



Rizzetta & Company

Reserve at Pradera Community Development District

**Board of Supervisors
Meeting
February 26, 2026**

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

www.reserveatpraderacdd.org

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

WWW.RESERVEATPRADERACDD.ORG

Board of Supervisors

February 18, 2026

Reserve at Pradera Community
Development District

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, February 26, 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 Reports.....Tab 1
 - B. Landscape Inspection Services**
 1. Presentation of the Landscape Inspection Report.....Tab 2
 2. Presentation of Pine Lake Inspection Report.....Tab 3
 3. Ratification of Pine Lake #7764 Mulch Installation.....Tab 4
 4. Ratification of Pine Lake #7941 Main Line Repair.....Tab 5
 5. Consideration of Pine Lake Proposals
 - a. #7808 Top Choice Application.....Tab 6
 - b. #7943 First Roundabout Replacements.....Tab 7
 - c. #7954 First Roundabout Replacements.....Tab 8
 - d. #7955 Vacant Area by Playground Fence.....Tab 9
 - C. District Counsel**
 - D. District Engineer**
 1. Presentation of SWFWMD Pond Inspection-Phase 4.....Tab 10
 - E. District Manager**
- 4. BUSINESS ITEMS**
 - A.** Consideration of Wahoo #2642 Fence and Planters.....Tab 11
 - B.** Acceptance of Fourth Quarter Website Audit.....Tab 12
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on January 22, 2025.....Tab 13
 - B.** Consideration of Operations and Maintenance Expenditures for December 2025Tab 14
 - C.** Consideration of Financial Report for December 2025 and January 2026.....Tab 15
- 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

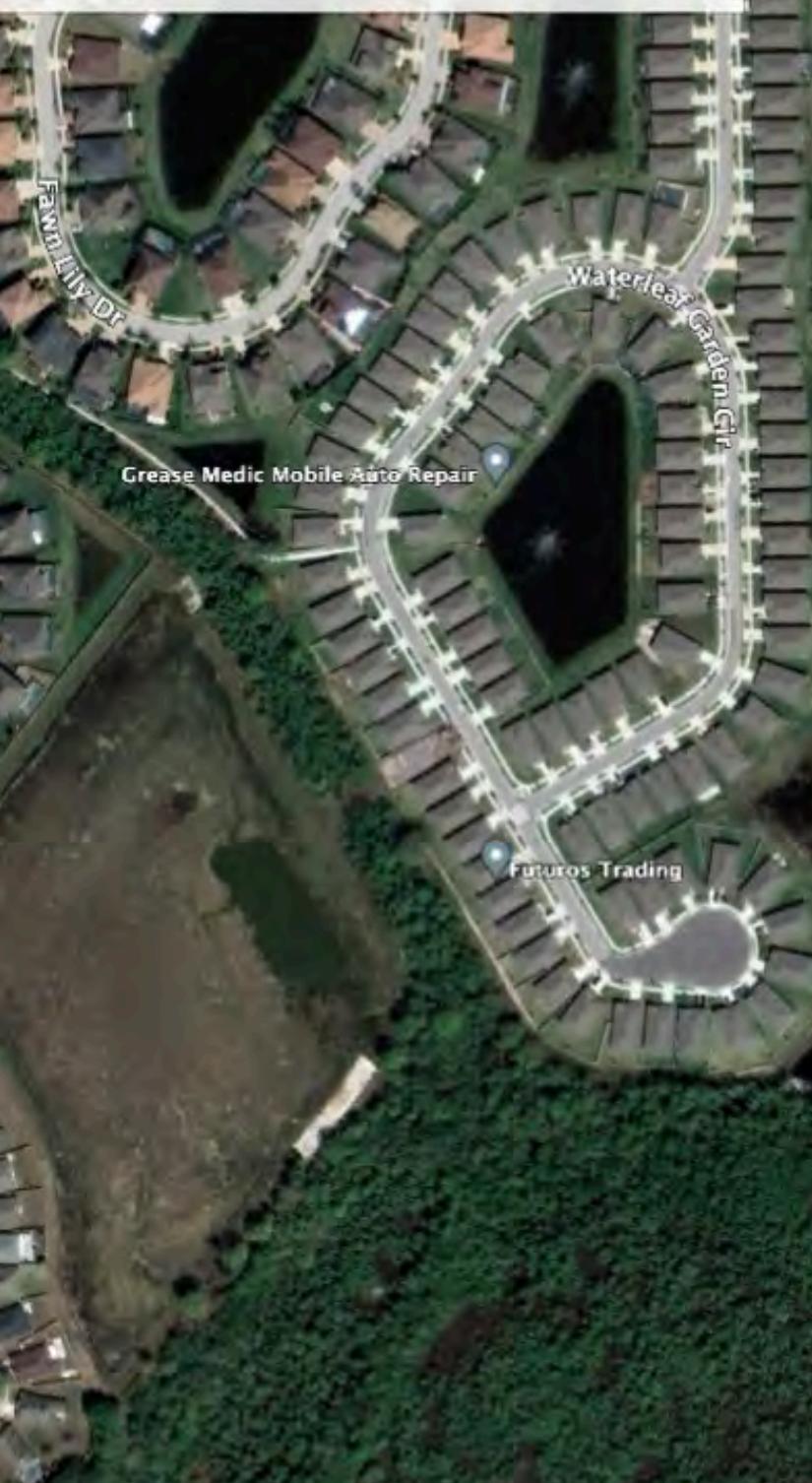
MONTHLY REPORT

FEBRUARY, 2026



THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579
14 PONDS



SUMMARY:

Very nice having the cold temperatures this year. Points to remember when having these cold days in Florida in regards to storm water ponds. Algae, plants, and larvae go dormant during these times so expect that when warm days come we will receive a bloom or some sort. Algae and larvae pop during warm winter days. Our teams will be diligent in algae service calls out side of contractual visits. Hope fully this cool air sticks around for a bit as summer is right around the corner.



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.

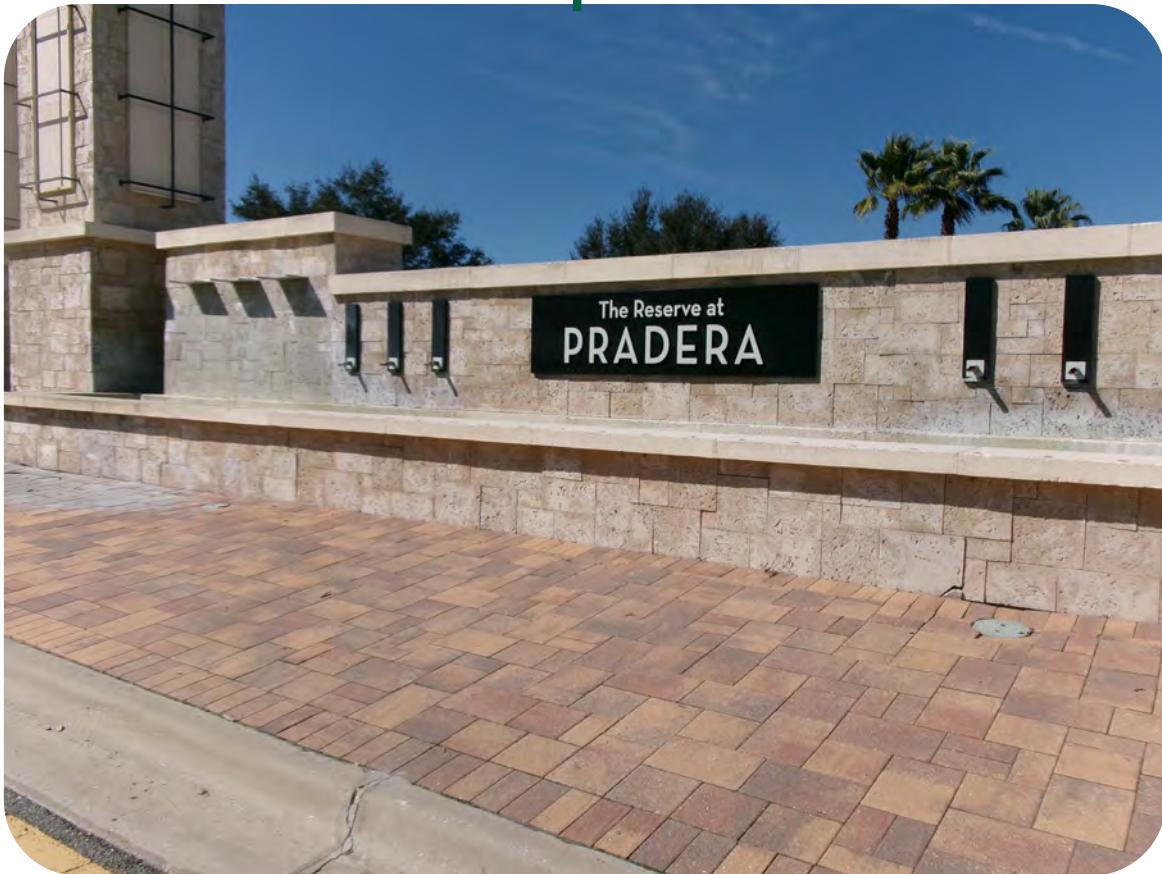


Pond #14 Treated for Shoreline Vegetation.

Tab 2

THE RESERVE AT PRADERA

Landscape Inspection Report



February 03, 2026
Rizzetta & Company
Haley Pryor – Landscape Specialist
Field Inspection Services

Summary, Balm Riverview Rd./Pradera Reserve Blvd.

General Updates, Recent & Upcoming Maintenance Events

❖ **All pruning and planting should be done in mid-March instead of February this year. Additional time is crucial after the recent freezing temperatures and cold damage to foliage. With proper pruning after threats of frost, new growth will be protected and plants can regenerate.**

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. At the Balm Riverview Rd. entrance, the median along Pradera Reserve Blvd. begins with cold damaged plants. Duranta and Loropetalum got the brunt of freezing temperatures and turned dark. The future of the median's foliage will be more evident in mid-March. (Pics 1a&b)



2. Recommending adding mulch to this median if not already pending. The median is bare ground and needs covering. (Pic 2)



3. The back end of the median calls for Croton replacements in mid-March unless another type of plant was chosen. (Pic 3)



Rizzetta & Company
Professionals in Community Management

Pradera Reserve Blvd./Amenity Center

4. Documenting post freeze condition of the Copper Leaf Plants in the median. These may be salvageable after proper pruning. (Pic 4)



5. Half of the shrubs and plant life at the roundabout are dead or previously removed. Is there a plan to enhance this roundabout in the Spring? Please advise. (Pic 5)



6. Documenting landscaping around the Amenity Center and parking lot. Most shrubs and bush foliage show cold damage and viability will be more evident in the coming weeks. Blue Daze look severely declined but they may also regenerate after pruning and proper irrigation in Spring. Duranta have proven to be highly susceptible to cold damage when the temperatures drop so these placements will need to be monitored after pruning. (Pics 6a-c>)



Pradera Reserve Blvd./Palmera Vista Dr.

7. The ornamental grasses appear to have been trimmed in January as scheduled. However, throughout the community, there are multiple locations where the debris is all over the landscape beds, sidewalks, and roads. Please have the crews revisit and blow the dead grass blades away to be discarded. This part of the task was overlooked and completing the clean up will improve the community aesthetics. (Pic 7)



10. The Wax Myrtles lining the lift station fence need to be inspected and possibly reset and staked. The foliage seems healthy but several plantings are uprooted and leaning. Is this a new development? Please advise. (Pics 10a&b)



8. Documenting the Palmera Vista cul-de-sac landscape bed post-freeze. All foliage is expected to regenerate after proper pruning in mid-March. (Pic 8)



9. The lift station area needs the ornamental grass debris blown out and discarded. Please include the beds and flatwork that are covered with trimmings. (Pic 9>)



11. The park ending at Tetrafin Dr., and along Moss Grass Way, has turf that needs weed treatment. In addition, please instruct mowing crews to hard edge around all waterway and drainage grates so there is no weed or turf blockage. (Pics 11a&b)



12. The turf condition at the Bluegrass Field Ct. roundabout is dry and sparse. This may be the effect of the freezing temperatures that worsened an already struggling lawn. Is there a gameplan to correct this? (Pic 12>)

13. The storm drain along the southbound Palmera Vista median has a hole in the surrounding ground. This poses a serious safety risk. A pedestrian or pet could easily fall and not see the upcoming hazard. Can Pine Lake expedite filling this with dirt and packing it? (Pics 13a&b>)



Proposals

1. Please provide proposal to replant shrubs, grasses, or ground cover in the bed in front of the playground fence. The section needing filled in is a prime location near the pool pump containment. It looks like ferns were removed and now there is a significant bare area that looks awkward. (Pic 1)



Tab 3

From: [Jessi Milch](#)
To: [Haley Pryor](#)
Cc: [Stephanie DeLuna](#); [Christine Gargaro](#)
Subject: [EXTERNAL]Re: Reserve at Pradera- Landscape Inspection Report- Feb/2026
Date: Tuesday, February 17, 2026 2:48:17 PM
Attachments: [codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png](#)
[058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png](#)
[codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png](#)
[codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png](#)
[codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png](#)
[codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png](#)
[ljsbanner_e90cae07-44a1-4d42-86ca-5ea9173b1d8e.png](#)
[Outlook-sa01ctam.png](#)
[Outlook-0fbjhq3.png](#)
[7955 - Reserve at Pradera - Proposal 1 on Feb Inspection \(Amenity Center\) - February 2026.pdf](#)

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Pradera Inspection Report - February 2026

Pine Lake Responses

1.) Will continue to monitor landscaping that was severely damaged. Crews are instructed every visit to avoid removing dead leaves or do any hard pruning, while we wait for more consistent temps.

2.) Mulch proposal was provided. If approved, this bed would be included.

3. To my knowledge, plants were not chosen for this area. We can certainly discuss at the meeting though. Looks like it would be roughly 12 Croton.

4.) Will continue to monitor landscaping that was severely damaged. Crews are instructed every week to avoid removing dead leaves or do any hard pruning.

5.) I'm not sure what was here, looks pretty barren. The proposals I have put together for this roundabout could work here. (Bismarck Palm + Flax Lily, or Bottlebrush bushes and Flax Lily).

6.) During my site visit today (Feb 17) I saw some green growth poking through the bases of the Blue Daze. Once it gets warmer out, we can cut them back to encourage full new growth.

7.) Crew will be cleaning up grass debris during their visit this week (Feb 19).

8.) Will continue to monitor landscaping that was severely damaged. Crews are instructed every visit to avoid removing dead leaves or do any hard pruning while we wait for more consistent temps.

9.) Crew will be cleaning up grass debris during their visit this week (Feb 19).

10.) To my knowledge, this is not a new development, and is most likely a result of hurricane damage from 2024.

11.) Turf weed application to be scheduled soon. Crews to edge the drain during their visit this week.

12.) It is certainly dry and sparse. In addition to the freezing temperatures, we are now in water restrictions to 1x week, per county regulations. This should green back up again when we are receiving rainfall.

13.) Hole will be filled with dirt this week (Feb 19), however if there is a crack in the concrete, the hole will happen again. Worth keeping an eye on and possibly notifying the county.

Proposal 1 included in this response.

Thank you and see you at the meeting!

Sincerely,

Jessi Milch



O : 813.948.4736

C : 813.205.2479

12980 Tarpon Springs Road | Odessa, FL 33556

From: Jessi Milch <jessi@pinelakellc.com>

Sent: Thursday, February 12, 2026 2:21 PM

To: Haley Pryor <HPryor@rizzetta.com>

Subject: Re: Reserve at Pradera- Landscape Inspection Report- Feb/2026

Received, thank you!

