



Rizzetta & Company

# **Reserve at Pradera Community Development District**

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**Board of  
Supervisors Special  
Meeting  
March 26, 2026**

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

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

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

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

<b>Board of Supervisors</b>	Maya Wyatt Jayson Caines Jason Newbold Kenny Belcher Lindsay Felix	Chairman Vice Chairman Asst. Secretary Asst. Secretary Asst. Secretary
<b>District Manager</b>	Stephanie DeLuna	Rizzetta & Company, Inc.
<b>District Attorney</b>	Savannah Hancock	Kilinski Van Wyk
<b>District Engineer</b>	Kyle Thornton	Half 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

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Board of Supervisors  
Reserve at Pradera Community  
Development District

March 19, 2026

## FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, March 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 Report.....Tab 1
  - B.** Landscape Inspection Services
    1. Presentation of the Landscape Inspection Report.....Tab 2
    2. Presentation of Pine Lake Inspection Report
    3. Consideration of Pine Lake Proposal 7955.....Tab 3
    4. Consideration of Pine Lake Proposal 7943-First Roundabout.....Tab 4
  - C.** District Counsel
  - D.** District Engineer
  - E.** District Manager
- 4. BUSINESS ITEMS**
  - A.** Consideration of Wahoo Pools #2653 Adirondack Chairs Proposal....Tab 5
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on February 26, 2025.....Tab 6
  - B.** Consideration of Operations and Maintenance Expenditures for January 2025.....Tab 7
  - C.** Consideration of Financial Report for December 2025 and February 2026.....Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,  
*Stephanie DeLuna*  
District Manager

# Tab 1



# MONTHLY REPORT

MARCH, 2026





## SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!



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



March 06, 2026  
Rizzetta & Company  
Haley Pryor – Landscape Specialist  
Field Inspection Services



Rizzetta & Company  
Professionals in Community Management

## General Updates, Recent & Upcoming Maintenance Events

- ❖ Some new growth throughout the community is starting to show. For most foliage, extensive pruning this month will determine the outcome and survival of cold damaged plants.

The following are action items for Pine Lake Landscaping to complete. Please refer to the item # in your response listing action 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. Loropetalum at the Balm Riverview entrance median shows signs of regeneration. The Duranta still appears compromised. A hard prune mid-March will be more conclusive but at this time, the hedge may need to be pulled and replaced. This is still to be determined. (Pics 1a&b)
2. The Juniper and Jasmine at the median look good with new growth. The Copper Leaf Plant and Crotons may not show new growth until pruning but it may be a good idea to have a proposal for replacement on deck in case the roots didn't make it. (Pics 2a&b)



## Balm Riverview Rd./Pradera Reserve Blvd.

3. The North ROW beds along Balm Riverview Rd., before the entrance, need detail attention including brush and debris removal. There are parts of metal signage under the mulch and dead plant material that should be discarded. (Pics 3a-c)



4. Inspect, treat, and diagnose the turf on Balm Riverview Rd. northbound before the entrance. Please ensure the discolored section is healthy. (Pic 4)



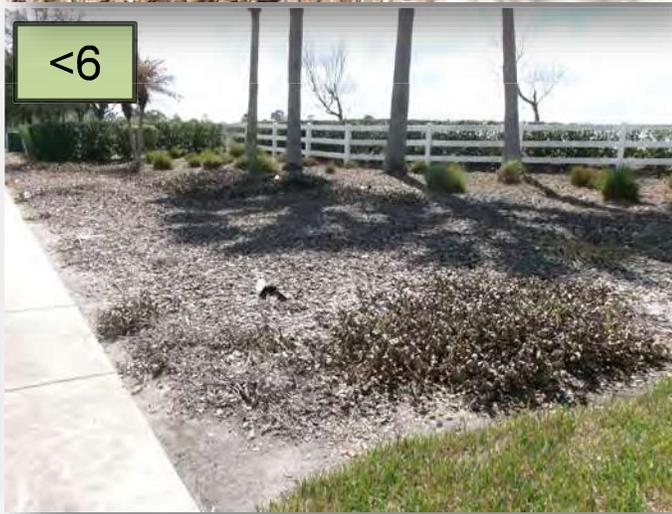
5. The plant beds and tree rings along Balm Riverview Rd. southbound didn't get fully mulched. Is this pending? There is also dead plant material, concrete chunks, palm fronds, and weeds that need to be cleared from this side of the entrance. (Pic 5)



6. The Juniper in the South ROW beds are struggling after cold damage. There is a little new growth but please monitor, inspect, and diagnose in case these are not viable or make a weak return. Ensure irrigation is running optimally for this time of year and higher temperatures. (Pics 6>)

# Balm Riverview Rd./Pradera Reserve Blvd.

7. The South ROW bed along Balm Riverview Rd. needs detail work including fire ant treatment for several live mounds along the sidewalk and throughout the beds. Suckers need removal from trees. Spanish moss and various debris need disposal. (Pics 7a&b)



8. Inspect, diagnose, and treat the declining Magnolia tree. Multiple types of trees along this bed need to be checked out and vines or moss removed from the Viburnum hedge. (Pic 8)



9. The South ROW bed that leads to the entrance corner is going to need additional Jasmine or some type of ground cover. Several spots of Jasmine are dead and this will leave significant empty space. Please see the proposal page and submit a bid. This is a prominent section that joins the entrance and enhancement may be a good idea after the cold damage. (Pic 9)



10. The second median along the Preserva Reserve Blvd. needs to be monitored after pruning. The Copper Leaf Plant and Arboricola suffered damage and there is no new growth yet. Please submit a proposal for replacement for any plants that are not salvageable after pruning. (Pics 10a&b)



11. The Ornamental grasses in this median are inconsistent. While there is recent healthy new growth, some plantings are too far gone. Please inspect, diagnose, and treat. Submit a proposal to replace as needed and remove dead plant material. (Pic 11>)

12. Is the Juniper and Jasmine in this bed supposed to be intertwined? This may be a case of the Jasmine growing too far underneath the Juniper. Please advise and have crews trim away dead branches. (Pics 12a&b>)



13. The Blue Daze at the Amenity Center parking lot are showing new growth. Please monitor this bed and submit proposal if additional Blue Daze is needed. The ornamental grass appears to have lost most of its presence. A proposal to fill in this empty space may be a good idea. (Pic 13)



16. Noting the turf conditions surrounding the Amenity Center sidewalks. (Pic 16)



14. The turf between the Amenity Center and Pond 1E is patchy and appears to be dragging in terms of new growth. Please inspect, diagnose, and update on the gameplan for struggling turf throughout the community. (Pic 14)



17. Remove dead bush along the playground fence hedge. Adjacent foliage can grow lateral and fill in the gap. (Pic 17)



15. The tree in this parking lot bed does not show new growth yet. If it doesn't spring back after a hard prune, it may be best to just remove it and continue with a spread of Flax Lillies. (Pic 15>)



# Amenity Center/Pool/Pradera Reserve Blvd

18. The landscape around the pool has wilted and cold damaged foliage. Copper Leaf, Crotons, Bromeliads, and Arboricola will all benefit from pruning and new growth. Please monitor after pruning and inventory plants that need replacement. (Pics 18a-c)



