025

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

**Total**

**\$1,050.00**

## Note to customer

Thank you for your business.

**Wahoo Pools Group, Inc**

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

**INVOICE**

Invoice Number  
# 20251196

Amount Due  
**\$76.61**

---

Bill To:	Invoice Date
Reserve at Pradera Pradera	October 27, 2025
12051 PRADERA RESERVE BLVD	Due Date
RIVERVIEW, FL 33579	November 15, 2025

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Leaf Rake with Silt Bag	Purity Pool 18" Pro-Lite Leaf Rake with Silt Bag	1	76.61	76.61
Install	Equipment Install. Wahoo Certified Technician	1	0.00	0.00

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

Subtotal	\$76.61
Tax	\$0.00
Total	\$76.61
Amount Due	<b>\$76.61</b>

**Wahoo Pools Group, Inc**  
www.wahoopools.com

## **Tab 7**



Rizzetta & Company

# **Reserve At Pradera Community Development District**

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**Financial Statements  
(Unaudited)**

**November 30, 2025**

**Prepared by: Rizzetta & Company, Inc.**

**[reserveatpraderacdd.org](http://reserveatpraderacdd.org)  
[rizzetta.com](http://rizzetta.com)**

**Reserve at Pradera Community Development District**

**Balance Sheet**

**As of 11/30/2025**

**(In Whole Numbers)**

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	123,509	0	15,487	138,996	0	0
Investments	0	115,468	187,743	303,212	0	0
Accounts Receivable	792,517	40,000	219,331	1,051,848	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	422,561
Amount To Be Provided Debt Service	0	0	0	0	0	2,307,439
<b>Total Assets</b>	<b>930,099</b>	<b>155,468</b>	<b>422,561</b>	<b>1,508,129</b>	<b>5,215,774</b>	<b>2,730,000</b>
<b>Liabilities</b>						
Accounts Payable	18,047	0	0	18,047	0	0
Accrued Expenses	3,100	0	0	3,100	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,730,000
<b>Total Liabilities</b>	<b>21,147</b>	<b>0</b>	<b>0</b>	<b>21,147</b>	<b>0</b>	<b>2,730,000</b>
<b>Fund Equity &amp; Other Credits</b>						
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	730,495	40,755	157,987	929,238	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>908,952</b>	<b>155,468</b>	<b>422,561</b>	<b>1,486,982</b>	<b>5,215,774</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>930,099</b>	<b>155,468</b>	<b>422,561</b>	<b>1,508,129</b>	<b>5,215,774</b>	<b>2,730,000</b>

## Reserve at Pradera Community Development District

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	23	23
Special Assessments				
Tax Roll	845,697	845,697	851,300	5,603
<b>Total Revenues</b>	<b>845,697</b>	<b>845,697</b>	<b>851,323</b>	<b>5,626</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,000	2,333	0	2,333
<b>Total Legislative</b>	<b>14,000</b>	<b>2,333</b>	<b>0</b>	<b>2,333</b>
Financial & Administrative				
Accounting Services	18,044	3,008	3,007	0
Administrative Services	5,176	862	863	0
Assessment Roll	4,734	4,734	4,734	0
Auditing Services	4,500	0	0	0
Disclosure Report	5,000	834	833	0
District Engineer	10,000	1,666	613	1,055
District Management	20,339	3,390	3,390	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	3,408	568	568	0
Legal Advertising	1,500	250	32	217
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	534	605	(71)
<b>Total Financial &amp; Administrative</b>	<b>83,084</b>	<b>23,029</b>	<b>21,178</b>	<b>1,851</b>
Legal Counsel				
District Counsel	20,000	3,333	1,690	1,643
<b>Total Legal Counsel</b>	<b>20,000</b>	<b>3,333</b>	<b>1,690</b>	<b>1,643</b>
Security Operations				
Amenity Security Camera System-Maintenan	6,500	1,083	0	1,084
Security System Monitoring Services & Ma	20,000	3,334	2,040	1,293
<b>Total Security Operations</b>	<b>26,500</b>	<b>4,417</b>	<b>2,040</b>	<b>2,377</b>
Electric Utility Services				
Utility Services	177,000	29,500	30,878	(1,378)
<b>Total Electric Utility Services</b>	<b>177,000</b>	<b>29,500</b>	<b>30,878</b>	<b>(1,378)</b>
Water-Sewer Combination Services				
Utility Services	8,000	1,333	2,296	(963)
<b>Total Water-Sewer Combination Services</b>	<b>8,000</b>	<b>1,333</b>	<b>2,296</b>	<b>(963)</b>
Stormwater Control				
Aquatic Maintenance	29,000	4,833	5,080	(247)
Fountain Service Repair & Maintenance	2,500	417	0	417