Sincerely,

Jessi Milch



O : 813.345.4890

C : 813.205.2479

12980 Tarpon Springs Road | Odessa, FL 33556

From: Haley Pryor <HPryor@rizzetta.com>
Sent: Thursday, February 12, 2026 2:16 PM
To: Jessi Milch <jessi@pinelakellc.com>
Subject: Reserve at Pradera- Landscape Inspection Report- Feb/2026

Hey Jessi,

Thanks for the chat today! I'm still searching for an answer to your invoice question so bare with me.

I hope we get to tour Reserve at Pradera together for the next inspection. For now, the February 2026 report is all set.

Attached is the Reserve at Pradera landscape inspection report for 2/3/2026. Please prepare your response, including all diagnoses, treatment plans, action plan for maintenance items as well as all requested proposals and return it to me, in one email, by 2/17.

Please CC: District Manager, Stephanie DeLuna, Sdeluna@rizzetta.com & Admin Assistant, Christine Gargaro, Cgargaro@rizzetta.com on your response.



Haley Pryor
Landscape Inspection Specialist
Rizzetta & Company

813.514.0400
HPryor@rizzetta.com





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Tab 4



Proposal #7764

7764 - Reserve at Pradera - Mulch Installation (Full Amount) -Revision January 2026

Date 1/28/2026

Customer Reserve at Pradera CDD

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

Account Manager Jessi Milch

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

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

MULCH INSTALLATION

PINE BARK NUGGET MULCH

Items

300 YARDS (FULL AMOUNT)

PINE BARK NUGGET MULCH: \$16,050.00

PROJECT TOTAL: **\$16,050.00**

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

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

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

By 
Jessi Milch
Date 1/28/2026
Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____

Tab 5



Reserve at Pradera - Mainline Repair 2-13-25

Date 2/16/2026

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

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

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

Repair 3" Mainline break reported 2-12-26.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Labor Irrigation	6.00	Hr	\$480.00
Pipe and Fittings	1.00	EA	\$79.36
3" SlipFix	1.00	EA	\$65.84
2" SlipFix	1.00	EA	\$37.82
Irrigation Enhancement:			\$663.02
PROJECT TOTAL:			\$663.02

Terms & Conditions

Terms & Conditions

Payment Terms

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completion of job.

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

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- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
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- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
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and/or road bores are installed

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

Procedure for Extra Work, Changes and Escalation

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

Escalation Clause

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

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform

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

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

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

Mate rial Tole ranc es

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

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

By



Terry McLane

Date

2/16/2026

Pine Lake Services, LLC

By

Reserve at Pradera CDD

Date

Tab 6



Proposal #7808

7808 - Reserve at Pradera - TopChoice Application - February 2026

Date 2/17/2026

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

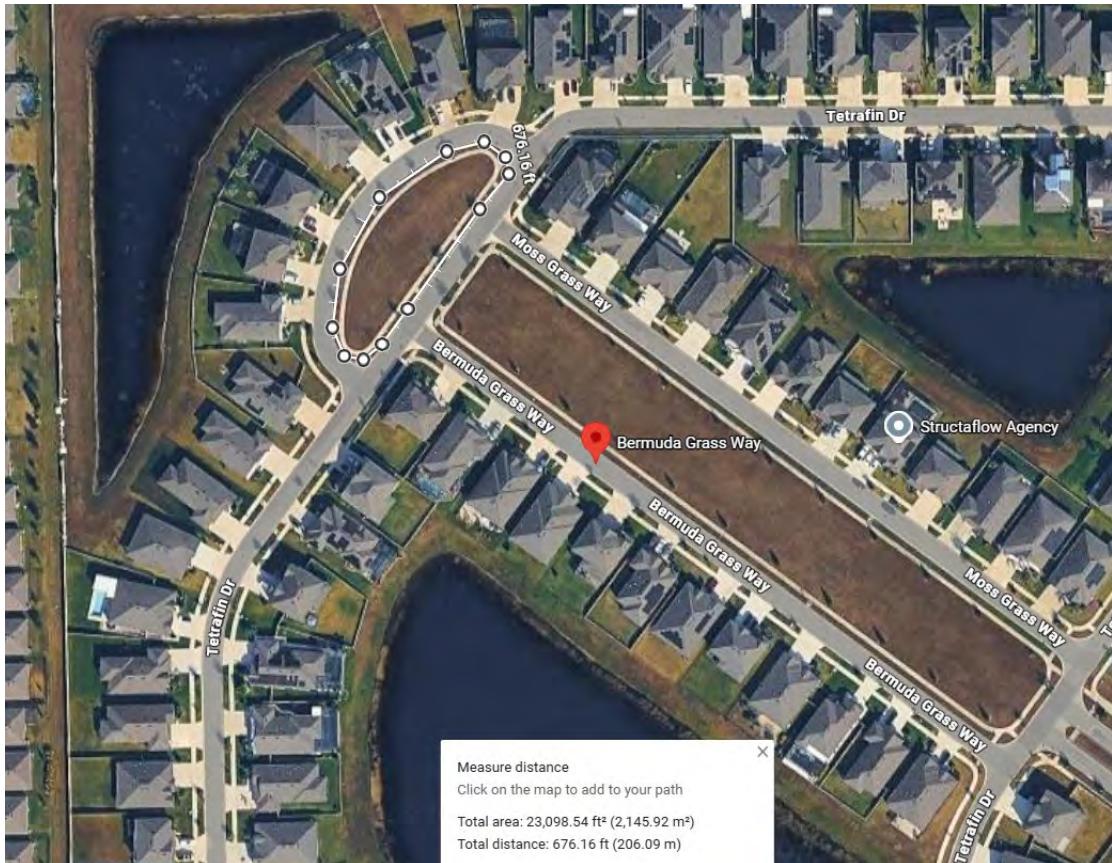
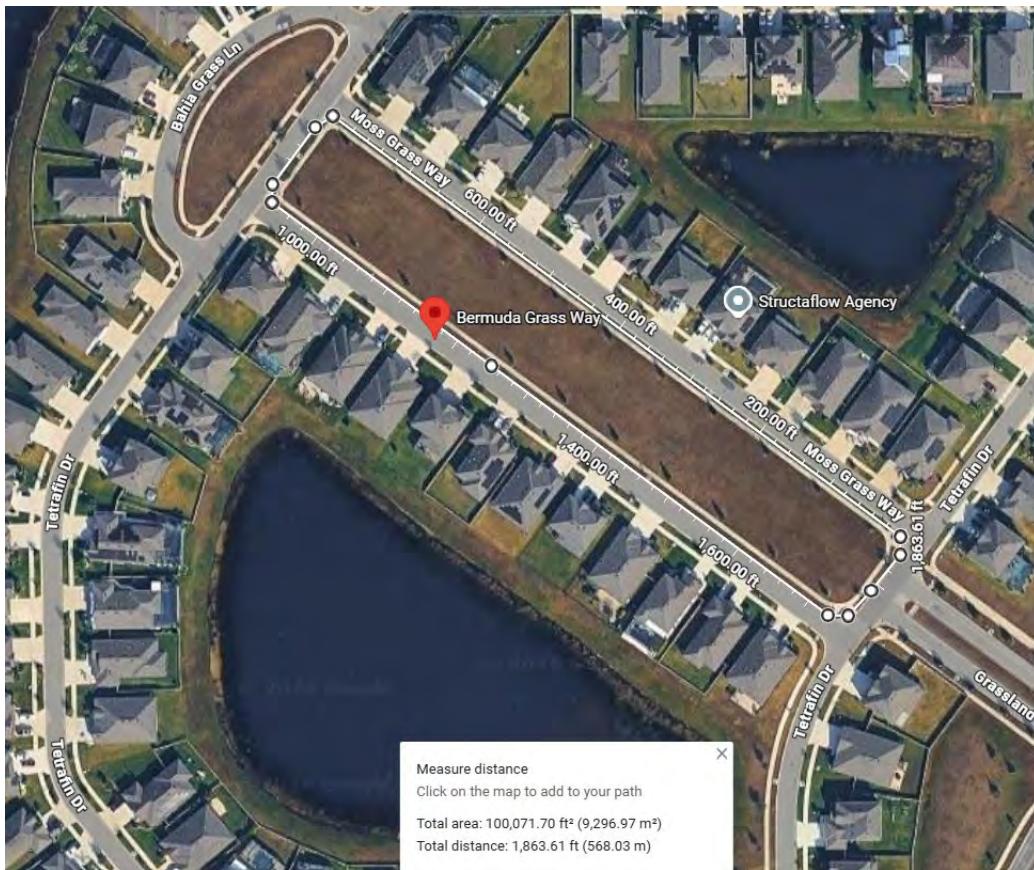
Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

Account Manager Jessi Milch

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

Pine Lake to apply TopChoice (fire ant prevention) on the turf areas of Bermuda Grass Way and Tetrafin.

+/- 123,000 sq ft



Application

Top Choice Application

Items	Quantity	Unit
TopChoice - bags	6.00	EA
Top Choice Application:		\$905.00
PROJECT TOTAL:		\$905.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

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

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

By



Jessi Milch

Date

2/17/2026

Pine Lake Services, LLC

By

Reserve at Pradera CDD

Date

Tab 7



7943 - Reserve at Pradera - 1st Roundabout Replacements (Bottlebrush Bushes and Flax Lily) - February 2026

Date 2/17/2026

Customer Reserve at Pradera CDD

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

Account Manager Jessi Milch

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

Pine Lake to install plants at the 1st roundabout on Pradera Reserve Blvd, where a Bismarck was removed due to weevil larvae activity.

Install (3) Bottle Brush Bushes (to train into multi-stem trunks, similar to the ones on Greenchop, along with 50 Flax Lily.

Includes: Topsoil and touch Up Pine Bark Mulch.

Bottlebrush 30 gal (4 ft x 4 ft)

Flax Lily 1 gal







Plant Material Install

Plant Material Install

Items	Quantity	Unit
30 gal Bottlebrush Bush 4 ft x 4 ft	3.00	EA
Mulch Pine Bark 3 CuFt Bag	20.00	EA
Topsoil	2.00	cuyd
1 gal Flax Lily	50.00	EA
Palm Staking Kit	3.00	EA

Plant Material Install: \$3,233.80

Irrigation Repair/Installation

Irrigation Enhancement

Items	Irrigation Enhancement:	
Misc Install Materials		
Labor		\$209.41

PROJECT TOTAL: \$3,443.21

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

Exclusions

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

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

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

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

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MOT for temporary traffic control

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

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

Backflow Connection

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

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

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

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

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the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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Client caused by damage to the utilities

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

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

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

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

Material Tolerances

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

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

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

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

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

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By



Jessi Milch

Date

2/17/2026

Pine Lake Services, LLC

By

Reserve at Pradera CDD

Date

EXAMPLES OF 3 GALLON PLANTS

DWARF IXORA



EMERALD BLANKET CARISSA



PARSON'S JUNIPER



DWARF ALLAMANDA



COCOPLUM



MACHO FERN



SILVER BUTTONWOOD



CROTON



COPPER LEAF



DWARF FIREBUSH



Philodendron Xanadu



Tab 8



7954 - Reserve at Pradera - 1st Roundabout Replacements (Bismarck Palm and Flax Lily) - February 2026

Date 2/17/2026

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

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

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

Pine Lake to install plants and a new palm at the 1st roundabout on Pradera Reserve Blvd, where a Bismarck was removed due to weevil larvae activity.

Install (1) Bismarck Palm (10 ft Clear Trunk) along with 50 Flax Lily.

Includes: Topsoil and touch Up Pine Bark Mulch.

Bismarck Palm

Flax Lily 1 gal





Plant Material Install

Plant Material Install

Items	Quantity	Unit
Mulch Pine Bark 3 CuFt Bag	20.00	EA
Topsoil	2.00	cuyd
1 gal Flax Lily	50.00	EA
Bismarck Palm 10' CT	1.00	EA
CAT Loader 908	1.00	Day
Palm Staking Kit	1.00	EA
		Plant Material Install:
		\$6,404.69

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Misc Install Materials	1.00	Dollars
		Irrigation Enhancement:
		\$209.41

		PROJECT TOTAL:
		\$6,614.10

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

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

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

Backflow Connection

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

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

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

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until

the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

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

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By _____
Jessi Milch
Date 2/17/2026
Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____

Tab 9



Proposal #7955

7955 - Reserve at Pradera - Proposal 1 on Feb Inspection (Amenity Center) - February 2026

Date 2/17/2026

Customer Reserve at Pradera CDD

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

Account Manager Jessi Milch

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

Pine Lake to fill in vacant area of bed by the playground fence.

Install (25) 3 gal plants in the area in photo below. CHOICE OF: Philodendron Xanadu OR Macho Ferns
Either are recommended due to dappled sun/shade in this location.





Plant Material Install

Plant Material Install

Items	Quantity	Unit
3 gal Plant TBD	25.00	EA
Mulch Pine Bark 3 CuFt Bag	10.00	EA
Plant Material Install:		\$906.90
PROJECT TOTAL:		\$906.90

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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By



Jessi Milch

Date

2/17/2026

Pine Lake Services, LLC

By

Reserve at Pradera CDD

Date

Tab 10



January 23, 2026

Sent via: SDeLuna@rizzetta.com

Board of Supervisors
Reserve at Pradera Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

Re: **Reserve at Pradera Community Development District
2025 SWFWMD Pond Inspection – Phase 4**

Dear Board of Supervisors:

The Environmental Resource Permits for the Triple Creek Community issued by the Southwest Florida Water Management District (SWFWMD) include provisions requiring reinspection and recertification of the constructed stormwater management facilities (ponds) every 5 years by a Florida Registered Professional Engineer.

This inspection and recertification is to verify the ponds are being maintained sufficiently and are operating as intended by the issued permits.

The inspection for Phase 2 of the community was due November 2025 and has now been completed. District Engineering Staff walked Ponds 4A, 4B & 4C (aka 5, 12 & 5W) along with the floodplain compensation area (aka 14) and WCA-B, visually checking the control structures and pond condition during site visits on January 14th 2026. While no major issues preventing adequate function were observed, some items have been identified that we recommend for further monitoring and possible maintenance, which are indicated in the attached documents (report).

The next recertification will be due in November 2030.