19. The first roundabout on Pradera Reserve Blvd is showing promising regeneration. Please continue to monitor the grasses and ensure they fill in consistently. (Pic 19)



20. The endcaps of the medians before the roundabout are lined with plants that look severely declined. Arboricola here may rejuvenate after pruning but please inspect and determine viability. There is no new growth so the roots may be too damaged. Please note, there are two separate placements that mirror each other on both sides of Pradera Reserve Blvd. There are no signs of life on either bed. (Pic 20)



# Pradera Reserve Blvd/Quack Grass Dr./Palmera Vista Dr.

21. Inspect, diagnose, and treat the struggling turf at the corner of the pedestrian walkway before the roundabout. This may be compounded by foot or bicycle traffic so please invest additional effort into improving the turf at prime locations like this. (Pic 21)



24. Ensure irrigation and fertilization is optimal for conditions on the turf along the roundabout walkway from Palmera Vista Dr. Can turf be installed and survive at the triangle median by the bike lane sign? Please advise. (Pics 24a&b)



22. Inspect, diagnose, and treat the declining turf by the waterway drain beside the sidewalk on Quack Grass Dr. outside of the dog park. The struggling turf is under oaks but it gets sufficient sunlight. (Pic 22)



23. Documenting cold damage foliage awaiting pruning. Landscaping around Paw Park at Palmera Vista, Quack Grass, and Tetrafin. So far, there is no new growth. (Pic 23>)



# Bermuda Grass Way/Moss Grass Way/Palmera Bista Dr.

25. Documenting dry turf along Moss Grass Way and Bermuda Grass Way. (Pic 25)



28. Documenting the hole that was filled at the median on Palmera Vista Dr. So far, it looks solid and safe. Well done. (Pic 28)



26. Please inspect, diagnose, and treat the declining Magnolia Tree on the East ROW of Bermuda Grass Way. This one stands out with only half the foliage of other trees and decline from the top down. (Pic 26)



29. The second roundabout on PRB has Crotons and grasses awaiting pruning and cold damage recovery. (Pic 29)

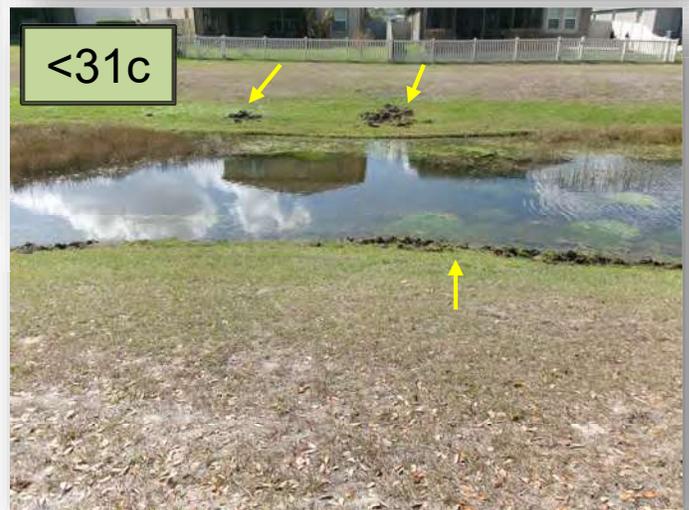


27. Please have mowing crews hard edge around all waterway lids and drainage grates. No weeds or grass should grow across and it looks more polished with these details included. (Pic 27>)



# Palmera Vista Dr./Pond 3b/Pond 1A

30. The cul-de-sac on Palmera Vista Dr. East has Crotons, Birds of Paradise, and Copper Leaf Plants with noticeable cold damage. The Indan Hawthorne and Shenandoah grasses are all ok. With pruning this month this bed should regenerate. (Pic 30)



31. Significant hog damage is evident on the banks of Pond 3B and Pond 1A. For now, the recommendation is to fill or level the ruts and see if the turf will continue a growth pattern over the fresh dirt. Replacing turf is not a worthy investment until the hogs stop coming over and destroying the ground. Vendor ideas and strategies are welcome. Most of these ruts and digging holes are 10 inches deep so they will not flatten and absorb into the ground by themselves. (Pics 31a-d)



# Proposals

1. Please provide proposal to enhance the plant beds on the South ROW of the community entrance. The Jasmine is showing a little new growth but there are dead spots throughout and significant empty space. Some of the grasses may also need replacement and more plantings added to the bed. (Pics 1a&b)



2. Please provide proposal to rake, flatten, and level the ruts caused by hogs around the ponds. Pond 3B is the most disturbed and Pond 1A has damage on the east end. (Pics 2a&b)



## **Tab 3**



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

**Date** 3/2/2026

**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](mailto: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. Macho Ferns

Ferns are recommended due to dappled sun/shade in this location.





**Plant Material Install**

**Plant Material Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>
3 gal Macho Ferns	25.00	EA
<b>Plant Material Install:</b>		<b>\$837.50</b>

## Terms & Conditions

### Terms & Conditions

#### Payment Terms

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

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

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

#### Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

#### Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

#### **Procedure for Extra Work, Changes and Escalation**

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

to the contrary.

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

### **Escalation Clause**

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

### **Warranty and Tolerances**

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

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

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

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

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

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

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

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

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

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

**Material Tolerances**

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

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

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

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

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

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

By   
\_\_\_\_\_  
**Jessi Milch**  
Date 3/2/2026  
\_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Reserve at Pradera CDD**  
Date \_\_\_\_\_

# Tab 4



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

**Date** 3/12/2026

**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

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

2 sides of the roundabout: Each side will be installed with (3) Bottle Brush Bushes and 50 Flax Lily.

TOTAL OF (6) Bottle Brush Bushes (to train into multi-stem trunks, similar to the ones on Greenchop, along with 100 Flax Lily.

Includes: Topsoil. (no mulch)

Bottlebrush 30 gal

Flax Lily 1 gal







## Plant Material Install

### Plant Material Install

Items	Quantity	Unit	
30 gal Bottlebrush Bush	6.00	EA	
Topsoil	2.00	cuyd	
1 gal Flax Lily	100.00	EA	
Staking Kit	6.00	EA	
			<b>Plant Material Install: \$5,404.00</b>

## Irrigation Repair/Installation

### Irrigation Enhancement

#### Items

Misc Install Materials & Labor

<b>Irrigation Enhancement:</b>	\$260.00
<b>PROJECT TOTAL:</b>	<b>\$5,664.00</b>

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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 3/12/2026  
\_\_\_\_\_  
Pine Lake Services, LLC

By \_\_\_\_\_  
Reserve at Pradera CDD  
Date \_\_\_\_\_

## **Tab 5**

Review quote and press Approve or Reject below

### Wahoo Pools Group, Inc

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

## QUOTE

Quote Number  
# 2653

Quote Total  
**\$1,740.96**

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

Quote Date  
March 2, 2026  
Expiration Date  
March 31, 2026

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Adirondack Chair	Addy Outdoor Adirondack Chair	4	351.00	1,404.00
Protection Plan	3 Years Protection Plan	4	25.99	103.96
Shipping	Shipping and Delivery with assembly	1	233.00	233.00

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

#### Attachments



Adirondack\_Chair\_Outdoor\_.png

Subtotal	\$1,740.96
Tax	\$0.00
<b>Quote Total</b>	<b>\$1,740.96</b>

Wahoo Pools Group, Inc  
maintain@wahoopools.com

---

Name & Signature

---

Date



## **Tab 6**

MINUTES OF MEETING

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

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on Thursday, February 26, 2026, at 10:30 a.m. at the Riverview Public Library, located at 9951 Balm Riverview Rd., Riverview, Florida 33578.