See Notes to Unaudited Financial Statements

## Reserve at Pradera Community Development District

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	500	83	0	83
Midge Fly Treatments	6,000	1,000	0	1,000
<b>Total Stormwater Control</b>	<b>38,000</b>	<b>6,333</b>	<b>5,080</b>	<b>1,253</b>
<b>Other Physical Environment</b>				
Entry & Walls Maintenance & Repair	5,000	834	260	574
General Liability Insurance	5,843	5,843	4,039	1,804
Holiday Decorations	8,500	4,250	3,574	676
Irrigation Maintenance & Repair	10,000	1,666	0	1,667
Landscape - Annuals/Flowers	10,500	1,750	0	1,750
Landscape - Fertilizer	22,346	3,725	0	3,724
Landscape - Mulch	31,000	15,500	2,400	13,100
Landscape - Pest Control/OTC Injections	6,080	1,013	0	1,013
Landscape Inspection Services	10,800	1,800	2,000	(200)
Landscape Maintenance	175,000	29,167	24,937	4,229
Landscape Replacement Plants, Shrubs, Tr	10,000	1,666	990	677
Pest Control	3,000	500	0	500
Property Insurance	12,844	12,844	11,101	1,743
Well Maintenance	1,500	250	0	250
<b>Total Other Physical Environment</b>	<b>312,413</b>	<b>80,808</b>	<b>49,301</b>	<b>31,507</b>
<b>Parks &amp; Recreation</b>				
Access Control Maintenance & Repair	5,000	834	0	833
Basketball Court Maintenance & Supplies	6,500	1,083	0	1,084
Dog Waste Station Supplies & Maintenance	1,500	250	0	250
Fitness Equipment Maintenance & Repair	4,000	667	0	666
Furniture Repair & Replacement	40,000	6,666	0	6,667
Maintenance & Repairs	20,000	3,334	0	3,333
Pest Control	5,000	833	198	636
Playground Equipment & Maintenance	2,000	333	0	333
Pool Repair & Maintenance	20,000	3,334	3,077	257
Pool Service Contract	20,000	3,333	0	3,333
Telephone, Internet, Cable	2,500	417	340	77
Trail/Bike Path Maintenance	2,000	333	0	333
Wildlife Management Services	13,200	2,200	2,200	0
<b>Total Parks &amp; Recreation</b>	<b>141,700</b>	<b>23,617</b>	<b>5,815</b>	<b>17,802</b>
<b>Contingency</b>				
Miscellaneous Contingency	25,000	4,167	2,550	1,617
<b>Total Contingency</b>	<b>25,000</b>	<b>4,167</b>	<b>2,550</b>	<b>1,617</b>
<b>Total Expenditures</b>	<b>845,697</b>	<b>178,870</b>	<b>120,828</b>	<b>58,042</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>666,827</b>	<b>730,495</b>	<b>63,668</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>178,457</b>	<b>178,457</b>

See Notes to Unaudited Financial Statements

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	YTD Variance
	Annual Budget	YTD Budget	YTD Actual	
Total Fund Balance, End of Period	0	666,827	908,952	242,125

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	755	755
Special Assessments				
Tax Roll	40,000	40,000	40,000	0
<b>Total Revenues</b>	<b>40,000</b>	<b>40,000</b>	<b>40,755</b>	<b>755</b>
<b>Expenditures</b>				
Contingency				
Capital Reserve	40,000	6,667	0	6,667
<b>Total Contingency</b>	<b>40,000</b>	<b>6,667</b>	<b>0</b>	<b>6,667</b>
<b>Total Expenditures</b>	<b>40,000</b>	<b>6,667</b>	<b>0</b>	<b>6,667</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>33,333</b>	<b>40,755</b>	<b>7,422</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>114,713</b>	<b>114,713</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>33,333</b>	<b>155,468</b>	<b>122,135</b>

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	1,791	1,791
Special Assessments				
Tax Roll	233,342	233,342	234,817	1,476
<b>Total Revenues</b>	<b>233,342</b>	<b>233,342</b>	<b>236,608</b>	<b>3,267</b>
<b>Expenditures</b>				
Debt Service				
Interest	158,342	158,342	78,621	79,720
Principal	75,000	75,000	0	75,000
<b>Total Debt Service</b>	<b>233,342</b>	<b>233,342</b>	<b>78,621</b>	<b>154,720</b>
<b>Total Expenditures</b>	<b>233,342</b>	<b>233,342</b>	<b>78,621</b>	<b>154,720</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>0</b>	<b>157,987</b>	<b>157,987</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>264,574</b>	<b>264,574</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>0</b>	<b>422,561</b>	<b>422,561</b>