Sincerely,

HALFF

 26-01-23

Kyle L. Thornton, PE
District Engineer

Attachments: Pictures & Table

Cc: File 39405.001

Reserve at Pradera – Phase 4
Stormwater Management Facility Review (SWFWMD)
2025

Item	Location	Structure Type	Skimmer	Comments	Priority
1	Pond 4A	N/A	N/A	Pond is in good condition. Minimal vegetation along the slopes. Minor erosion is visible within the water level fluctuation zone. No Littoral shelf designed for this facility,	N/A
2	Pond 4A	Pipe End	N/A	Missing pipe end section (ST-235) at NE corner of pond 4A. Visible joint wrap around submerged pipe, indicating Flared End Section fell deeper into the pond. Does not impact function of the pond.	MEDIUM
3	Pond 4B	N/A	N/A	Pond is in good condition. Decent vegetation along the slopes. Minor erosion is visible within the water level fluctuation zone. Some natural recruitment of beneficial vegetation has occurred on the Littoral Shelf and the shelf is underwater.	N/A
4	Pond 4B	CS-04 Weir Wall	Yes	Two-way skimmer weir structure between Pond 4B and WCA-B should be cleared of vegetation adjacent to the skimmer and weir to maintain flow.	MEDIUM
5	WCA B	N/A	N/A	Wetland Conservation Area is in good condition with active beneficial vegetation. Hydroperiod appears to be within desirable range and no visible debris accumulations.	N/A
6	WCA B	Weir Wall	Yes	Sediment sump in the NE corner of WCA-B has significant vegetation adjacent to the skimmer that should be removed	MEDIUM
7	Pond 4C	CS-05 CS-06	Yes	Vegetation adjacent to and between skimmer and control structure should be removed to minimize opportunity for blockage. Water levels appeared equalized demonstrating no current restriction	MEDIUM
8	Pond 4C	CS-05 CS-06	Yes	One of the 2 - Control Structures on 4C (aka Pond 5 west) is missing a “Hot Dipped Galvanized Steel Grate for a 4-grate FDOT Type H Structure” . This grate is likely in the bottom of the structure or was dropped into the pond. Most likely by vandals. This great should be replaced and chains should be added to all grates to prevent the grates from being fully removed from the structures, sufficient slack to allow “stacking” of the grates is recommended.	HIGH
9	Flood Mitigation Pond	N/A	No	Observed water levels were below the weir elevations on Pond 4B, demonstrating positive outflow to the adjacent wetland (WCA A) is occurring.	N/A
10	Flood Mitigation Pond	N/A	No	Overland outfall into Wetland A appears to be functioning. However significant vegetation exists at the location and should be monitored to ensure debris and sediment doesn't accumulate	LOW

11	All Ponds	Slopes	N/A	All ponds have little to no vegetation at the water edge, likely due to the lawn and pond maintenance requirements of the community. The lack of vegetation along this edge could accelerate pond erosion due to multiple factors. We recommend having a discussion with the Board and Pond Aquatics vendor related to this concern.	LOW
12	All Ponds	Slopes	N/A	Pond erosion was visible along the water line, typically within the water level fluctuation zone. This erosion results in a near vertical drop in the pond side slope typically near the water line. While this erosion is a common occurrence, there are no known universally accepted standards for tolerance. We recommend a more in depth analysis that measures the current vertical heights and locations around each pond and includes recommendations for the establishment of a maintenance program with tolerances and thresholds for maintenance activities.	MEDIUM



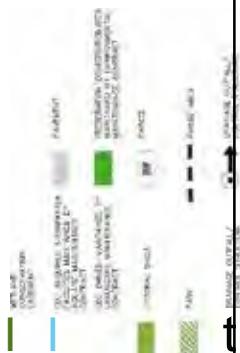
GENESIS

1000 N. ASHLEY DRIVE
SUITE 300 TAMPA, FL 33602
Phone: 813.620.4500



RESERVE AT PRADEA PHASE 4

CDD MAINTENANCE MAP



POND PHOTO EXHIBITS



Representative Photo of Pond 4A



Representative Photo of Pond 4A



Exposed pipe end on Pond 4A; Flared End Section (FES) may have eroded into pond



Representative Photo of Pond 4B



Representative Photo of Pond 4B



Skimmer and Weir between Pond 4B and WCA B. Vegetation needs removed from this side of the skimmer and from adjacent to the submerged weird wall



Skimmer on NE corner of WCA -B adjacent to sediment sump. Vegetation should be maintained to keep clearance from the skimmer to minimize opportunity for blockages.



Representative picture of WCA-B



Missing Grate on Control Structure at Pond 4C



Vegetation adjacent to Control Structures at Pond 4C should be monitored. Ideally vegetation should be removed within 2 feet of the skimmer and between the skimmer and the structure.



Representative picture of Flood plain pond



Floating turbidity barrier in place to minimize turbid discharges during home construction should be removed and disposed.

Tab 11

Review quote and press Approve or Reject below

Wahoo Pools Group, Inc

QUOTE

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

Quote Number
2642

Quote Total
\$1,414.00

Bill To:	Quote Date
Reserve at Pradera Pradera	January 27, 2026
12051 PRADERA RESERVE BLVD	Expiration Date
RIVERVIEW, FL 33579	March 31, 2026

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Fence Removal	Splash Pad fence inside pool area 50 ft	1	299.00	299.00
Fence Disposal	Large Transport & Labor	1	329.50	329.50
Planter Prep for pavers	25 sq ft prep and plumbing cap for sprinkles	2	149.00	298.00
Planter Pavers	Belgard 2-Piece Napoli Appian Stone Paver	50	3.79	189.50
Paver Install	Labor and sealant materials	2	149.00	298.00

Your estimate is ready see enclosed. Upon approval we will schedule installation.

Attachments



Pradera_Planters.png



Pradera_SplashPad_Fence.png

Subtotal	\$1,414.00
Tax	\$0.00
Quote Total	\$1,414.00

Wahoo Pools Group, Inc

maintain@wahoopools.com

Name & Signature

Date

Tab 12



Quarterly Compliance Audit Report

Reserve at Pradera

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

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ADA Compliance Categories	7
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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: PASSED

Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

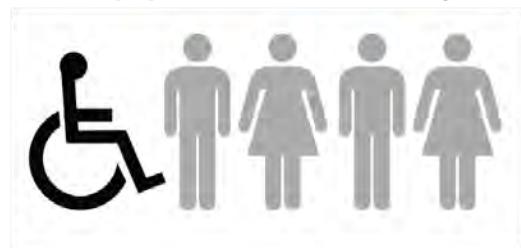
With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law,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

The legal and right thing to do

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

19%

of population has a disability.



Sight, hearing, physical, cognitive.



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 13

MINUTES OF MEETING

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

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT DISTRICT**

9 The regular meeting of the Board of Supervisors of the Reserve at Pradera
10 Community Development District was held on **Thursday, January 22, 2026, at 10:13 a.m.**
11 **at the Riverview Public Library, located at 9951 Balm Riverview Rd., Riverview,**
12 **Florida 33578.**

14 Present and constituting a quorum:

16 Maya Wyatt	Board Supervisor; Chair
17 Jayson Caines	Board Supervisor; Vice Chair (via phone)
18 Jason Newbold	Board Supervisor; Asst Secretary
19 Kenneth Belcher	Board Supervisor; Asst. Secretary
20 Lindsay Felix	Board Supervisor; Asst. Secretary

22 Also, present were:

24 Stephanie DeLuna	District Manager; Rizzetta & Company
25 Samantha Hancock	District Counsel, Burr Forman LLP (via phone)
26 Kyle Thornton	District Engineer, Haliff Associates, Inc. (via phone)
27 Bert Smith	Account Manager, Sitex Aquatics
28 Jessi Milch	Account Manager, Pine Lake Landscaping
30 Audience	Present

FIRST ORDER OF BUSINESS**Call to Order**

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

SECOND ORDER OF BUSINESS**Audience Comments**

38 There were no audience comments.

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

44 Mr. Smith spoke on the water levels being low. He also noted that a pond
45 inspection revealed issues with the main control on pond #5. A request was made
46 for Sitex to install grates in the water along with chains and bolts.

50 **B. Landscape Inspection Services**51 **1. Presentation of the Landscape Inspection Report**52 Discussion was held regarding resodding the dog park, the bed by the pool,
53 sprinklers, and the mulch proposal.
5455 On a Motion by Ms. Wyatt, seconded by Mr. Belcher, with all in favor, the Board of
56 Supervisors authorized a not-to-exceed amount of \$16,050 for the mulch installation, for the
57 Reserve at Pradera Community Development District.
5859 Ms. Milch informed the Board that the palm trimming will begin on Monday,
60 the cut backs are mostly done, and the pavers will be held in place with the
61 mulch.
6263 Ms. Milch spoke regarding a main line break in the irrigation system and
64 presented proposal #7695 in the amount of \$1,054.
6566 On a Motion by Ms. Wyatt, seconded by Mr. Newbold, with all in favor, the Board of
67 Supervisors approved the Pine Lake proposal #7695 for \$1,054 to repair the break in the main
68 line of the irrigation system, for the Reserve at Pradera Community Development District.
6970 Ms. Milch spoke regarding a faulty decoder and presented proposal #7696 in
71 the amount of \$509.07.
7273 On a Motion by Mr. Newbold, seconded by Mr. Belcher, with all in favor, the Board of
74 Supervisors approved the Pine Lake proposal #7696 in the amount of \$509.07, for the Reserve
75 at Pradera Community Development District.
7677 Discussion was held regarding completing a soil test.
7879 **C. District Counsel**80 Ms. Hancock attended by phone and stated that she had nothing new to report.
8182 **D. District Engineer**83 Mr. Thornton attended by phone and stated that the SWMUD pond recertification
84 report for field maintenance needs a letter from ???? to include in the report.
8586 **E. District Manager**87 Ms. DeLuna reminded the Board that the next regular meeting is scheduled for
88 Thursday, February 26, 2026, at 6:00 p.m. at the Riverview Public Library.
8990 On a Motion by Ms. Wyatt, seconded by Ms. Felix, with all in favor, the Board of Supervisors
91 approved changing the meeting time for the February 26th meeting to 10:30 a.m., for the
92 Reserve at Pradera Community Development District.
93

85	FOURTH ORDER OF BUSINESS	Business Items
86		
87	A. Consideration of Wahoo Pools Remodel Proposal	
88	The Board tabled this discussion pending receipt of additional proposals.	
89		
90	B. Consideration of Wahoo Pools Furniture Proposal	
91		
92		
93	FIFTH ORDER OF BUSINESS	Business Administration
94		
95	A. Consideration of the Regular Meeting Minutes of the Meeting Held	
96	December 18, 2025	
97		
98		
99	B. Consideration of Operations and Maintenance Expenditures for November 2025	
100		
101		
102	C. Consideration of Financial Report for November 2025	
103		
104		
105	SIXTH ORDER OF BUSINESS	Supervisor Requests
106		
107	Ms. Wyat asked that a quote be obtained to put a changing table in the men's room.	
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		

118 **SEVENTH ORDER OF BUSINESS**

Adjournment

119

On a Motion by Mr. Belcher, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors adjourned the meeting at 11:34 a.m., for the Reserve at Pradera Community Development District.

120

121

122

Assistant Secretary

Chair / Vice Chair

Tab 14

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE - RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures

December 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2026 through December 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$45,878.32**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ameri Solutions, Inc.	300243	INV051	Clubhouse Maintenance & Repairs 12/25	\$ 401.50
Hillsborough County BOCC	20251231-1	3629519463 11/25 ACH	Sewer: 12051 Palmera Reserve Drive 11/25	\$ 406.75
HomeTeam Pest Defense, Inc.	300244	115568705	Pest Control Services - Sentricon Monitoring AA 12/25	\$ 44.00
Jason Newbold	20251224-2	JN121825	Board of Supervisors Meeting 12/18/25	\$ 200.00
Jayson Caines	20251224-4	JC121825	Board of Supervisors Meeting 12/18/25	\$ 200.00
Jerry Richardson Trapper	300248	2097	Wildlife Services 12/25	\$ 1,100.00
Kenneth D Belcher Sr	20251224-1	KB121825	Board of Supervisors Meeting 12/18/25	\$ 200.00
Lindsay Aliene Stover Felix	20251224-5	LF121825	Board of Supervisors Meeting 12/18/25	\$ 200.00
Maya Wyatt	20251224-3	MW121825	Board of Supervisors Meeting 12/18/25	\$ 200.00
Pine Lake Services, LLC	300242	8670	Mulch Replenishment 11/25	\$ 2,400.00
Pine Lake Services, LLC	300249	8721	Monthly Landscaping 12/25	\$ 12,468.80
Rizzetta & Company, Inc.	300241	INV0000105279	Accounting Services 12/25	\$ 5,440.59

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
SafeTouch, LLC	300250	21056	Monthly Monitoring Services 12/25	\$ 1,020.00
Sitex Aquatics, LLC	300251	10537-b	Pond Maintenance 12/25	\$ 2,540.00
Spectrum TECO	20251208-1 20251209-1	2490284111925 ACH 211004653369 ACH	Internet Service 12/25 Utilities: Reserve at Pradera PH1Blvd 11/25	\$ 170.00 \$ 2,315.84
TECO	20251209-1	211004653575 ACH	Utilities: Reserve at Pradera PH 1A 11/25	\$ 1,273.17
TECO		211004653823 ACH 10/25	Utilities: 13411 Balm Riverview Rd Sign 10/25	\$ 565.10
TECO		211004654029 121/25 ACH	13309 Pradera Reserve Dr IR 11/25	\$ 327.68
TECO		211004654458 11/25 ACH	12053 Pradera Reserve Blvd 11/25	\$ 469.55
TECO		211004654664 11/25 ACH	The Reserve at Pradera PH1B 11/25	\$ 1,717.45
TECO	20251209-1	211024076591-111725	Utilities: Pradera PH4 11/25	\$ 3,169.17
TECO	20251209-1	221006977807 10/25 ACH	Utilities: Reserve at Pradera PH2 10/25	\$ 2,511.10
TECO	20251209-1	221006978904 ACH 10/25	Utilities: Reserve at Pradera Amenity 10/25	\$ 509.28
TECO	20251209-1	221006978920 ACH 10/25	Utilities: Reserve at Praderia PH3 10/25	\$ 1,016.40
TECO	20251209-1	221006978961 ACH 10/25	Utilities: Reserve at Pradera PH2Blvd 10/25	\$ 891.21

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

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO Peoples Gas	20251211-1	211004654276 11/25 ACH	12051 Pradera Reserve Blvd PO	\$ 711.00
The Observer Group, Inc.	300245	25-03675H	Legal Advertising 12/25	\$ 56.88
Total Community Maintenance, LLC	300246	8341	Monthly Cleaning & Maintenance 12/25	\$ 1,050.00
Wahoo Pools Group, Inc.	300247	20251555	Pool Repairs 12/25	\$ 802.85
Wahoo Pools Group, Inc.	300252	20251569	Pool Service Contract 12/25	<u>\$ 1,500.00</u>
Total				<u>\$ 45,878.32</u>



Ameri Solutions Inc.

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

INVOICE

INV051

DATE

Dec 3, 2025

DUE

On Receipt

BALANCE DUE

USD \$401.50

BILL TO

Reserve at Pradera CDD

3434 Colwell Ave Suite 200 Tampa, FL 33614

DESCRIPTION	RATE	QTY	AMOUNT
1. 9 four pin 4100/k light bulbs	\$8.50	9	\$76.50
2. Clean 9 light bulb cans and globe glass covers free of debris and spider webs before installing new bulbs.	\$325.00	1	\$325.00
3. Clean mailbox station ceiling free of spider webs.			
TOTAL			\$401.50

Payment Info

BY CHECK

Ameri Solutions Inc.

BALANCE DUE

USD \$401.50

Payment terms

Make all checks payable to Ameri Solutions Inc.

Thank you for your business!



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
RESERVES AT PRADERA CDD	3629519463	12/17/2025	01/07/2026

Service Address: 12051 PALMERA RESERVE DR

S-Page 1 of 1

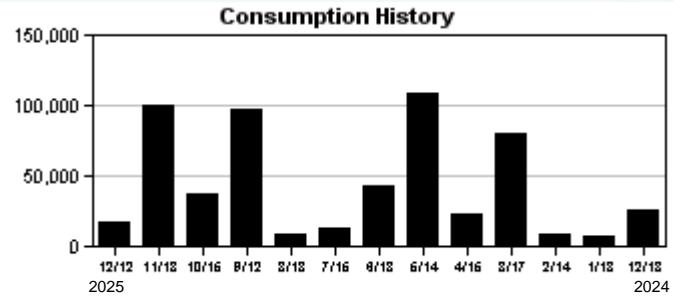
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53348643A	11/13/2025	31679	12/12/2025	31849	17000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$51.34
Water Base Charge	\$60.16
Water Usage Charge	\$19.04
Sewer Base Charge	\$149.48
Sewer Usage Charge	\$120.19

Summary of Account Charges

Previous Balance	\$1,568.65
Net Payments - Thank You	\$-1,568.65
Total Account Charges	\$406.75
AMOUNT DUE	\$406.75



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
Additional Information: HCFL.gov/Water



THANK YOU!