Present and constituting a quorum:

- Maya Wyatt Board Supervisor; Chair
Jayson Caines Board Supervisor; Vice Chair (via phone)
Jason Newbold Board Supervisor; Asst Secretary
Kenneth Belcher Board Supervisor; Asst. Secretary
Lindsay Felix Board Supervisor; Asst. Secretary

Also, present were:

- Stephanie DeLuna District Manager; Rizzetta & Company
Haley Pryor FSM; Rizzetta & Co., Inc.
Samantha Hancock District Counsel, Kilinski Van Wyk (via phone)
Kyle Thornton District Engineer, Half Associates, Inc. (via phone)
Bert Smith Account Manager, Sitex Aquatics
Jessi Milch Account Manager, Pine Lake Landscaping

Audience Present

FIRST ORDER OF BUSINESS Call to Order

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

SECOND ORDER OF BUSINESS Audience Comments

Members of the audience provided feedback on repairs throughout the community.

THIRD ORDER OF BUSINESS Staff Reports

A. Aquatics Services

1. Presentation of Waterway Inspection Reports

Mr. Smith spoke on water levels based on the current drought and noted that an algae sweep will occur when the weather changes. Ms. Wyatt asked that he check the fountain light.

On a Motion by Ms. Wyatt, seconded by Mr. Belcher, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$2,000 to replace the missing grate in the pond, as noted in the report, for the Reserve at Pradera Community Development District.

50  
51 **B. Landscape Inspection Services**

52 **1. Presentation of the Landscape Inspection Report**

53 Ms. Pryor presented her report and recommended that the mid-February pruning  
54 scheduled in the landscaping contract be moved to mid-March due to weather  
55 conditions. Ms. Milch concurred with the recommendation.

56  
57 Ms. Wyatt asked Ms. Pryor to keep adding a second palm on her radar.

58  
59 **2. Presentation of Pine Lake Report**

60 Ms. Milch provided an update on the cold damage, noting that it will be mid-March  
61 before they have a full assessment of the plant's health. She spoke regarding  
62 adjustments and projects that have occurred at the dog park and community  
63 wide.

64  
65 **3. Ratification of Pine Lake Proposal 7764 Mulch Install**

66  
67 On a Motion by Ms. Wyatt, seconded by Mr. Newbold, with all in favor, the Board of Supervisors  
68 ratified approval of the Pine Lake proposal #7764 for mulch install in the amount of \$16,050,  
69 for the Reserve at Pradera Community Development District.

70  
71 **4. Ratification of Pine Lake Proposal 7941 Main Line Repair**

72 On a Motion by Ms. Felix, seconded by Mr. Belcher, with all in favor, the Board of Supervisors  
73 ratified approval of the Pine Lake proposal #7941 for main line repair in the amount of \$663.02,  
74 for the Reserve at Pradera Community Development District.

75 **5. Consideration of Pine Lake Proposals**

76 **a. 7808 Top Choice Application**

77 On a Motion by Mr. Belcher, seconded by Mr. Newbold, with all in favor, the Board of  
78 Supervisors approved the Pine Lake proposal #7808 for top Choice install in the amount of  
\$905.00, for the Reserve at Pradera Community Development District.

79 **b. 7943 First Round about Replacements**

80 A brief discussion ensued regarding the proposal, with the following Board  
action being taken:

On a Motion by Mr. Newbold, seconded by Mr. Caines, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$4,000 for the plant replacements at the first round-about and for Pine Lake to work with the Chair to finalize the proposal outside a meeting, for the Reserve at Pradera Community Development District.

**c. 7954 First Roundabout Replacements**

The Board chose to move forward with proposal \$7943 and not \$7954.

**d. 7955 Vacant Area by Playground Fence**

On a Motion by Mr. Newbold, seconded by Mr. Belcher, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$906.90 for the Macho Ferns but asked that the mulch be eliminated from the scope of service, for the Reserve at Pradera Community Development District.

**C. District Counsel**

Ms. Hancock attended by phone and spoke regarding required ethics training and the current legislative bills pertaining to CDDs.

**D. District Engineer**

Mr. Thornton attended by phone and reviewed his report relative to the Reserve at Pradera Community Development District 2025 SWFWMD Pond Inspection – Phase 4. The Board asked that he gather proposals to proceed with the maintenance plan and for Sitex to provide feedback.

**E. District Manager**

Ms. DeLuna reminded the Board that the next regular meeting is scheduled for Thursday, March 26, 2026, at 10:30 a.m.

On a Motion by Mr. Caines, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors approved changing the meeting location for the March 26<sup>th</sup> meeting to the **Riverview Public Library, located at 9951 Balm Riverview Rd., Riverview, Florida 33578**, for the Reserve at Pradera Community Development District.

Discussion was held regarding adding pool chairs for the splash pad.

On a Motion by Mr. Caines, seconded by Mr. Newbold, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$4,000 for additional pool chairs for the splash pad, for the Reserve at Pradera Community Development District.

Discussion was held regarding scheduling a budget workshop.

On a Motion by Ms. Felix, seconded by Mr. Caines, with all in favor, the Board of Supervisors scheduled a budget workshop for April 16, 2026, at 10:30 a.m. at the offices of Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview FL 33578., for the Reserve at Pradera Community Development District.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Wahoo Proposal #2642 Fence and Planters**

A brief discussion was held regarding the proposal.

On a Motion by Ms. Felix, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors approved the Wahoo proposal #2642 in the amount of \$1,414, for the Reserve at Pradera Community Development District.

**B. Acceptance of Fourth Quarter Website Audit**

Ms. DeLuna stated that the District is in full compliance with all legal requirements.

On a Motion by Mr. Newbold, seconded by Ms. Felix, with all in favor, the Board of Supervisors accepted the fourth quarter Website Compliance report, as presented, for the Reserve at Pradera Community Development District.

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of the Regular Meeting Minutes of the Meeting Held January 22, 2026**

On a motion by Mr. Belcher, seconded by Ms. Felix, and with all in favor, the Board of Supervisors approved the meeting minutes of the regular meeting held on January 22, 2026, as presented, for the Reserve at Pradera Community Development District.

**B. Ratification of Operations and Maintenance Expenditures for December 2025**

On a motion by Ms. Wyatt, seconded by Mr. Caines, and with all in favor, the Board of Supervisors ratified the December 2025 (\$45,878.32) O&M expenditures, for the Reserve at Pradera Community Development District.

**C. Consideration of Financial Report December 2025 and January 2026**

On a motion by Ms. Felix, seconded by Mr. Caines, and with all in favor, the Board of Supervisors approved the Financial Reports for December 2025 and January 2026, for the Reserve at Pradera Community Development District.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Caines asked to be updated on the fountain repairs by the vendor.

Ms. Felix asked to be updated on the inspection of the basketball court to include a timeline.