**Reserve at Pradera CDD****Investment Summary****November 30, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u>	<u>November 30, 2025</u>
Valley National Reserve	Governmental Checking	\$	52,806
FL CLASS Reserve	Average Monthly Yield 4.0389%		62,662
	<b>Total Reserve Fund Investments</b>	<b>\$</b>	<b>115,468</b>
US Bank Series 2015 Revenue	US Bank GCTS 0490	\$	71,177
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>	<b>\$</b>	<b>187,743</b>

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

**Reserve at Pradera Community Development District**  
**Summary A/R Ledger**  
**From 11/01/2025 to 11/30/2025**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>224, 2234</b>						
224-001	224 General Fund	Hillsborough County Tax Collector	AR00002936	12110	10/01/2025	792,516.96
<b>Sum for 224, 2234</b>						<b>792,516.96</b>
<b>224, 2235</b>						
224-005	224 Reserve Fund	Hillsborough County Tax Collector	AR00002936	12110	10/01/2025	40,000.00
<b>Sum for 224, 2235</b>						<b>40,000.00</b>
<b>224, 2236</b>						
224-200	224 Debt Service Fund S2015	Hillsborough County Tax Collector	AR00002936	12110	10/01/2025	219,330.83
<b>Sum for 224, 2236</b>						<b>219,330.83</b>
<b>Sum for 224</b>						<b>1,051,847.79</b>
<b>Sum Total</b>						<b>1,051,847.79</b>

**Reserve at Pradera Community Development District**  
**Summary A/P Ledger**  
**From 11/01/2025 to 11/30/2025**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>224, 2234</b>					
224 General Fund	11/15/2025	Pine Lake Services, LLC	8670	Mulch Replenishment 11/25	2,400.00
224 General Fund	11/17/2025	Spectrum	2490284111925 ACH	Internet Service 12/25	170.00
224 General Fund	11/15/2025	TECO	221006978904 ACH	Utilities: Reserve at Pradera Amenity 10/25	509.28
224 General Fund	11/17/2025	TECO	211004653369 ACH	Utilities: Reserve at Pradera PH1Blvd 11/25	2,315.84
224 General Fund	11/17/2025	TECO	211004653575 ACH	Utilities: Reserve at Pradera PH 1A 11/25	1,273.17
224 General Fund	11/17/2025	TECO	221006978961 ACH	Utilities: Reserve at Pradera PH2Blvd 10/25	891.21
224 General Fund	11/17/2025	TECO	221006978920 ACH	Utilities: Reserve at Pradera PH3 10/25	1,016.40
224 General Fund	11/15/2025	TECO	221006977807 ACH	Utilities: Reserve at Pradera PH2 10/25	2,511.10
224 General Fund	11/15/2025	TECO	211004653823 ACH	Utilities: 13411 Balm Riverview Rd Sign 10/25	565.10
224 General Fund	11/15/2025	TECO	211024076591-111725	Utilities: Pradera PH4 11/25	3,169.17
224 General Fund	11/17/2025	TECO	211004654029 ACH	13309 Pradera Reserve Dr IR 11/25	327.68
224 General Fund	11/17/2025	TECO	211004654458 ACH	12053 Pradera Reserve Blvd 11/25	469.55
224 General Fund	11/17/2025	TECO	211004654664 ACH	The Reserve at Pradera PH1B 11/25	1,717.45
224 General Fund	11/17/2025	TECO Peoples Gas	211004654276 ACH	12051 Pradera Reserve Blvd PO	711.00
<b>Sum for 224, 2234</b>					<b>18,046.95</b>
<b>Sum for 224</b>					<b>18,046.95</b>
<b>Sum Total</b>					<b>18,046.95</b>

**Reserve at Pradera Community Development District**  
**Notes to Unaudited Financial Statements**  
**November 30, 2025**

**Balance Sheet**

1. Trust statement activity has been recorded through 11/30/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the 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.

**Summary A/R Ledger-Subsequent Collections**

5. General Fund – Payments for Invoice #AR00002936 totaling \$750,414.80 were received in December 2025.
6. Reserve Fund - Payment for Invoice #AR00002936 in the amount of \$40,000.00 was received in December 2025.
7. Debt Service Fund – Payments for Invoice #AR00002936 totaling \$208,238.79 were received in December 2025.