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

4,133 8

DUUE DATE	01/07/2026
AMOUNT DUE	\$406.75
AMOUNT PAID	

0036295194637 00000406751



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

Service Slip / Invoice

INVOICE: 115568705
DATE: 12/01/25
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
12/01/25			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
	SUBTOTAL	\$44.00
	TAX	\$0.00
	TOTAL	\$44.00
	AMT. PAID	\$0.00
	BALANCE	\$44.00

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

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

X _____

CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

RESERVE AT PRADERA CDD
Meeting Date: December 18, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Lindsay Felix	X
Jayson Caines	X
Maya Wyatt	X
Jason Newbold	X
Kenny Belcher	X

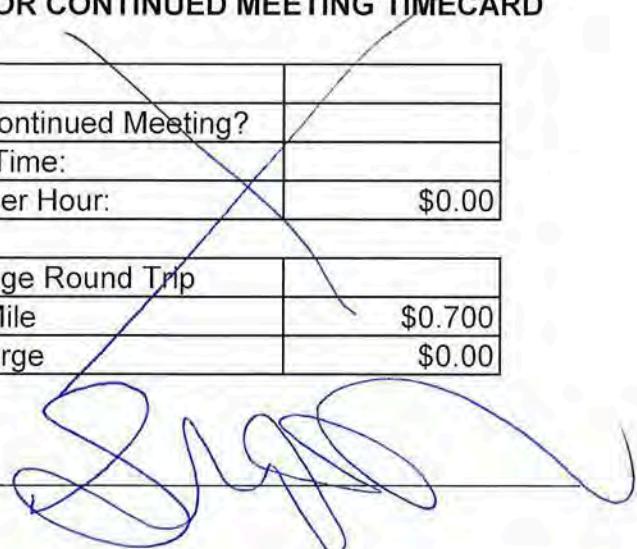
NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:30 am
Meeting End Time:	12:32 pm
Total Meeting Time:	
Time Over _____ Hours:	
Total at \$ _____ per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00
Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

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 # 2097**DATE** 12/15/2025**DUE DATE** 01/01/2026**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Service for December 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: 0

Note:

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

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

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

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



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
11/21/25	8670
Terms	Due Date
Net 30	12/21/25

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
\$2,400.00	

Please detach top portion and return with your payment.

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	\$2,400.00		\$0.00	\$2,400.00

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

Requested Proposal #3 on August's Inspection Report

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

- children's playground
- 2 workout stations



<i>Mulch Install</i>	\$2,400.00	\$0.00	\$2,400.00
Total	\$2,400.00	\$0.00	\$2,400.00



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/01/25	8721
Terms	Due Date
Net 30	12/31/25

BILL TO
Reserve at Pradera CDD PO Box 32414 Charlotte, NC 28232

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

Amount Due	Enclosed
\$12,468.80	

Please detach top portion and return with your payment.

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

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

Invoice

Date	Invoice #
12/2/2025	INV0000105279

Bill To:

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

Description	Services for the month of		Client Number
	December	Upon Receipt	
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
		Subtotal	\$5,440.59
		Total	\$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/Project ID	Date	Invoice #	Due Date	Acct #
	12/01/2025	21056	12/31/2025	

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

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

Securiteam is now a part of Safetouch!

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Bill to

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

Invoice details

Invoice no.: 10537-b

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

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

November 19, 2025
 Invoice Number: 2490284111925
 Account Number: 8337 12 029 2490284
 Security Code: XXXXXXXXXX
 Service At: 12051 PRADERA RESERVE
 BLVD PLHS
 RIVERVIEW FL 33579-9323

Auto Pay Notice

Contact Us
 Visit us at 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 11/19/25 through 12/18/25 details on following pages

Previous Balance	170.00
Payments Received -Thank You!	-170.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	\$170.00
YOUR AUTO PAY WILL BE PROCESSED 12/05/25	
Total Due by Auto Pay	\$170.00

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.

November 19, 2025

RESERVE AT PRADERA CDD

Invoice Number: 2490284111925
 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 11202025 NNNNNNNN 01 995227

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

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833712029249028400170001

Invoice Number: 2490284111925
 Account Number: 8337 12 029 2490284
 Security Code: [REDACTED]



Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**
 8633 2390 DY RP 19 11202025 NNNNNNNN 01 995227

Charge Details

Previous Balance	170.00
EFT Payment	11/05 -170.00
Remaining Balance	\$0.00

Payments received after 11/19/25 will appear on your next bill.

Service from 11/19/25 through 12/18/25

Spectrum Business™ Internet

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

Other Charges

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

Billing Information

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

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

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

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

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

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

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

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

Continued on the next page....

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

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



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



Invoice Number:
Account Number:
Security Code:

RESERVE AT PRADERA CDD
2490284111925
8337 12 029 2490284
[REDACTED]



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 19 11202025 NNNNNNNN 01 995227

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 19 11202025 NNNNNNNN 01 995227

- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- information about your general or precise location and internet usage data may be used to provide you with marketing and advertising from Spectrum and its business partners, which Spectrum determines may be relevant to you;
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, WiFi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

Additionally, if you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service you have requested because it is required in order for the services to function. We also collect the content of any files you store in our cloud storage services (e.g., the Spectrum Cloud DVR platform) and other information when it is necessary to provide you with the products or features of the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our Your Privacy Rights section on our website, to learn more about the type of Domain Name System ("DNS") data we collect based on our provision of Spectrum Internet service, how we use and share that information, and our storage and retention practices associated with the DNS data we maintain.

Location Information

When you access our network, we may collect general or precise location information. We may also collect general or precise location information when you use some of our services and applications.

For our fixed home video, voice, internet, and WiFi, and business services, all of which are inherently tied to the customer's service address location, we collect the customer's home, business and/or service address in order to provide service to the devices that are physically located at those addresses. For our video service, we use the collected information to deliver service to the physical address at which the customer's receiver is located. For our wireline voice service, we use the collected information to deliver service to the physical address at which the customer's voice modem is located; we also collect call detail information, including the call connection locations (including city, state, and country) and the call origin and destination locations, for account billing. For internet and in-home WiFi, we use the collected information to deliver service to the physical address at which the modem and router are located and installed. Charter also collects the public IP address of any device that connects to an in-home Advanced Home WiFi router in order to authenticate the device and allow customers to assign security, parental or other controls to certain devices. We collect similar address information tied to equipment located at our commercial customers' service addresses. When a customer subscribes to Spectrum Mobile service, their billing address, as well as their core video, voice, or internet account service address, if they subscribe to other Spectrum services, i.e., Spectrum Internet, is linked to their account for the same purposes.

For our out-of-home WiFi service and Spectrum applications, we may collect additional location information from your devices in order to authenticate, connect, and deliver seamless connectivity when connecting to our out-

of-home WiFi access points, using our mobile service, or connecting to a Spectrum service from outside of your home via any WiFi access point or internet connection (e.g., if you are a video subscriber accessing content on your mobile device, irrespective of whether you are in or outside of your home or connecting via Spectrum WiFi or Spectrum Internet, we may collect location information in order to determine whether certain content is available to you based on your location). For our out-of-home WiFi access points, as well as the out-of-home WiFi access points of our industry partners, we may collect information about the location of the out-of-home WiFi access point and device information, including the public IP address assigned to the device connecting to the access point.

We may use this location data to develop, tailor, and market Spectrum's own products and services, or enable targeted third-party advertising in partnership with select advertising partners and providers.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.

HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high quality products and services. We may also use the information we collect to provide you and allow our business partners to provide you with relevant advertising. When required by applicable law, we will request your consent for certain uses of your information. Depending on your state of residence, you may have certain rights to limit our use of information. Please see the state right sections below for more information.

To Provide and Improve our Services, Products and Devices, Websites and Applications

We use the information we collect to:

- deliver, maintain and improve our products, services, websites, and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s), and network(s);





TampaElectric.com

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

Statement Date: November 17, 2025

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

Due Date: December 08, 2025

Account #: 211004653369

DO NOT PAY. Your account will be drafted on December 08, 2025

Account Summary

Current Service Period: October 10, 2025 - November 11, 2025

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

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

Amount Due by December 08, 2025 **\$2,315.84**

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



Scan here to view
your account online.



**SAVE TIME AND GET
BUSINESS DONE FASTER**

Create an online account to manage
your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.

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



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

Account #: 211004653369

Due Date: December 08, 2025

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

Payment Amount: \$ _____

650149886658

Your account will be
drafted on December 08, 2025

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

Mail payment to:

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

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



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

Account #: 211004653369
Statement Date: November 17, 2025
Charges Due: December 08, 2025

Service Period: Oct 10, 2025 - Nov 11, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

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

Total Current Month's Charges

\$2,315.84

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



TampaElectric.com

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

Statement Date: November 17, 2025

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

Due Date: December 08, 2025

Account #: 211004653575

DO NOT PAY. Your account will be drafted on December 08, 2025

Account Summary

Current Service Period: October 10, 2025 - November 11, 2025

Previous Amount Due \$1,273.17

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

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

Amount Due by December 08, 2025 **\$1,273.17**

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



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your account online.



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BUSINESS DONE FASTER**

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your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.

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



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

Account #: 211004653575

Due Date: December 08, 2025

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

Payment Amount: \$ _____

650149886659

Your account will be
drafted on December 08, 2025

Mail payment to:

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

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

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: November 17, 2025
Charges Due: December 08, 2025

Service Period: Oct 10, 2025 - Nov 11, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	280 kWh @ \$0.03412/kWh	\$9.55
Fixture & Maintenance Charge	20 Fixtures	\$487.60
Lighting Pole / Wire	20 Poles	\$671.80
Lighting Fuel Charge	280 kWh @ \$0.03363/kWh	\$9.42
Storm Protection Charge	280 kWh @ \$0.00559/kWh	\$1.57
Clean Energy Transition Mechanism	280 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	280 kWh @ \$0.01230/kWh	\$3.44
Florida Gross Receipt Tax		\$0.62
State Tax		\$89.05
Lighting Charges		\$1,273.17

Total Current Month's Charges

\$1,273.17

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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Ways To Pay Your Bill



Bank Draft

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Tampa, FL 33601-0111



Credit or Debit Card

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Phone

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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

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

Statement Date: November 19, 2025

Amount Due: **\$565.10**

Due Date: December 10, 2025

Account #: 211004653823

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

Account Summary

Current Service Period: October 15, 2025 - November 13, 2025

Previous Amount Due	\$540.80
Payment(s) Received Since Last Statement	-\$540.80

Current Month's Charges **\$565.10**

Amount Due by December 10, 2025 **\$565.10**

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 **.93% higher** than the same period last year.

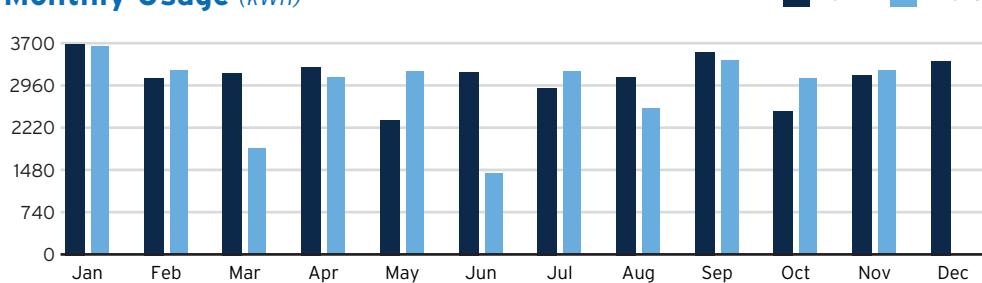


Your average daily kWh used was **.93% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 211004653823

Due Date: December 10, 2025

Amount Due: **\$565.10**

Payment Amount: \$ _____

632866007134

Your account will be drafted on December 10, 2025



Pay your bill online at TampaElectric.com

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

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

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

Mail payment to:

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

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



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

Account #: 211004653823
Statement Date: November 19, 2025
Charges Due: December 10, 2025

Meter Read

Meter Location: Sgn

Service Period: Oct 15, 2025 - Nov 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000841112	11/13/2025	30,187		26,958		3,229 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	3,229 kWh @ \$0.08641/kWh	\$279.02
Fuel Charge	3,229 kWh @ \$0.03391/kWh	\$109.50
Storm Protection Charge	3,229 kWh @ \$0.00577/kWh	\$18.63
Clean Energy Transition Mechanism	3,229 kWh @ \$0.00418/kWh	\$13.50
Storm Surcharge	3,229 kWh @ \$0.02121/kWh	\$68.49
Florida Gross Receipt Tax		\$13.03
Electric Service Cost		\$521.07
State Tax		\$44.03
Total Electric Cost, Local Fees and Taxes		\$565.10

Total Current Month's Charges **\$565.10**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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All Other Correspondences:

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



Credit or Debit Card

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



Phone

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866-689-6469

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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

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

RESERVE AT PRADERA COMM DEV DIST

13309 PRADERA RESERVE DR

RIVERVIEW, FL 33579-0000

RECEIVED
NOV 24 2025

BY:

Statement Date: November 19, 2025

Amount Due: \$327.68

Due Date: December 10, 2025

Account #: 211004654029

Your Energy Insight

Your average daily kWh used was 48.78% higher than the same period last year.

Your average daily kWh used was 7.02% higher than it was in your previous period.



Scan here to view your account online.

Account Summary

Current Service Period: October 15, 2025 - November 13, 2025

Previous Amount Due \$299.00

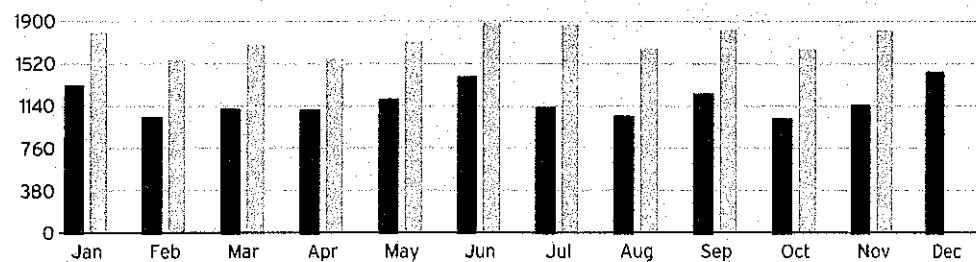
Payment(s) Received Since Last Statement -\$299.00

Current Month's Charges \$327.68

Amount Due by December 10, 2025 \$327.68

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

Monthly Usage (kWh)



■ 2024 ■ 2025

SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.