Ms. Wyatt spoke regarding replacing the old tan umbrellas and rekeying the message board at the main mailbox location. The following Board actions were taken:

On a motion by Ms. Felix, seconded by Mr. Caines, and with all in favor, the Board of Supervisors approved replacing the old tan umbrellas, for the Reserve at Pradera Community Development District.

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On a motion by Ms. Felix, seconded by Mr. Caines, and with all in favor, the Board of Supervisors approved rekeying the message board at the main mailbox location, for the Reserve at Pradera Community Development District.

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Ms. DeLuna reminded the Board of the upcoming general election for Seats 1, 2, & 3. She reviewed the legal requirements for qualifying for the election.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Newbold, seconded by Mr. Caines, with all in favor, the Board of Supervisors adjourned the meeting at 11:44 a.m., for the Reserve at Pradera Community Development District.

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148

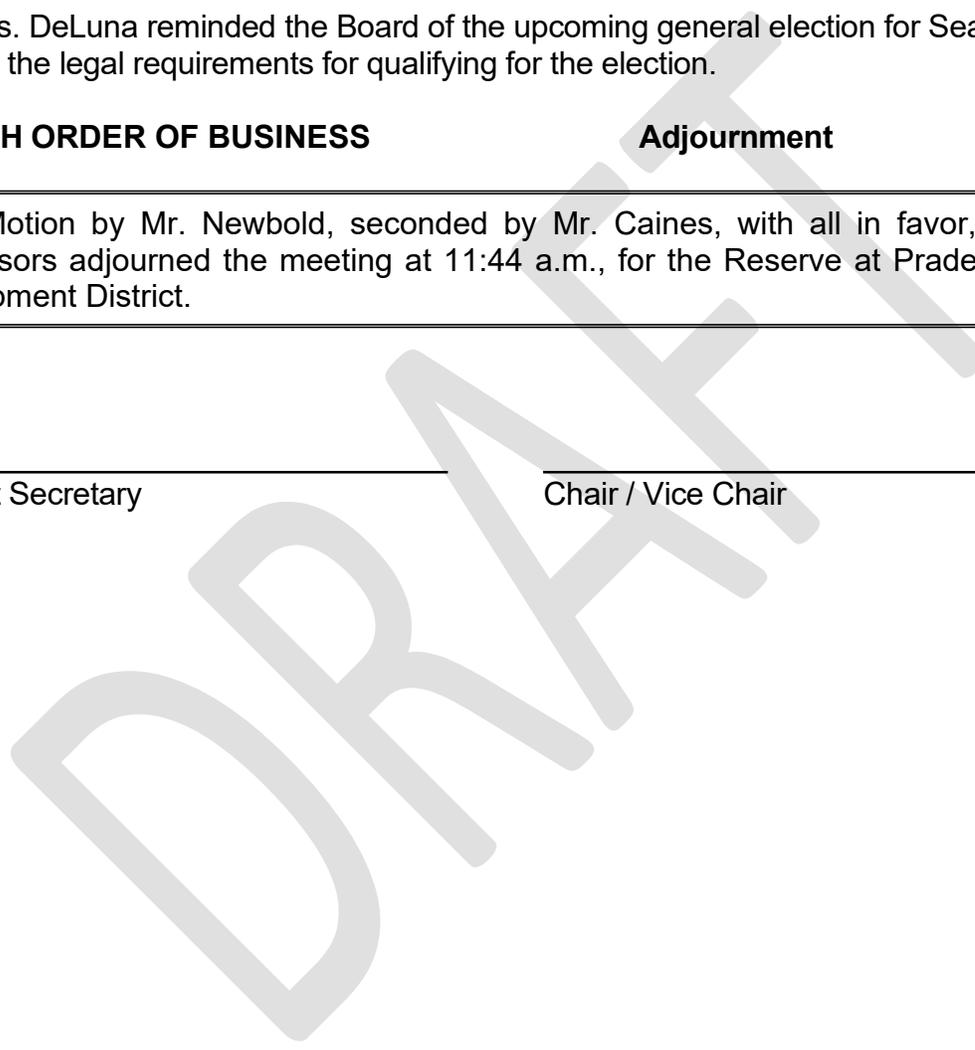
149

150

151

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair



# Tab 7

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## Operation and Maintenance Expenditures January 2026 For Board Approval

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

The total items being presented:     **\$48,620.24**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

**Reserve at Pradera Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Burr & Forman, LLP	300254	1619740	Legal Services 11/25	\$ 105.00
Hillsborough County BOCC	20260130-6	3629519463-011626	Sewer: 12051 Palmera Reserve Drive 01/26	\$ 1,466.28
HomeTeam Pest Defense, Inc.	300256	115572258	Pest Control Services 12/31	\$ 201.40
HomeTeam Pest Defense, Inc.	300261	116226427	Pest Control Services 01/26	\$ 121.00
HomeTeam Pest Defense, Inc.	300256	116485140	Pest Control Services - Sentricon Monitoring AA 01/26	\$ 48.40
Jason Newbold	20260130-1	JN012226	Board of Supervisors Meeting 01/22/26	\$ 200.00
Jayson Caines	20260130-3	JC012226	Board of Supervisors Meeting 01/22/26	\$ 200.00
Jerry Richardson	300262	2105	Wildlife Services 01/26	\$ 1,100.00
Kenneth D Belcher Sr	20260130-5	KB012226	Board of Supervisors Meeting 01/22/26	\$ 200.00
Lindsay Aliene Stover Felix	20260130-4	LF012226	Board of Supervisors Meeting 01/22/26	\$ 200.00
Maya Wyatt	20260130-2	MW012226	Board of Supervisors Meeting 01/22/26	\$ 200.00
Pine Lake Services, LLC	300255	8890	Irrigation Repairs 12/25	\$ 1,224.39
Pine Lake Services, LLC	300257	8923	Monthly Landscaping 01/26	\$ 12,468.79
Pine Lake Services, LLC	300263	9031	Palm Removal 01/26	\$ 1,000.00
Pine Lake Services, LLC	300263	9032	Cut & Stump Grind 01/26	\$ 999.00
Pine Lake Services, LLC	300263	9054	Winter Color Annuals Rotation 01/26	\$ 898.53

**Reserve at Pradera Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300253	INV0000106199	Accounting Services 01/26	\$ 5,440.59
SafeTouch, LLC	300258	21184	Monthly Monitoring Services 01/26	\$ 1,020.00
SafeTouch, LLC	300258	21214	Annual Software Support Agreement 02/26-01/27	\$ 520.00
School Now	300264	INV-SN-1208	Quarterly Website & Compliance Services 01/26	\$ 384.38
Sitex Aquatics, LLC	300259	10645-b	Pond Maintenance 01/26	\$ 2,285.00
Spectrum	20260107-1	2490284121925 ACH	Internet Service 12/25	\$ 170.00
TECO	20260108-1	211004653369 12/25 ACH	Reserve at Pradera PH1Blvd 12/25	\$ 2,315.84
TECO	20260108-1	211004653575 12/25 ACH	Reserve at Pradera PH 1A 12/25	\$ 1,273.17
TECO	20260112-1	211004653823 12/25 ACH	13411 Balm Riverview Rd Sign 12/25	\$ 622.25
TECO	20260112-1	211004654029 12/25 ACH	13309 Pradera Reserve Dr IR 12/25	\$ 408.11
TECO	20260112-1	211004654276 12/25 ACH	12051 Pradera Reserve Blvd PO 12/25	\$ 680.21
TECO	20260112-1	211004654458 12/25 ACH	12053 Pradera Reserve Blvd 12/25	\$ 503.29
TECO	20260112-1	211004654664 12/25 ACH	The Reserve at Pradera PH1B 12/25	\$ 1,717.45
TECO	20260108-1	211024076591 12/25 ACH	Pradera PH 4 12/25	\$ 3,169.17
TECO	20260108-1	221006977807 12/25 ACH	Reserve at Pradera PH2 12/25	\$ 2,511.10
TECO	20260108-1	221006978904 12/25 ACH	Utilities: Reserve at Pradera Amenity 12/25	\$ 509.28

**Reserve at Pradera Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260108-1	221006978920 12/25 ACH	Utilities: Reserve at Praderia PH3 12/25	\$ 1,016.40
TECO	20260108-1	221006978961 12/25 ACH	Utilities: Reserve at Pradera PH2Blvd 10/25	\$ 891.21
Total Community Maintenance, LLC	300260	8443	Monthly Cleaning & Maintenance 01/26	\$ 1,050.00
Wahoo Pools Group, Inc.	300265	20251766	Pool Service Contract 01/26	<u>\$ 1,500.00</u>
<b>Total</b>				<b><u>\$ 48,620.24</u></b>



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

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

29 Dec 2025  
Invoice # 1619740  
Bill Atty: S. Steady  
As of 11/30/25

---

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Governmental Matters

**BILL SUMMARY THROUGH NOVEMBER 30, 2025**

Professional Services	\$105.00
<b>TOTAL DUE THIS BILL</b>	<b>\$105.00</b>

Burr & Forman Tax ID: 63-0322727  
Please list the Invoice Number and Client-Matter Number in the Reference field.  
Should you need assistance, please email [AccountsReceivable@burr.com](mailto:AccountsReceivable@burr.com).

**REMITTANCE COPY**

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)  
Please direct inquiries to Ereina Hirneisen at [ehirneisen@burr.com](mailto:ehirneisen@burr.com) or [BFReceivables@burr.com](mailto:BFReceivables@burr.com)

# BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY  
DEVELOPMENT  
0000001 General Governmental Matters

29 Dec 2025

Invoice # 1619740  
Page 2

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

29 Dec 2025  
Invoice # 1619740  
Bill Atty: S. Steady  
As of 11/30/25

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT  
DISTRICT  
0000001 General Governmental Matters

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Value</u>
11/25/25	Email from commercial property owner; email to Manager regarding calculations for current assessment.	SIS	0.30	\$105.00
		Total Services	0.30	\$105.00
	Total Services and Disbursements			<u>\$105.00</u>
	TOTAL NOW DUE			<u><u>\$105.00</u></u>

## SUMMARY OF SERVICES

<u>Name</u>	<u>Rank</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	Partner	\$350.00	<u>0.30</u>	<u>\$105.00</u>
TOTALS			0.30	\$105.00



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RESERVES AT PRADERA CDD	3629519463	01/16/2026	02/06/2026

Service Address: 12051 PALMERA RESERVE DR

S-Page 1 of 1

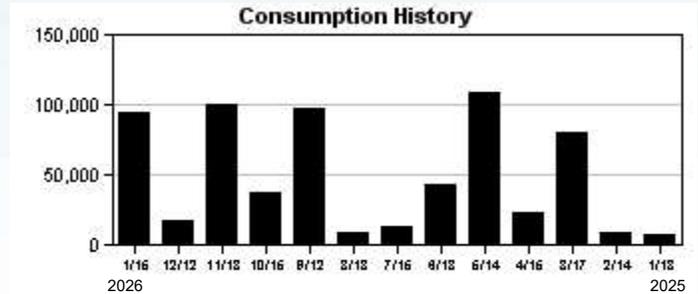
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53348643A	12/12/2025	31849	01/15/2026	32787	93800 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$283.28
Water Base Charge	\$60.16
Water Usage Charge	\$303.65
Sewer Base Charge	\$149.48
Sewer Usage Charge	\$663.17

**Summary of Account Charges**

Previous Balance	\$406.75
Net Payments - Thank You	\$-406.75
<b>Total Account Charges</b>	<b>\$1,466.28</b>
<b>AMOUNT DUE</b>	<b>\$1,466.28</b>



Hillsborough County Florida

Make checks payable to: **BOCC**  
ACCOUNT NUMBER: **3629519463**



**ELECTRONIC PAYMENTS BY CHECK OR**

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

**THANK YOU!**



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

1188

<b>DUE DATE</b>	02/06/2026
<b>AMOUNT DUE</b>	\$1,466.28
<b>AMOUNT PAID</b>	



0036295194637 00001466283



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

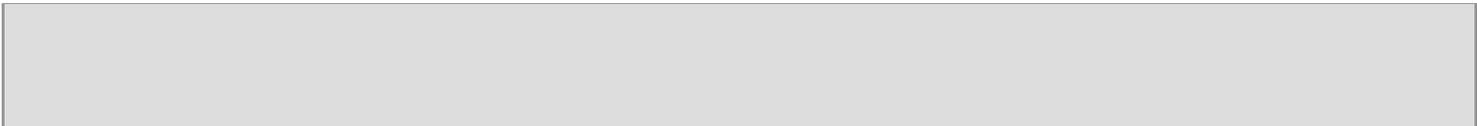
# Service Slip / Invoice

<b>INVOICE:</b>	116226427
<b>DATE:</b>	01/09/26
<b>ORDER:</b>	116226427

**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
01/09/26	02:13 PM		DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	01/09/26	NA	N/A	



Service	Description	Amount
MS	Rodent Service - Ongoing	\$121.00
. Today I inspected and replenished the bait on 4 rodent stations around your home. This fresh bait will help keep rodents from becoming a nuisance around your home. Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in April 2026		<b>SUBTOTAL</b> \$121.00 <b>TAX</b> \$0.00 <b>TOTAL</b> \$121.00  <b>AMT. PAID</b> \$0.00 <b>BALANCE</b> \$121.00

TECHNICIAN SIGNATURE

\* 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.