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

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

Account #: 211004654029

Due Date: December 10, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$327.68

Payment Amount: \$ _____

632866007135

Your account will be drafted on December 10, 2025

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

Mail payment to:

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



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

Account # 13309 PRADERA RESERVE DR
Service Dates November 1, 2025
Tampa Electric Company Inc. 2025

Meter Read

Meter Location: IR

Service Period: Oct 15, 2025 - Nov 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851388	11/13/2025	87,960	86,140		1,820 kWh	1	30 Days

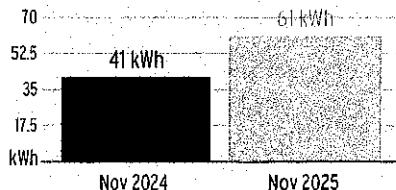
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,820 kWh @ \$0.08641/kWh	\$157.27
Fuel Charge	1,820 kWh @ \$0.03391/kWh	\$61.72
Storm Protection Charge	1,820 kWh @ \$0.00577/kWh	\$10.50
Clean Energy Transition Mechanism	1,820 kWh @ \$0.00418/kWh	\$7.61
Storm Surcharge	1,820 kWh @ \$0.02121/kWh	\$38.60
Florida Gross Receipt Tax		\$7.55
Electric Service Cost		\$302.15
State Tax		\$25.53
Total Electric Cost, Local Fees and Taxes		\$327.68

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges

\$327.68

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P.O. Box 31318
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863-299-0800 (Polk County)

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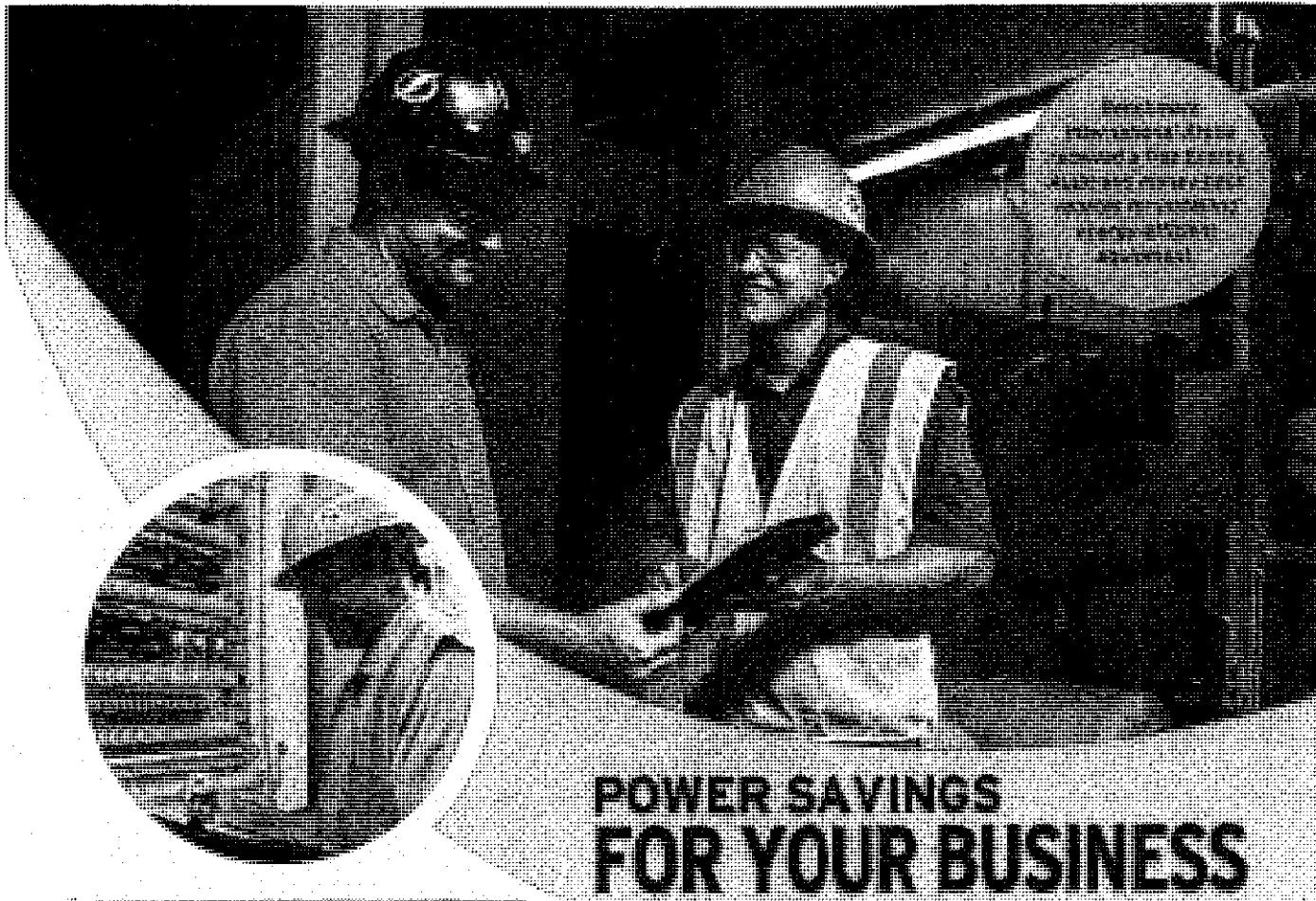
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



POWER SAVINGS FOR YOUR BUSINESS

EXPLORE ENERGY-SAVING OPTIONS WITH REBATES

Lighting

Earn a rebate when you install energy-efficient lighting systems that help reduce your electricity demand.

Variable Frequency Drive and Motor Controls

Maximize your production efficiency and reduce your electricity use when you install a variable frequency drive for compressor-based electric equipment.

Water Heating

Receive a rebate when you install a high-efficiency water heating system at your facility.

FREE COMMERCIAL ENERGY AUDIT

Get clear insights into your energy use and discover ways to save. Whether you run a restaurant, retail shop or manufacturing facility, you'll get practical solutions to reduce costs and guidance on rebate programs that can help you save even more.

PAID ENERGY AUDIT

Building upon the benefits of our free audit, with this option, we'll sub-meter and monitor* your energy-consuming equipment to give you deeper insights. Our analyst will review equipment size and operating hours, pinpoint process inefficiencies and more. At the end, you'll receive tailored recommendations to help maximize your energy efficiency. A typical paid audit starts at just \$75.

*Available on equipment or panels < 480 volts.

Visit TampaElectric.com/BizSave to learn more about all our energy-saving programs. You can also call our energy experts at **813-275-3909** from 8 a.m. to 5 p.m. weekdays.





RESERVE AT PRADERA COMM DEV DIST

RESERVE AT PRADERA CDD
12053 PRADERA CIR
RIVerview, FL 33579-0000

RECEIVED
NOV 24 2021

Statement Date: November 19, 2025

Amount Due: \$469.55

Due Date: December 10, 2025

Account #: 211004654458



Account Summary

Current Service Period: October 15, 2025 - November 13, 2025

Previous Amount Due \$456.22

Payment(s) Received Since Last Statement -\$456.22

Current Month's Charges \$469.55

Amount Due by December 10, 2025 \$469.55

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

00000051-0000632-Page 11 of 18

Your Energy Insight



Your average daily kWh used was 1.14% higher than the same period last year.

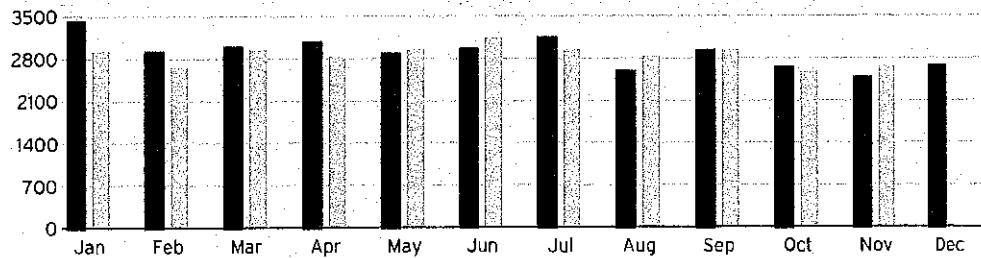


Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 211004654458

Due Date: December 10, 2025

Amount Due: \$469.55

Payment Amount: \$ _____

632866007137

Your account will be drafted on December 10, 2025

Mail payment to:

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

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

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

Page 2 of 3



Meter Read

Service Period: Oct 15, 2025 - Nov 13, 2025

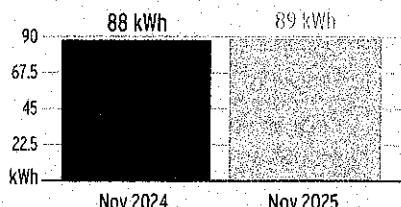
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	11/13/2025	98,274	95,612	=	2,662 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	2,662 kWh @ \$0.08641/kWh	\$230.02
Fuel Charge	2,662 kWh @ \$0.03391/kWh	\$90.27
Storm Protection Charge	2,662 kWh @ \$0.00577/kWh	\$15.36
Clean Energy Transition Mechanism	2,662 kWh @ \$0.00418/kWh	\$11.13
Storm Surcharge	2,662 kWh @ \$0.02121/kWh	\$56.46
Florida Gross Receipt Tax		\$10.82
Electric Service Cost		\$432.96
State Tax		\$36.59
Total Electric Cost, Local Fees and Taxes		\$469.55

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges **\$469.55**

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

Ways To Pay Your Bill



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



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813-223-0800 (Hillsborough)

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888-223-0800 (All Other Counties)

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EXPLORE ENERGY-SAVING OPTIONS WITH REBATES

Lighting

Earn a rebate when you install energy-efficient lighting systems that help reduce your electricity demand.

Variable Frequency Drive and Motor Controls

Maximize your production efficiency and reduce your electricity use when you install a variable frequency drive for compressor-based electric equipment.

Water Heating

Receive a rebate when you install a high-efficiency water heating system at your facility.

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TampaElectric.com

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

Statement Date: November 19, 2025

Amount Due: \$1,717.45

Due Date: December 10, 2025

Account #: 211004654664

RECEIVED
NOV 24 2025

BY:

Account Summary

Current Service Period: October 15, 2025 - November 13, 2025

Previous Amount Due \$1,717.45

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

Current Month's Charges \$1,717.45

Amount Due by December 10, 2025 \$1,717.45

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

00000061-00000004-Page 15 of 18



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Account #: 211004654664

Due Date: December 10, 2025

Amount Due: \$1,717.45

Payment Amount: \$ _____

632866007138

Your account will be
drafted on December 10, 2025

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.

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



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



Service Period: Oct 15, 2025 - Nov 13, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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
Lighting Charges		\$1,717.45

Total Current Month's Charges

\$1,717.45

Important Messages

Quarterly Fuel Source Update

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

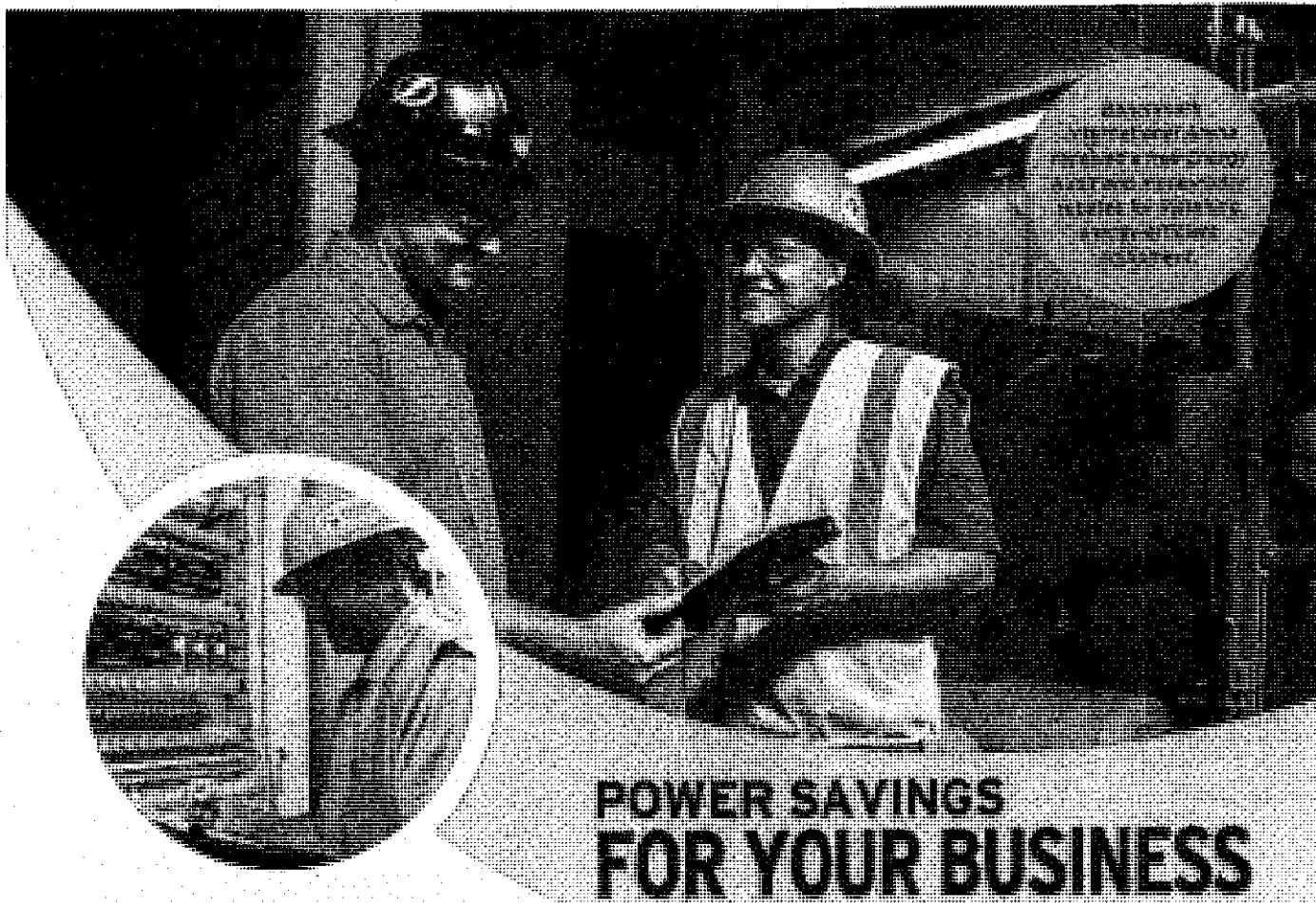
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TampaElectric.com

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

Statement Date: November 17, 2025

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

Due Date: December 08, 2025

Account #: 211024076591

DO NOT PAY. Your account will be drafted on December 08, 2025

Account Summary

Current Service Period: October 10, 2025 - November 11, 2025

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

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

Amount Due by December 08, 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: December 08, 2025

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

Payment Amount: \$ _____

692124940274

Your account will be
drafted on December 08, 2025

Mail payment to:

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

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

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: November 17, 2025
Charges Due: December 08, 2025

Service Period: Oct 10, 2025 - Nov 11, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	714 kWh @ \$0.03412/kWh	\$24.36
Fixture & Maintenance Charge	51 Fixtures	\$1171.38
Lighting Pole / Wire	51 Poles	\$1713.09
Lighting Fuel Charge	714 kWh @ \$0.03363/kWh	\$24.01
Storm Protection Charge	714 kWh @ \$0.00559/kWh	\$3.99
Clean Energy Transition Mechanism	714 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	714 kWh @ \$0.01230/kWh	\$8.78
Florida Gross Receipt Tax		\$1.58
State Tax		\$221.67
Lighting Charges		\$3,169.17

Total Current Month's Charges

\$3,169.17

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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All Other Correspondences:

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Credit or Debit Card

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



Phone

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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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
THE RESERVE @ PRADERA PH2
RIVerview, FL 33579-0000

Statement Date: November 17, 2025

Amount Due: \$2,511.10

Due Date: December 08, 2025

Account #: 221006977807

Nov 21 2025

Account Summary

Current Service Period: October 10, 2025 - November 11, 2025

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

Amount Due by December 08, 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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Get details at TampaElectric.com/YourWay.

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

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



Account #: 221006977807

Due Date: December 08, 2025

Amount Due: \$2,511.10

Payment Amount: \$ _____

647680758117

Your account will be
drafted on December 08, 2025

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

Mail payment to:

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

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



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

Account #: 221006977B07

Statement Date: November 17, 2025

Charges Due: December 08, 2025

Service Period: Oct 10, 2025 - Nov 11, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	588 kWh @ \$0.03412/kWh	\$20.06
Fixture & Maintenance Charge	42 Fixtures	\$872.76
Lighting Pole / Wire	42 Poles	\$140.78
Lighting Fuel Charge	588 kWh @ \$0.03363/kWh	\$19.77
Storm Protection Charge	588 kWh @ \$0.00559/kWh	\$3.29
Clean Energy Transition Mechanism	588 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	588 kWh @ \$0.01230/kWh	\$7.23
Florida Gross Receipt Tax		\$1.30
State Tax		\$175.66
Lighting Charges		\$2,511.10

Total Current Month's Charges

\$2,511.10

Important Messages

Quarterly Fuel Source Update

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Lighting

Lighting makes up a significant portion of energy use. LED lighting systems can help reduce your electricity demands.

Variable Frequency Drive and Motor Controls

Maximize your production efficiency and reduce your electricity use when you switch to variable frequency drive for compressor-based electric equipment.

Water Heating

Reduce a facility's overall energy use by installing a tankless water heating system.

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

Statement Date: November 17, 2025

Amount Due: \$509.28

Due Date: December 08, 2025

Account #: 221006978904

NOV 21 2025

Account Summary

Current Service Period: October 10, 2025 - November 11, 2025

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

Current Month's Charges	\$509.28
-------------------------	----------

Amount Due by December 08, 2025 **\$509.28**

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



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your account online.



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

Account #: 221006978904

Due Date: December 08, 2025

Amount Due: \$509.28
Payment Amount: \$ _____

647680758118

Your account will be
drafted on December 08, 2025

Mail payment to:

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

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

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



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

Account #: 221006978904
Statement Date: November 17, 2025
Charges Due: December 08, 2025

Service Period: Oct 10, 2025 - Nov 11, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	112 kWh @ \$0.03412/kWh	\$3.82
Fixture & Maintenance Charge	8 Fixtures	\$195.04
Lighting Pole / Wire	8 Poles	\$268.72
Lighting Fuel Charge	112 kWh @ \$0.03363/kWh	\$3.77
Storm Protection Charge	112 kWh @ \$0.00559/kWh	\$0.63
Clean Energy Transition Mechanism	112 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	112 kWh @ \$0.01230/kWh	\$1.38
Florida Gross Receipt Tax		\$0.25
State Tax		\$35.62
Lighting Charges		\$509.28

Total Current Month's Charges

\$509.28

Important Messages

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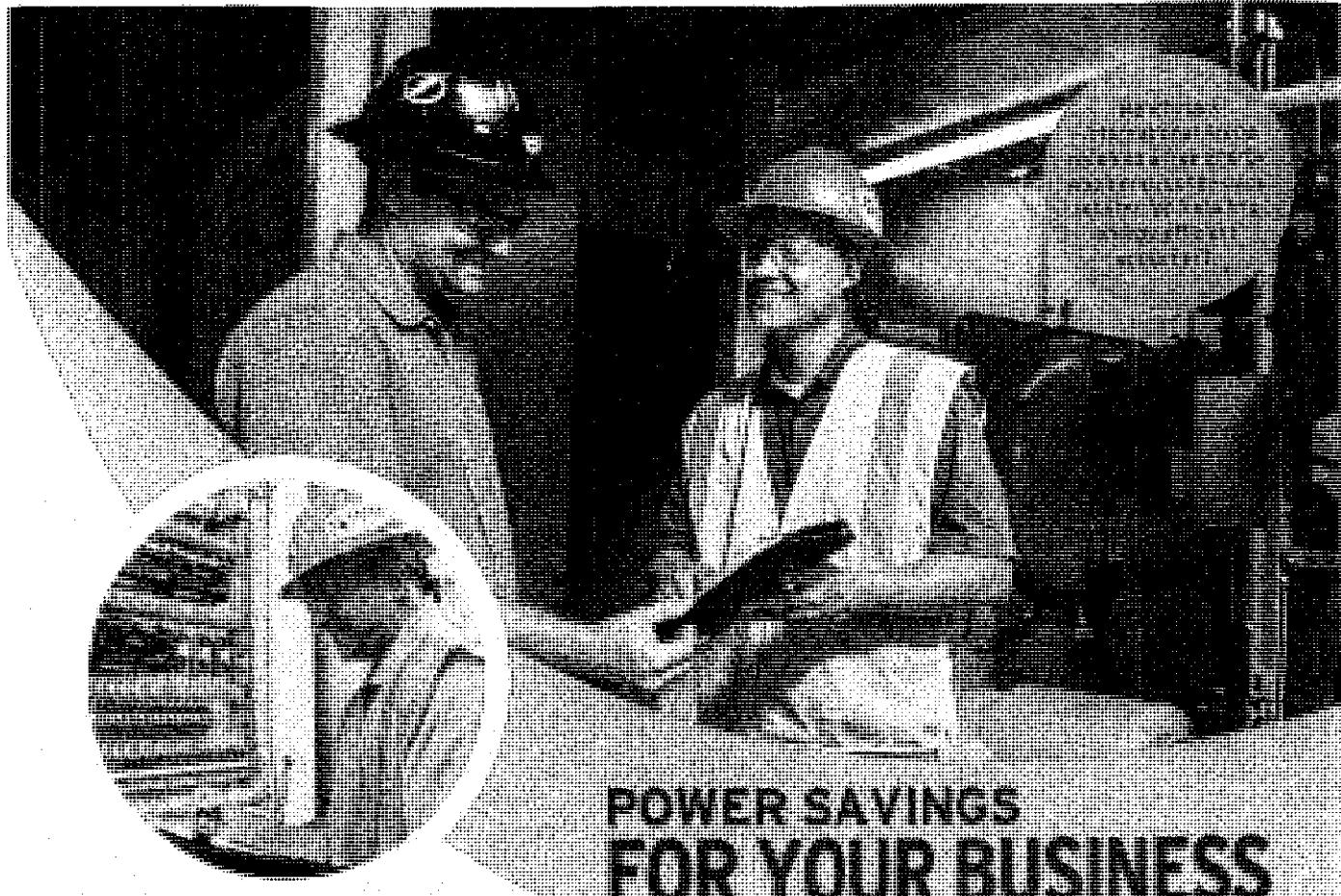
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Correspondences:
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Lighting

Upgrade to LED lighting or install motion-activated lighting systems that help reduce energy use.

Variable Frequency Drive and Motor Controls

Maximize your production efficiency and reduce your energy use when you install a variable frequency drive or motor controls on your equipment.

Water Heating

Replace an old water heater with a high-efficiency model and save money on your bills.

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

Statement Date: November 17, 2025

Amount Due: \$1,016.40

Due Date: December 08, 2025

Account #: 221006978920

NOV 21 2025

Account Summary

Current Service Period: October 10, 2025 - November 11, 2025

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

Current Month's Charges	\$1,016.40
-------------------------	------------

Amount Due by December 08, 2025 **\$1,016.40**

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customize notifications and more.

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

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



Account #: 221006978920

Due Date: December 08, 2025

Amount Due: \$1,016.40

Payment Amount: \$ _____

647680758119

Your account will be
drafted on December 08, 2025

Mail payment to:

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

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

Make check payable to: TECO

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



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

Account #: 221006978920
Statement Date: November 17, 2025
Charges Due: December 08, 2025

Service Period: Oct 10, 2025 - Nov 11, 2025

Rate Schedule: Lighting Service

Charge Details**Electric Charges****Lighting Service Items LS-1 (Bright Choices) for 33 days**

Lighting Energy Charge	238 kWh @ \$0.03412/kWh	\$8.12
Fixture & Maintenance Charge	17 Fixtures	\$353.26
Lighting Pole / Wire	17 Poles	\$571.03
Lighting Fuel Charge	238 kWh @ \$0.03363/kWh	\$8.00
Storm Protection Charge	238 kWh @ \$0.00559/kWh	\$1.33
Clean Energy Transition Mechanism	238 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	238 kWh @ \$0.01230/kWh	\$2.93
Florida Gross Receipt Tax		\$0.53
State Tax		\$71.10
Lighting Charges		\$1,016.40

Total Current Month's Charges**\$1,016.40****Important Messages****Quarterly Fuel Source Update**

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

Ways To Pay Your Bill**Bank Draft**

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

**In-Person**

Find list of Payment Agents at TampaElectric.com

**Mail A Check**

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

**Credit or Debit Card**

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

**Phone**

Toll Free:
866-689-6469

Contact Us**Online:**

TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249

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

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

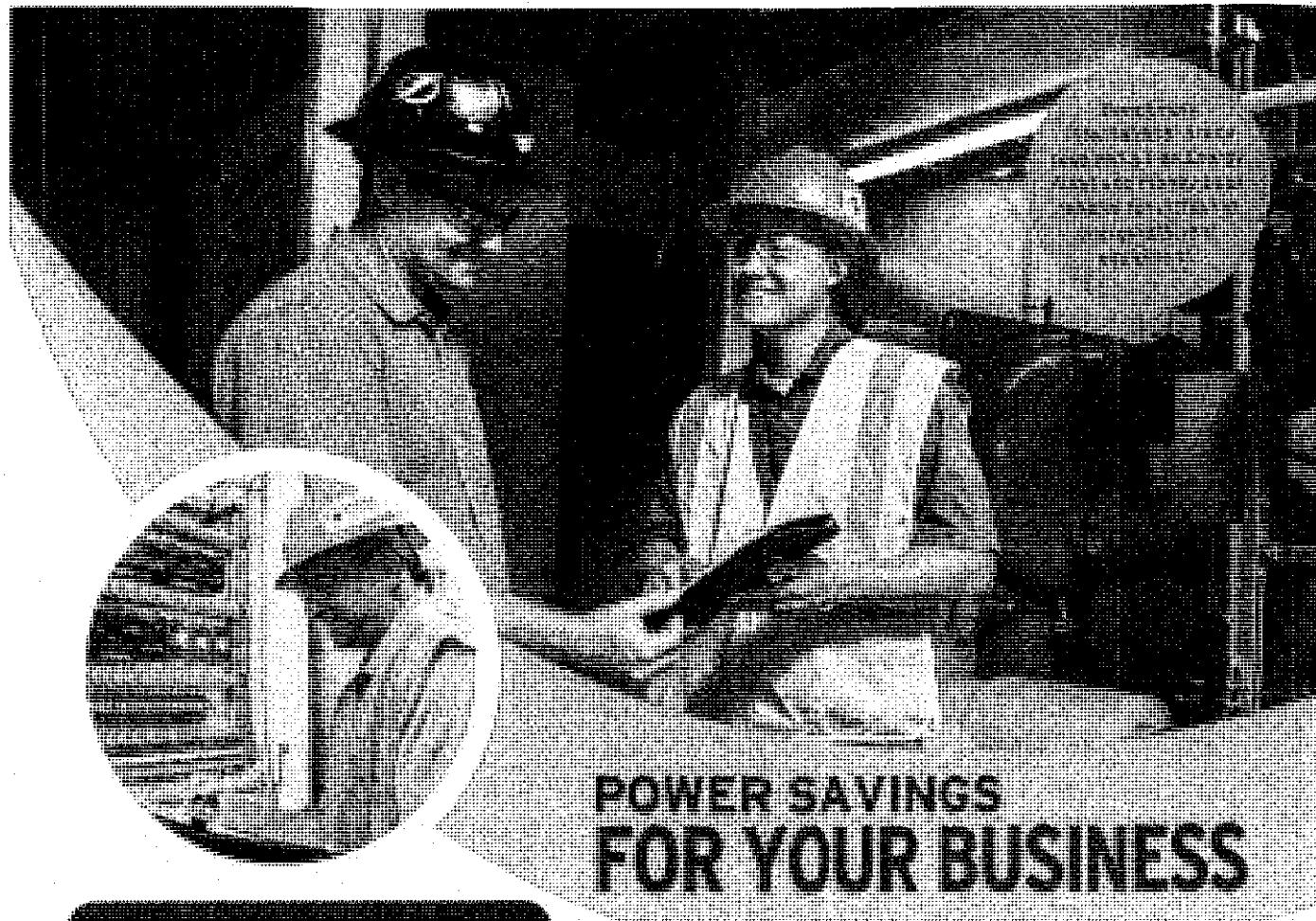
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



POWER SAVINGS FOR YOUR BUSINESS

EXPLORE ENERGY-SAVING OPTIONS WITH REBATES

Lighting

Learn more about how you can save energy with efficient lighting systems that help reduce your monthly demands.

Variable Frequency Drive and Motor Control

Maximize your production efficiency and reduce your electric use when you install a variable frequency drive for compressor-based electric equipment.

Water Heating

Reduce a vehicle when you replace high-efficiency water heating system equipment.

FREE COMMERCIAL ENERGY AUDIT

Get clear insights into your energy use and discover ways to save. Whether you run a restaurant, retail shop or manufacturing facility, you'll get practical solutions to reduce costs and guidance on rebate programs that can help you save even more.

PAID ENERGY AUDIT

Building upon the benefits of our free audit, with this option, we'll sub-meter and monitor* your energy-consuming equipment to give you deeper insights. Our analyst will review equipment size and operating hours, pinpoint process inefficiencies and more. At the end, you'll receive tailored recommendations to help maximize your energy efficiency. A typical paid audit starts at just \$75.

*Available on equipment or panels < 480 volts.

Visit TampaElectric.com/BizSave to learn more about all our energy-saving programs. You can also call our energy experts at **813-275-3909** from 8 a.m. to 5 p.m. weekdays.





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

Statement Date: November 17, 2025

Amount Due: \$891.21

Due Date: December 08, 2025
Account #: 221006978961

NOV 21 2025

Account Summary

Current Service Period: October 10, 2025 - November 11, 2025

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

Current Month's Charges	\$891.21
-------------------------	-----------------

Amount Due by December 08, 2025	\$891.21
--	-----------------

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



Scan here to view
your account online.