**PLEASE PAY FROM THIS INVOICE**

Customer Unavailable to Sign  
 CUSTOMER SIGNATURE

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

## Service Slip / Invoice

<b>INVOICE:</b>	116485140
<b>DATE:</b>	01/05/26
<b>ORDER:</b>	

**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
01/05/26			DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	12/31/25	NA	N/A	

Service	Description	Amount
TBSMAA	Sentricon Monitoring AA	\$48.40
<b>SUBTOTAL</b>		\$48.40
<b>TAX</b>		\$0.00
<b>TOTAL</b>		\$48.40
<b>AMT. PAID</b>		\$0.00
<b>BALANCE</b>		\$48.40

\* 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: January 22, 2026

**SUPERVISOR PAY REQUEST**

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

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:30
Meeting End Time:	11:39
Total Meeting Time:	1:03

Time Over \_\_\_\_\_ Hours:

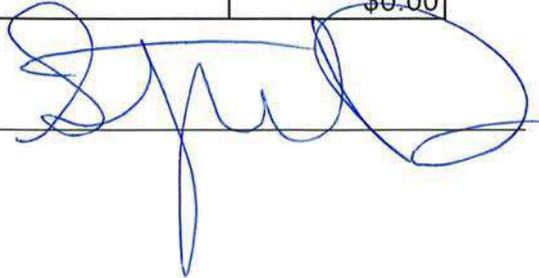
Total at \$ \_\_\_\_\_ per Hour:

**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 #** 2105  
**DATE** 01/16/2026  
**DUE DATE** 02/01/2026  
**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>State Wildlife Trapping</b> Service for January 2026	1	1,100.00	1,100.00

2 cameras & 1 Trap on property.

LTD Hogs removed: 100  
YTD Hogs removed: 3  
MTD Hogs removed: 3

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
<b>BALANCE DUE</b>	<b>\$1,100.00</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
12/23/25	8890
Terms	Due Date
Net 30	01/22/26

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
\$1,224.39	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,224.39	\$0.00	\$1,224.39

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

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

Controller #1			\$1,224.39	\$0.00	\$1,224.39
<b>Total</b>			<b>\$1,224.39</b>	<b>\$0.00</b>	<b>\$1,224.39</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
01/01/26	8923
Terms	Due Date
Net 30	01/31/26

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
\$12,468.79	

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

---

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#5381 - Reserve at Pradera CDD Maintenance Contract v2 TM January 2026		\$12,468.79	\$0.00	\$12,468.79
	<b>Total</b>		\$12,468.79	\$0.00	\$12,468.79



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

**INVOICE**

Date	Invoice No.
01/08/26	9031
Terms	Due Date
Net 30	02/07/26

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

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

Amount Due	Enclosed
\$1,000.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,000.00	\$0.00	\$1,000.00

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.

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

	<i>BISMARCK PALM REMOVAL</i>		\$1,000.00	\$0.00	\$1,000.00
<b>Total</b>			<b>\$1,000.00</b>	<b>\$0.00</b>	<b>\$1,000.00</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

**INVOICE**

Date	Invoice No.
01/08/26	9032
Terms	Due Date
Net 30	02/07/26

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
\$999.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$999.00	\$0.00	\$999.00

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.

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

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

	CUT & STUMP GRIND		\$999.00	\$0.00	\$999.00
<b>Total</b>			<b>\$999.00</b>	<b>\$0.00</b>	<b>\$999.00</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
01/12/26	9054
Terms	Due Date
Net 30	02/11/26

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
\$898.53	

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

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$898.53	\$0.00	\$898.53

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

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

(320) 4.5" premium annuals

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

Petunias

Snapdragons

Pansy

Viola

Alyssum

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





*Plant Material Install*

\$898.53

\$0.00

\$898.53

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**Total**

**\$898.53**

**\$0.00**

**\$898.53**

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

**Invoice**

Date	Invoice #
1/2/2026	INV0000106199

**Bill To:**

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,503.67	\$1,503.67
Administrative Services	1.00	\$431.33	\$431.33
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$284.00	\$284.00
Landscape Consulting Services	1.00	\$1,000.00	\$1,000.00
Management Services	1.00	\$1,694.92	\$1,694.92
Website Compliance & Management	1.00	\$110.00	\$110.00
		<b>Subtotal</b>	\$5,440.59
		<b>Total</b>	\$5,440.59



# Invoice

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

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

<b>Installation Address</b>
Reserve at Pradera CDD 12051 Pradera Reserve Blvd. Riverview, FL 33579 USA

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	01/01/2026	21184	01/31/2026	

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

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

*Securiteam is now a part of Safetouch!*



# Invoice

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

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

<b>Installation Address</b>
Reserve at Pradera CDD 12051 Pradera Reserve Blvd. Riverview, FL 33579 USA

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	01/01/2026	21214	01/31/2026	

Qty	Description
	Annual Software Support Agreement for 2/1-1/31
	A software support agreement is recommended to keep your system up to date with the latest patches and feature upgrades. An S2 software support agreement includes:
1	Annual Silver Support Agreement includes: * 24/7/365 Remote Support * Free Software/Firmware Updates * S2 Engineering Support

NET 30	<b>Subtotal</b>	\$520.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$520.00
	<b>Balance Due</b>	\$520.00

*Securiteam is now a part of Safetouch!*



# INVOICE

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

Invoice #                    INV-SN-1208  
Invoice Date:                1/1/2026  
Due Date:                    1/31/2026  
PO#:

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

**Check Remittance:**

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

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

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



## Bill to

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

---

## Invoice details

Invoice no.: 10645-b  
Terms: Net 30  
Invoice date: 01/01/2026  
Due date: 01/31/2026

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

December 19, 2025

Invoice Number: 2490284121925  
Account Number: **8337 12 029 2490284**  
Service At: 12051 PRADERA RESERVE  
BLVD PLHS  
RIVERVIEW FL 33579-9323

**Auto Pay Notice**

**NEWS AND INFORMATION**

**You've been selected** for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

**Contact Us**

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

**Summary** *Service from 12/19/25 through 01/18/26  
details on following pages*

Previous Balance	170.00
Payments Received -Thank You!	-170.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	170.00
Other Charges	0.00
Current Charges	\$170.00
<i>YOUR AUTO PAY WILL BE PROCESSED 01/05/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$170.00</b>



**Thank you for choosing Spectrum Business.**

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 19 12202025 NNNNNNNN 01 994602

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

December 19, 2025

**RESERVE AT PRADERA CDD**

Invoice Number: 2490284121925  
Account Number: 8337 12 029 2490284  
Service At: 12051 PRADERA RESERVE  
BLVD PLHS  
RIVERVIEW FL 33579-9323

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

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712029249028400170001

December 19, 2025



RESERVE AT PRADERA CDD

Invoice Number: 2490284121925  
Account Number: 8337 12 029 2490284

Contact Us

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

8633 2390 DY RP 19 12202025 NNNNNNNN 01 994602

Charge Details

Previous Balance		170.00
EFT Payment	12/05	-170.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 12/19/25 will appear on your next bill.

Service from 12/19/25 through 01/18/26

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$170.00

Other Charges

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

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](http://spectrum.net/taxesandfees) for more information.

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

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

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

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

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

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

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



Continued on the next page...

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

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



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





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

Statement Date: December 17, 2025

Amount Due: \$2,315.84

Due Date: January 07, 2026

Account #: 211004653369

**DO NOT PAY. Your account will be drafted on January 07, 2026**

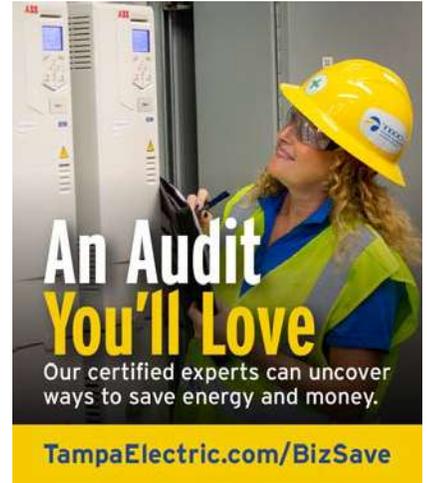
Account Summary

<b>Current Service Period:</b> November 12, 2025 - December 11, 2025	
Previous Amount Due	\$2,315.84
Payment(s) Received Since Last Statement	-\$2,315.84
<b>Current Month's Charges</b>	<b>\$2,315.84</b>
<b>Amount Due by January 07, 2026</b>	<b>\$2,315.84</b>

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



Scan here to view your account online.



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



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

Account #: 211004653369

Due Date: January 07, 2026

 **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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due:	\$2,315.84
Payment Amount:	\$ _____

637804287623

Your account will be drafted on January 07, 2026

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:** December 17, 2025  
**Charges Due:** January 07, 2026

**Service Period:** Nov 12, 2025 - Dec 11, 2025

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	532 kWh @ \$0.03412/kWh	\$18.15
Fixture & Maintenance Charge	38 Fixtures	\$926.44
Lighting Pole / Wire	35 Poles	\$1175.65
Bracket & Maintenance Charge	1 PT Bracket	\$4.81
Lighting Fuel Charge	532 kWh @ \$0.03363/kWh	\$17.89
Storm Protection Charge	532 kWh @ \$0.00559/kWh	\$2.97
Clean Energy Transition Mechanism	532 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	532 kWh @ \$0.01230/kWh	\$6.54
Florida Gross Receipt Tax		\$1.17
State Tax		\$161.99
<b>Lighting Charges</b>		<b>\$2,315.84</b>

**Total Current Month's Charges \$2,315.84**

## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources and get started.

### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](http://TampaElectric.com/RateCommunications).

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

### All Other

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

## Contact Us

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

**Phone:**  
**Commercial Customer Care:**  
 866-832-6249

**Residential Customer Care:**  
 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
 7-1-1

**Power Outage:**  
 877-588-1010

**Energy-Saving Programs:**  
 813-275-3909

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



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

**Statement Date:** December 17, 2025

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

**Due Date:** January 07, 2026

**Account #:** 211004653575

**DO NOT PAY. Your account will be drafted on January 07, 2026**

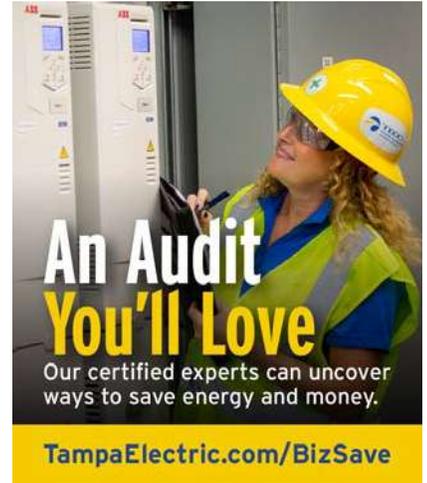
**Account Summary**

<b>Current Service Period:</b> November 12, 2025 - December 11, 2025	
Previous Amount Due	\$1,273.17
Payment(s) Received Since Last Statement	-\$1,273.17
<b>Current Month's Charges</b>	<b>\$1,273.17</b>
<b>Amount Due by January 07, 2026</b>	<b>\$1,273.17</b>

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



Scan here to view your account online.



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



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

**Account #:** 211004653575

**Due Date:** January 07, 2026

 **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](https://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$1,273.17</b>
<b>Payment Amount:</b>	\$ _____

637804287624

Your account will be drafted on January 07, 2026

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 PHIA  
 RIVERVIEW, FL 33579-0000

**Account #:** 211004653575  
**Statement Date:** December 17, 2025  
**Charges Due:** January 07, 2026

**Service Period:** Nov 12, 2025 - Dec 11, 2025

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	280 kWh @ \$0.03412/kWh	\$9.55
Fixture & Maintenance Charge	20 Fixtures	\$487.60
Lighting Pole / Wire	20 Poles	\$671.80
Lighting Fuel Charge	280 kWh @ \$0.03363/kWh	\$9.42
Storm Protection Charge	280 kWh @ \$0.00559/kWh	\$1.57
Clean Energy Transition Mechanism	280 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	280 kWh @ \$0.01230/kWh	\$3.44
Florida Gross Receipt Tax		\$0.62
State Tax		\$89.05
<b>Lighting Charges</b>		<b>\$1,273.17</b>

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

## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://www.tampaelectric.com/PayAssist) to explore resources and get started.

### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications).

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.tampaelectric.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

**Online:**  
[TampaElectric.com](https://www.tampaelectric.com)

**Phone:**  
**Commercial Customer Care:**  
 866-832-6249

**Residential Customer Care:**  
 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
 7-1-1

**Power Outage:**  
 877-588-1010

**Energy-Saving Programs:**  
 813-275-3909

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



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

**Statement Date:** December 19, 2025

**Amount Due:** \$622.25

**Due Date:** January 09, 2026

**Account #:** 211004653823

**DO NOT PAY. Your account will be drafted on January 09, 2026**

**Account Summary**

<b>Current Service Period:</b> November 14, 2025 - December 15, 2025	
Previous Amount Due	\$565.10
Payment(s) Received Since Last Statement	-\$565.10
<b>Current Month's Charges</b>	<b>\$622.25</b>
<b>Amount Due by January 09, 2026</b>	<b>\$622.25</b>

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

**Your Energy Insight**

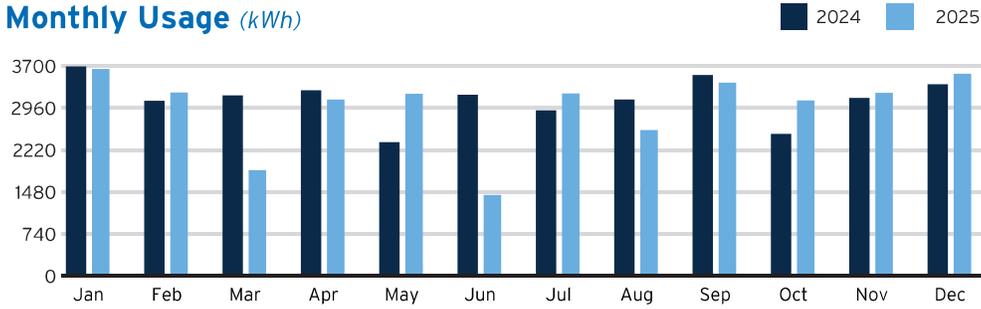
Your average daily kWh used was **.89% lower** than the same period last year.