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

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



Account #: 221006978961

Due Date: December 08, 2025

Amount Due:	\$891.21
Payment Amount:	\$ _____

647680758120

Your account will be
drafted on December 08, 2025

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

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

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: November 17, 2025
Charges Due: December 08, 2025

Service Period: Oct 10, 2025 - Nov 11, 2025

Rate Schedule: Lighting Service

Charge Details**Electric Charges****Lighting Service Items LS-1 (Bright Choices) for 33 days**

Lighting Energy Charge	196 kWh @ \$0.03412/kWh	\$6.69
Fixture & Maintenance Charge	14 Fixtures	\$341.32
Lighting Pole / Wire	14 Poles	\$470.26
Lighting Fuel Charge	196 kWh @ \$0.03363/kWh	\$6.59
Storm Protection Charge	196 kWh @ \$0.00559/kWh	\$1.10
Clean Energy Transition Mechanism	196 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	196 kWh @ \$0.01230/kWh	\$2.41
Florida Gross Receipt Tax		\$0.43
State Tax		\$62.33
Lighting Charges		\$891.21

Total Current Month's Charges**\$891.21****Important Messages****Quarterly Fuel Source Update**

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

Ways To Pay Your Bill**Bank Draft**

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**In-Person**

Find list of Payment Agents at TampaElectric.com

**Mail A Check**

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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**Credit or Debit Card**

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

**Phone**

Toll Free:
866-689-6469

Contact Us**Online:**

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

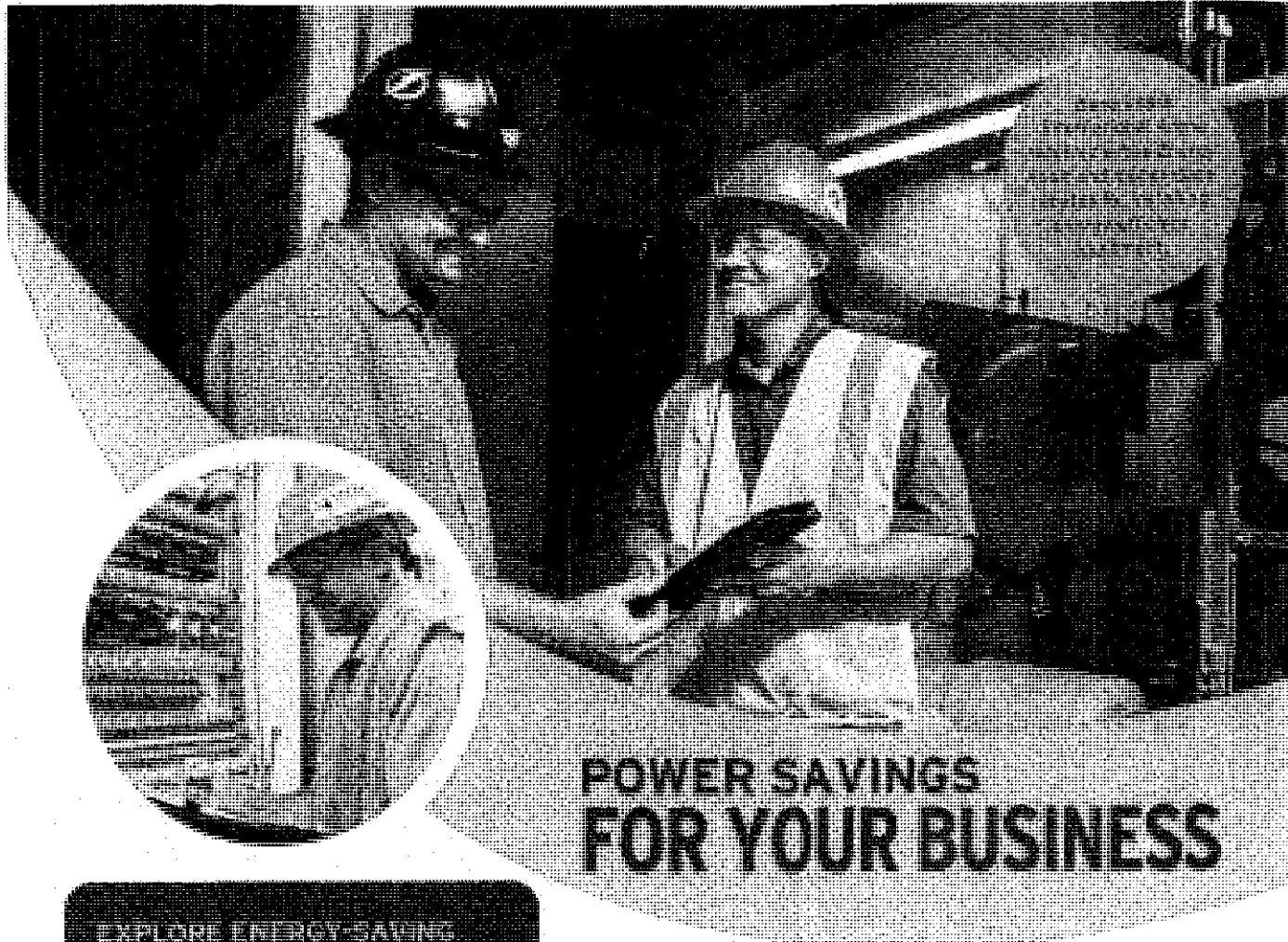
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



POWER SAVINGS FOR YOUR BUSINESS

EXPLORE ENERGY-SAVING OPTIONS WITH REBATES

Lighting

Earn a rebate when you install energy-efficient lighting systems and LED replacement light fixtures.

Variable Frequency Drive and Motor Controls

Minimize your electrical usage and reduce your electricity use when you install a variable frequency drive for industrial heating and cooling equipment.

Water Heating

Receive a rebate when you install a high-efficiency water heating system at your facility.

FREE COMMERCIAL ENERGY AUDIT

Get clear insights into your energy use and discover ways to save. Whether you run a restaurant, retail shop or manufacturing facility, you'll get practical solutions to reduce costs and guidance on rebate programs that can help you save even more.

PAID ENERGY AUDIT

Building upon the benefits of our free audit, with this option, we'll sub-meter and monitor* your energy-consuming equipment to give you deeper insights. Our analyst will review equipment size and operating hours, pinpoint process inefficiencies and more. At the end, you'll receive tailored recommendations to help maximize your energy efficiency. A typical paid audit starts at just \$75.

*Available on equipment or panels < 480 volts.

Visit TampaElectric.com/BizSave to learn more about all our energy-saving programs. You can also call our energy experts at **813-275-3909** from 8 a.m. to 5 p.m. weekdays.

EE0100225



TECO
P.O. Box 31318
Tampa FL 33631-3318

RECEIVED
NOV 24 2025

00000081 FTECO111192523125189 00000 01 00000000 25691 .009

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

BY:



TampaElectric.com

RESERVE AT PRADERA COMM DEV DIST

RESERVE AT PRADERA COMMU

12051 PRADERA RESERVE BLVD

RIVerview, FL 33579-5000

RECEIVED
NOV 24 2021

Statement Date: November 19, 2025

Amount Due: \$711.00

Due Date: December 10, 2025

Account #: 211004654276

Your Energy Insight

Your average daily kWh used was 13.22% higher than the same period last year.

Your average daily kWh used was 1.44% lower than it was in your previous period.



Scan here to view your account online.

Account Summary

Current Service Period: October 15, 2025 - November 13, 2025.

Previous Amount Due \$701.54

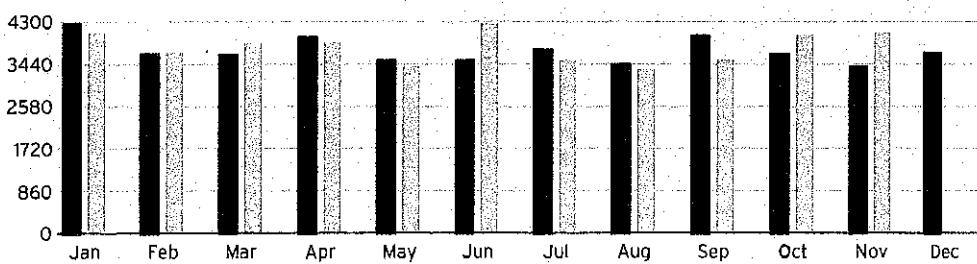
Payment(s) Received Since Last Statement -\$701.54

Current Month's Charges \$711.00

Amount Due by December 10, 2025 \$711.00

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

Monthly Usage (kWh)

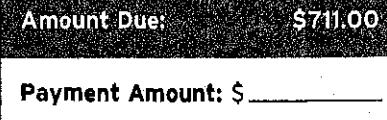


Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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

Account #: 211004654276

Due Date: December 10, 2025



Amount Due: \$711.00

Payment Amount: \$ _____

632866007136

Your account will be drafted on December 10, 2025

Mail payment to:

TECO
P.O. BOX 3131B
TAMPA, FL 33631-3318

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

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



Meter Read

Meter Location: PO

Service Period: Oct 15, 2025 - Nov 13, 2025

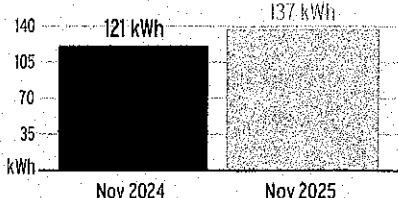
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489694	11/13/2025	77,008	72,913		4,095 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	4,095 kWh @ \$0.08641/kWh	\$353.85
Fuel Charge	4,095 kWh @ \$0.03391/kWh	\$138.86
Storm Protection Charge	4,095 kWh @ \$0.00577/kWh	\$23.63
Clean Energy Transition Mechanism	4,095 kWh @ \$0.00418/kWh	\$17.12
Storm Surcharge	4,095 kWh @ \$0.02121/kWh	\$86.85
Florida Gross Receipt Tax		\$16.39
Electric Service Cost		\$655.60
State Tax		\$55.40
Total Electric Cost, Local Fees and Taxes		\$711.00

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges

\$711.00

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Bank Draft.
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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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Water Heating

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-03675H

Date 12/05/2025

Attn:
Reserve at Pradera CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-03675H	\$56.88
Notice of Public Board Meeting	
RE: Reserve at Pradera CDD Board of Supervisor Meeting on 12/18/25 and 1/22/26 at 10:30 AM	
Published: 12/5/2025	

Important Message	Paid	()
Please include our Serial # Pay by credit card online: on your check https://legals.businessobserverfl.com/send-payment/	Total	\$56.88

Payment is due within 30 days of the
1st publication date of your notice. If
payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

Notice of Public Board Meeting
Reserve at Pradera
Community Development District

The Reserve at Pradera Community Development District will hold a Board of Supervisor Meeting on Thursday, December 18, 2025, and January 22, 2026 at the Riverview Public Library, located at 9951 Balm, Riverview Rd, Riverview, Florida 33578 at 10:30 a.m.

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

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

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

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

Reserve at Pradera CDD
Stephanie DeLuna, District Manager
December 5, 2025 25-03675H

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

NOTICE

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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.: 8341

Terms: Due on receipt

Invoice date: 12/01/2025

Due date: 12/01/2025

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

Note to customer

Thank you for your business.

Wahoo Pools Group, Inc

INVOICE

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

Invoice Number
20251555

Amount Due
\$802.85

Bill To:	Invoice Date
Reserve at Pradera Pradera	December 2, 2025
12051 PRADERA RESERVE BLVD	Due Date
RIVERVIEW, FL 33579	December 15, 2025

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
FLOWMETER	2" PVC 20-120GPM TOP MOUNT	1	168.41	168.41
Stenner Pump - Chem Feeder	45MJL2A1STA 120V 10GPD 25PSI .25" ADJ 1-HEAD CLASSIC	1	564.26	564.26
Fedder lines	.25"×20' UV BLACK SUCTION/DISCHARGE TUBING	1	27.86	27.86
Install	Equipment Install. Wahoo Certified Technician	1	0.00	0.00
Labor		1	0.00	0.00

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

Subtotal	\$760.53
Tax	\$42.32
Total	\$802.85
Amount Due	\$802.85

Wahoo Pools Group, Inc
www.wahoopools.com

INVOICE

Wahoo Pools Group, Inc

Invoice Number	20251569
Amount Due	\$1,500.00

Bill To	Reserve at Pradera Pradera
Invoice Date	December 18, 2025
Due Date	January 1, 2026

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Amount
Pool Maintenance	\$1,500.00
1 x 1500	
Subtotal	\$1,500.00
Tax	\$0.00
Total	\$1,500.00
Amount Due	\$1,500.00

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

Wahoo Pools Group, Inc
6657 US 301
Riverview, FL 33578
(813) 699-3282

Tab 15



Rizzetta & Company

Reserve At Pradera Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

**reserveatpraderacdd.org
rizzetta.com**

Reserve at Pradera Community Development District

Balance Sheet

As of 12/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	846,188	0	4,763	850,950	0	0
Investments	0	155,929	412,063	567,992	0	0
Accounts Receivable	24,025	0	6,329	30,354	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	423,155
Amount To Be Provided Debt Service	0	0	0	0	0	2,306,845
Total Assets	884,113	155,929	423,155	1,463,196	5,215,774	2,730,000
Liabilities						
Accounts Payable	17,012	0	0	17,012	0	0
Accrued Expenses	3,700	0	0	3,700	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,730,000
Total Liabilities	20,712	0	0	20,712	0	2,730,000
Fund Equity & Other Credits						
Beginning Fund Balance	178,457	114,713	264,574	557,744	0	0
Investment In General Fixed Assets	0	0	0	0	5,215,774	0
Net Change in Fund Balance	684,944	41,216	158,581	884,741	0	0
Total Fund Equity & Other Credits	863,401	155,929	423,155	1,442,485	5,215,774	0
Total Liabilities & Fund Equity	884,113	155,929	423,155	1,463,196	5,215,774	2,730,000

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	88	88
Special Assessments				
Tax Roll	845,697	845,697	851,300	5,603
Total Revenues	845,697	845,697	851,388	5,691
Expenditures				
Legislative				
Supervisor Fees	14,000	3,500	1,000	2,500
Total Legislative	14,000	3,500	1,000	2,500
Financial & Administrative				
Accounting Services	18,044	4,511	4,511	0
Administrative Services	5,176	1,294	1,294	0
Assessment Roll	4,734	4,734	4,734	0
Auditing Services	4,500	0	0	0
Disclosure Report	5,000	1,250	1,250	0
District Engineer	10,000	2,500	812	1,688
District Management	20,339	5,085	5,085	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	3,408	852	852	0
Legal Advertising	1,500	375	90	285
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	800	714	86
Total Financial & Administrative	83,084	28,584	25,875	2,709
Legal Counsel				
District Counsel	20,000	5,000	2,090	2,910
Total Legal Counsel	20,000	5,000	2,090	2,910
Security Operations				
Amenity Security Camera System-Maintenan	6,500	1,625	0	1,625
Security System Monitoring Services & Ma	20,000	5,000	3,233	1,766
Total Security Operations	26,500	6,625	3,233	3,391
Electric Utility Services				
Utility Services	177,000	44,250	46,496	(2,245)
Total Electric Utility Services	177,000	44,250	46,496	(2,245)
Water-Sewer Combination Services				
Utility Services	8,000	2,000	2,703	(703)
Total Water-Sewer Combination Services	8,000	2,000	2,703	(703)
Stormwater Control				
Aquatic Maintenance	29,000	7,250	7,620	(370)
Fountain Service Repair & Maintenance	2,500	625	0	625

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	500	125	0	125
Midge Fly Treatments	6,000	1,500	0	1,500
Total Stormwater Control	38,000	9,500	7,620	1,880
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	1,250	260	990
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	2,500	1,224	1,276
Landscape - Annuals/Flowers	10,500	2,625	0	2,625
Landscape - Fertilizer	22,346	5,586	0	5,586
Landscape - Mulch	31,000	15,500	2,400	13,100
Landscape - Pest Control/OTC Injections	6,080	1,520	0	1,520
Landscape Inspection Services	10,800	2,700	3,000	(300)
Landscape Maintenance	175,000	43,750	37,406	6,344
Landscape Replacement Plants, Shrubs, Tr	10,000	2,500	990	1,510
Pest Control	3,000	750	0	750
Property Insurance	12,844	12,844	11,101	1,743
Well Maintenance	1,500	375	0	375
Total Other Physical Environment	312,413	101,993	63,994	37,999
Parks & Recreation				
Access Control Maintenance & Repair	5,000	1,250	0	1,250
Basketball Court Maintenance & Supplies	6,500	1,625	0	1,625
Dog Waste Station Supplies & Maintenance	1,500	375	0	375
Fitness Equipment Maintenance & Repair	4,000	1,000	0	1,000
Furniture Repair & Replacement	40,000	10,000	0	10,000
Maintenance & Repairs	20,000	5,000	402	4,598
Pest Control	5,000	1,250	242	1,008
Playground Equipment & Maintenance	2,000	500	0	500
Pool Repair & Maintenance	20,000	5,000	5,379	(379)
Pool Service Contract	20,000	5,000	0	5,000
Telephone, Internet, Cable	2,500	625	510	115
Trail/Bike Path Maintenance	2,000	500	0	500
Wildlife Management Services	13,200	3,300	3,300	0
Total Parks & Recreation	141,700	35,425	9,833	25,592
Contingency				
Miscellaneous Contingency	25,000	6,250	3,600	2,650
Total Contingency	25,000	6,250	3,600	2,650
Total Expenditures	845,697	243,127	166,444	76,683
Total Excess of Revenues Over(Under) Expenditures	0	602,570	684,944	82,374
Fund Balance, Beginning of Period	0	0	178,457	178,457

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Fund Balance, End of Period	0	602,570	863,401	260,831

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,215	1,215
Special Assessments				
Tax Roll	40,000	40,000	40,000	0
Total Revenues	40,000	40,000	41,215	1,215
Expenditures				
Contingency				
Capital Reserve	40,000	10,000	0	10,000
Total Contingency	40,000	10,000	0	10,000
Total Expenditures	40,000	10,000	0	10,000
Total Excess of Revenues Over(Under) Expenditures	0	30,000	41,215	11,215
Fund Balance, Beginning of Period	0	0	114,714	114,714
Total Fund Balance, End of Period	0	30,000	155,929	125,929

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,385	2,385
Special Assessments				
Tax Roll	233,342	233,342	234,817	1,476
Total Revenues	233,342	233,342	237,202	3,861
Expenditures				
Debt Service				
Interest	158,342	158,342	78,621	79,720
Principal	75,000	75,000	0	75,000
Total Debt Service	233,342	233,342	78,621	154,720
Total Expenditures	233,342	233,342	78,621	154,720
Total Excess of Revenues Over(Under) Expenditures	0	0	158,581	158,581
Fund Balance, Beginning of Period	0	0	264,574	264,574
Total Fund Balance, End of Period	0	0	423,155	423,155

Reserve at Pradera CDD**Investment Summary****December 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2025</u>
Valley National Reserve	Governmental Checking	\$ 93,059
FL CLASS Reserve	Average Monthly Yield 3.8943%	62,870
	Total Reserve Fund Investments	\$ 155,929
US Bank Series 2015 Revenue	US Bank GCTS 0490	\$ 295,497
US Bank Series 2015 Reserve	US Bank GCTS 0490	116,561
US Bank Series 2015 Prepayment	US Bank MMKT 5 - CT	5
	Total Debt Service Fund Investments	\$ 412,063

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
1from 12/01/2025 to 12/31/2025

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
224, 2234						
	224-001	224 General Fund	Hillsborough County Tax Collector	AR00002936	12110	10/01/2025
Sum for 224, 2234						24,025.06
224, 2236						
	224-200	224 Debt Service Fund S2015	Hillsborough County Tax Collector	AR00002936	12110	10/01/2025
Sum for 224, 2236						6,329.54
Sum for 224						30,354.60
Sum Total						30,354.60

Reserve at Pradera Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
224, 2234					
224 General Fund	12/23/2025	Pine Lake Services, LLC	8890	Irrigation Repairs 12/25	1,224.39
224 General Fund	12/23/2025	Spectrum	2490284121925 ACH	Internet Service 12/25	170.00
224 General Fund	12/17/2025	TECO	221006977807 12/25 ACH	Reserve at Pradera PH2 12/25	2,511.10
224 General Fund	12/17/2025	TECO	221006978961 12/25 ACH	Utilities: Reserve at Pradera PH2Blvd 10/25	891.21
224 General Fund	12/17/2025	TECO	211024076591 12/25 ACH	Pradera PH 4 12/25	3,169.17
224 General Fund	12/17/2025	TECO	221006978920 12/25 ACH	Utilities: Reserve at Pradera PH3 12/25	1,016.40
224 General Fund	12/17/2025	TECO	221006978904 12/25 ACH	Utilities: Reserve at Pradera Amenity 12/25	509.28
224 General Fund	12/17/2025	TECO	211004653575 12/25 ACH	Reserve at Pradera PH 1A 12/25	1,273.17
224 General Fund	12/17/2025	TECO	211004654029 12/25 ACH	13309 Pradera Reserve Dr IR 12/25	408.11
224 General Fund	12/17/2025	TECO	211004654664 12/25 ACH	The Reserve at Pradera PH1B 12/25	1,717.45
224 General Fund	12/17/2025	TECO	211004654276 12/25 ACH	12051 Pradera Reserve Blvd PO 12/25	680.21
224 General Fund	12/17/2025	TECO	211004653823 12/25 ACH	13411 Balm Riverview Rd Sign 12/25	622.25
224 General Fund	12/17/2025	TECO	211004654458 12/25 ACH	12053 Pradera Reserve Blvd 12/25	503.29
224 General Fund	12/17/2025	TECO	211004653369 12/25 ACH	Reserve at Pradera PH1Blvd 12/25	2,315.84
Sum for 224, 2234					17,011.87
Sum for 224					17,011.87
Sum Total					17,011.87

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



Rizzetta & Company

Reserve At Pradera Community Development District

**Financial Statements
(Unaudited)**

January 31, 2026

Prepared by: Rizzetta & Company, Inc.

**reserveatpraderacdd.org
rizzetta.com**

Reserve at Pradera Community Development District

Balance Sheet

As of 01/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	810,691	0	0	810,691	0	0
Investments	0	156,413	421,259	577,671	0	0
Accounts Receivable	12,155	0	3,202	15,358	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	424,461
Amount To Be Provided Debt Service	0	0	0	0	0	2,305,539
Total Assets	836,746	156,413	424,461	1,417,620	5,215,774	2,730,000
Liabilities						
Accounts Payable	16,904	0	0	16,904	0	0
Accrued Expenses	4,652	0	0	4,652	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,730,000
Total Liabilities	21,556	0	0	21,556	0	2,730,000
Fund Equity & Other Credits						
Beginning Fund Balance	178,457	114,713	264,574	557,744	0	0
Investment In General Fixed Assets	0	0	0	0	5,215,774	0
Net Change in Fund Balance	636,734	41,700	159,887	838,320	0	0
Total Fund Equity & Other Credits	815,191	156,413	424,461	1,396,064	5,215,774	0
Total Liabilities & Fund Equity	836,746	156,413	424,461	1,417,620	5,215,774	2,730,000

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	159	159
Special Assessments				
Tax Roll	845,697	845,697	852,090	6,393
Total Revenues	845,697	845,697	852,249	6,552
Expenditures				
Legislative				
Supervisor Fees	14,000	4,667	2,000	2,667
Total Legislative	14,000	4,667	2,000	2,667
Financial & Administrative				
Accounting Services	18,044	6,014	6,014	0
Administrative Services	5,176	1,726	1,726	0
Assessment Roll	4,734	4,734	4,734	0
Auditing Services	4,500	0	0	0
Disclosure Report	5,000	1,666	1,666	0
District Engineer	10,000	3,334	3,714	(381)
District Management	20,339	6,779	6,780	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	3,408	1,136	1,136	0
Legal Advertising	1,500	500	140	361
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	1,067	1,208	(142)
Total Financial & Administrative	83,084	34,139	33,651	488
Legal Counsel				
District Counsel	20,000	6,667	795	5,871
Total Legal Counsel	20,000	6,667	795	5,871
Security Operations				
Amenity Security Camera System-Maintenan	6,500	2,166	0	2,167
Security System Monitoring Services & Ma	20,000	6,667	4,774	1,893
Total Security Operations	26,500	8,833	4,774	4,060
Electric Utility Services				
Utility Services	177,000	59,000	61,783	(2,782)
Total Electric Utility Services	177,000	59,000	61,783	(2,782)
Water-Sewer Combination Services				
Utility Services	8,000	2,667	3,569	(903)
Total Water-Sewer Combination Services	8,000	2,667	3,569	(903)
Stormwater Control				
Aquatic Maintenance	29,000	9,666	9,905	(238)
Fountain Service Repair & Maintenance	2,500	834	0	833

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	500	166	0	167
Midge Fly Treatments	6,000	2,000	0	2,000
Total Stormwater Control	38,000	12,666	9,905	2,762
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	1,667	260	1,407
General Liability Insurance	5,843	5,843	4,039	1,804
Holiday Decorations	8,500	8,500	3,573	4,926
Irrigation Maintenance & Repair	10,000	3,333	2,279	1,054
Landscape - Annuals/Flowers	10,500	3,500	899	2,602
Landscape - Fertilizer	22,346	7,449	0	7,448
Landscape - Mulch	31,000	15,500	2,400	13,100
Landscape - Pest Control/OTC Injections	6,080	2,027	0	2,027
Landscape Inspection Services	10,800	3,600	4,000	(400)
Landscape Maintenance	175,000	58,333	51,874	6,459
Landscape Replacement Plants, Shrubs, Tr	10,000	3,333	990	2,344
Pest Control	3,000	1,000	0	1,000
Property Insurance	12,844	12,844	11,101	1,743
Well Maintenance	1,500	500	0	500
Total Other Physical Environment	312,413	127,429	81,415	46,014
Parks & Recreation				
Access Control Maintenance & Repair	5,000	1,667	0	1,666
Basketball Court Maintenance & Supplies	6,500	2,167	0	2,167
Dog Waste Station Supplies & Maintenance	1,500	500	0	500
Fitness Equipment Maintenance & Repair	4,000	1,333	0	1,333
Furniture Repair & Replacement	40,000	13,333	0	13,334
Maintenance & Repairs	20,000	6,667	401	6,265
Pest Control	5,000	1,667	613	1,054
Playground Equipment & Maintenance	2,000	666	0	666
Pool Repair & Maintenance	20,000	6,667	6,880	(213)
Pool Service Contract	20,000	6,667	0	6,667
Telephone, Internet, Cable	2,500	833	680	153
Trail/Bike Path Maintenance	2,000	667	0	667
Wildlife Management Services	13,200	4,400	4,400	0
Total Parks & Recreation	141,700	47,234	12,974	34,259
Contingency				
Miscellaneous Contingency	25,000	8,333	4,650	3,683
Total Contingency	25,000	8,333	4,650	3,683
Total Expenditures	845,697	311,635	215,516	96,119
Total Excess of Revenues Over(Under) Expenditures	0	534,062	636,733	102,671
Fund Balance, Beginning of Period	0	0	178,458	178,458

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Fund Balance, End of Period	0	534,062	815,191	281,129

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,700	1,700
Special Assessments				
Tax Roll	40,000	40,000	40,000	0
Total Revenues	40,000	40,000	41,700	1,700
Expenditures				
Contingency				
Capital Reserve	40,000	13,333	0	13,333
Total Contingency	40,000	13,333	0	13,333
Total Expenditures	40,000	13,333	0	13,333
Total Excess of Revenues Over(Under) Expenditures	0	26,667	41,700	15,033
Fund Balance, Beginning of Period	0	0	114,713	114,713
Total Fund Balance, End of Period	0	26,667	156,413	129,746

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,482	3,482
Special Assessments				
Tax Roll	233,342	233,342	235,026	1,685
Total Revenues	233,342	233,342	238,508	5,167
Expenditures				
Debt Service				
Interest	158,342	158,342	78,621	79,720
Principal	75,000	75,000	0	75,000
Total Debt Service	233,342	233,342	78,621	154,720
Total Expenditures	233,342	233,342	78,621	154,720
Total Excess of Revenues Over(Under) Expenditures	0	0	159,887	159,887
Fund Balance, Beginning of Period	0	0	264,574	264,574
Total Fund Balance, End of Period	0	0	424,461	424,461

Reserve at Pradera CDD**Investment Summary****January 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2026</u>
Valley National Reserve	Governmental Checking	\$ 93,340
FL CLASS Reserve	Average Monthly Yield 3.8084%	63,073
	Total Reserve Fund Investments	\$ 156,413
US Bank Series 2015 Revenue	US Bank GCTS 0490	\$ 304,692
US Bank Series 2015 Reserve	US Bank GCTS 0490	116,562
US Bank Series 2015 Prepayment	US Bank MMKT 5 - CT	5
	Total Debt Service Fund Investments	\$ 421,259

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Reserve at Pradera Community Development District
Summary A/R Ledger
From 01/01/2026 to 01/31/2026

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
224, 2234						
224-001	224 General Fund	Hillsborough County Tax Collector	AR00002936	12110	10/01/2025	12,155.42
Sum for 224, 2234						12,155.42
224, 2236						
224-200	224 Debt Service Fund S2015	Hillsborough County Tax Collector	AR00002936	12110	10/01/2025	3,202.42
Sum for 224, 2236						3,202.42
Sum for 224						15,357.84
Sum Total						15,357.84

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District
Summary A/P Ledger
From 01/01/2026 to 01/31/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
224, 2234					
224 General Fund	01/30/2026	Pine Lake Services, LLC	9112	Irrigation Enhancement 01/26	1,054.40
224 General Fund	01/19/2026	Spectrum	2490284011926	Internet Service 01/26	170.00
224 General Fund	12/17/2025	TECO	211004654029	13309 Pradera Reserve Dr IR 12/25	8.52
224 General Fund	12/17/2025	TECO	211004654664	ACH The Reserve at Pradera PH1B 12/25	67.75
224 General Fund	12/17/2025	TECO	211004654276	12051 Pradera Reserve Blvd PO 12/25	19.97
224 General Fund	12/17/2025	TECO	211004653823	13411 Balm Riverview Rd Sign 12/25	7.52
224 General Fund	12/17/2025	TECO	211004654458	ACH 12053 Pradera Reserve Blvd 12/25	17.54
224 General Fund	01/08/2026	TECO	221006978904-01202	Reserve at Pradera 6 Amenity 01/26	509.40
224 General Fund	12/17/2025	TECO	211004653575	ACH Reserve at Pradera PH 1A 12/25	50.45
224 General Fund	01/08/2026	TECO	221006977807-01202	Reserve at Pradera 6 PH2 01/26	2,511.78
224 General Fund	01/19/2026	TECO	221006978961-01202	Reserve at Pradera 6 PH2Blvd 01/26	891.45
224 General Fund	01/19/2026	TECO	211024076591-01202	Pradera PH4 01/26	3,041.20
224 General Fund	01/19/2026	TECO	211004653369-01202	Reserve at Pradera 6 PH1Blvd 01/26	2,233.02
224 General Fund	01/19/2026	TECO	211004653575-01202	Reserve at Pradera 6 PH 1A 01/26	1,223.04
224 General Fund	01/19/2026	TECO	211004653823-01222	13411 Balm Riverview 6 Rd Sign 01/26	626.22
224 General Fund	01/19/2026	TECO	211004654276-01222	12051 Pradera Reserve Blvd PO 01/26	829.74
224 General Fund	01/19/2026	TECO	211004654458-01222	12053 Pradera Reserve Blvd 01/26	495.45
224 General Fund	01/19/2026	TECO	211004654664-01222	The Reserve at Pradera PH1B 01/26	1,650.14
224 General Fund	01/19/2026	TECO	211004654029-01222	13309 Pradera Reserve Dr IR 01/26	259.08
224 General Fund	12/17/2025	TECO	211024076591	12/25 Pradera PH 4 12/25	128.78
224 General Fund	12/17/2025	TECO	211004653369	ACH 12/25	91.90
224 General Fund	01/08/2026	TECO	221006978920-01202	Reserve at Pradera 6 PH1Blvd 12/25	1,016.68
Sum for 224, 2234					16,904.03
Sum for 224					16,904.03
Sum Total					16,904.03

Reserve at Pradera Community Development District
Notes to Unaudited Financial Statements
January 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 01/31/2026.
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.