Your average daily kWh used was **2.78% 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](https://TECOaccount.com)



**An Audit You'll Love**  
 Our certified experts can uncover ways to save energy and money.  
[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



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

**Account #:** 211004653823

**Due Date:** January 09, 2026

**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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$622.25

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

629162333945

Your account will be drafted on January 09, 2026

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

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

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



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

**Account #:** 211004653823  
**Statement Date:** December 19, 2025  
**Charges Due:** January 09, 2026

## Meter Read

**Meter Location:** Sgn

**Service Period:** Nov 14, 2025 - Dec 15, 2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000841112	12/15/2025	33,747		30,187		3,560 kWh	1	32 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	3,560 kWh @ \$0.08641/kWh	\$307.62
Fuel Charge	3,560 kWh @ \$0.03391/kWh	\$120.72
Storm Protection Charge	3,560 kWh @ \$0.00577/kWh	\$20.54
Clean Energy Transition Mechanism	3,560 kWh @ \$0.00418/kWh	\$14.88
Storm Surcharge	3,560 kWh @ \$0.02121/kWh	\$75.51
Florida Gross Receipt Tax		\$14.34
<b>Electric Service Cost</b>		<b>\$573.77</b>
State Tax		\$48.48
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$622.25</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges \$622.25**

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 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
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**Phone**

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

**All Other**

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

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7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

**Statement Date:** December 19, 2025

**Amount Due:** **\$408.11**

**Due Date:** January 09, 2026  
**Account #:** 211004654029

**DO NOT PAY. Your account will be drafted on January 09, 2026**

**Account Summary**

<b>Current Service Period:</b> November 14, 2025 - December 15, 2025	
Previous Amount Due	\$327.68
Payment(s) Received Since Last Statement	-\$327.68
<b>Current Month's Charges</b>	<b>\$408.11</b>
<b>Amount Due by January 09, 2026</b>	<b>\$408.11</b>

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

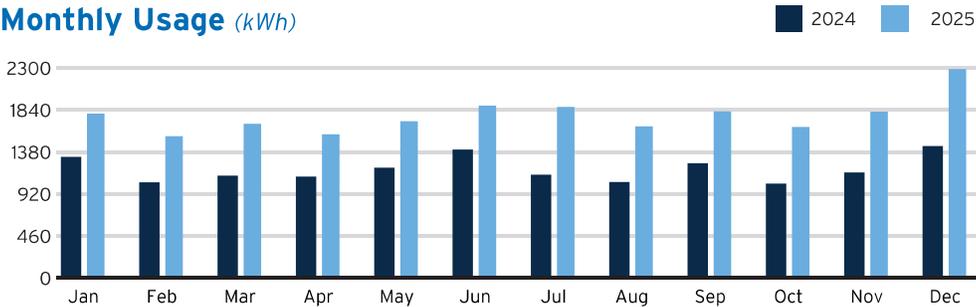
**Your Energy Insight**

Your average daily kWh used was **50% higher** than the same period last year.

Your average daily kWh used was **18.03% 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](https://TECOaccount.com)

**An Audit You'll Love**  
 Our certified experts can uncover ways to save energy and money.  
[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



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

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

**Account #:** 211004654029  
**Due Date:** January 09, 2026

**Amount Due:** **\$408.11**

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

629162333946

Your account will be drafted on January 09, 2026

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

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

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



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

**Account #:** 211004654029  
**Statement Date:** December 19, 2025  
**Charges Due:** January 09, 2026

## Meter Read

**Meter Location:** IR

**Service Period:** Nov 14, 2025 - Dec 15, 2025

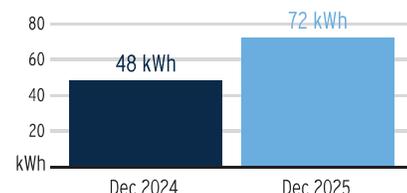
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851388	12/15/2025	90,249		87,960		2,289 kWh	1	32 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,289 kWh @ \$0.08641/kWh	\$197.79
Fuel Charge	2,289 kWh @ \$0.03391/kWh	\$77.62
Storm Protection Charge	2,289 kWh @ \$0.00577/kWh	\$13.21
Clean Energy Transition Mechanism	2,289 kWh @ \$0.00418/kWh	\$9.57
Storm Surcharge	2,289 kWh @ \$0.02121/kWh	\$48.55
Florida Gross Receipt Tax		\$9.41
<b>Electric Service Cost</b>		<b>\$376.31</b>
State Tax		\$31.80
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$408.11</b>

## Avg kWh Used Per Day



## Important Messages

### Struggling to keep up with your energy bill?

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**Total Current Month's Charges \$408.11**

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## Ways To Pay Your Bill



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### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

### All Other

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

## Contact Us

### Online:

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### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

**Statement Date:** December 19, 2025

**Amount Due: \$680.21**

**Due Date:** January 09, 2026

**Account #:** 211004654276

**DO NOT PAY. Your account will be drafted on January 09, 2026**

**Account Summary**

<b>Current Service Period:</b> November 14, 2025 - December 15, 2025	
Previous Amount Due	\$711.00
Payment(s) Received Since Last Statement	-\$711.00
<b>Current Month's Charges</b>	<b>\$680.21</b>
<b>Amount Due by January 09, 2026</b>	<b>\$680.21</b>

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

**Your Energy Insight**

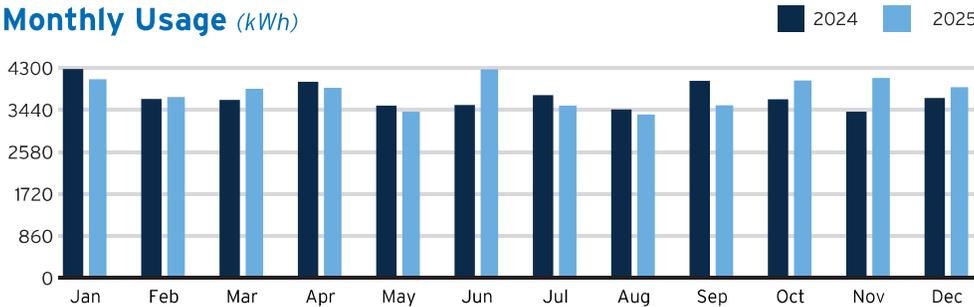
Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **10.95% lower** than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



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



**An Audit You'll Love**  
 Our certified experts can uncover ways to save energy and money.  
[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



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

**Account #:** 211004654276

**Due Date:** January 09, 2026

**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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$680.21**

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

629162333947

Your account will be drafted on January 09, 2026

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

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

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



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

**Account #:** 211004654276  
**Statement Date:** December 19, 2025  
**Charges Due:** January 09, 2026

## Meter Read

**Meter Location:** PO

**Service Period:** Nov 14, 2025 - Dec 15, 2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000489694	12/15/2025	80,912	77,008	3,904 kWh	1	32 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	3,904 kWh @ \$0.08641/kWh	\$337.34
Fuel Charge	3,904 kWh @ \$0.03391/kWh	\$132.38
Storm Protection Charge	3,904 kWh @ \$0.00577/kWh	\$22.53
Clean Energy Transition Mechanism	3,904 kWh @ \$0.00418/kWh	\$16.32
Storm Surcharge	3,904 kWh @ \$0.02121/kWh	\$82.80
Florida Gross Receipt Tax		\$15.68
<b>Electric Service Cost</b>		<b>\$627.21</b>
State Tax		\$53.00
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$680.21</b>

## Avg kWh Used Per Day



## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources and get started.

**Total Current Month's Charges \$680.21**

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## Ways To Pay Your Bill



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### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

### All Other

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

## Contact Us

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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

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813-275-3909

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

**Statement Date:** December 19, 2025

**Amount Due:** \$503.29

**Due Date:** January 09, 2026

**Account #:** 211004654458

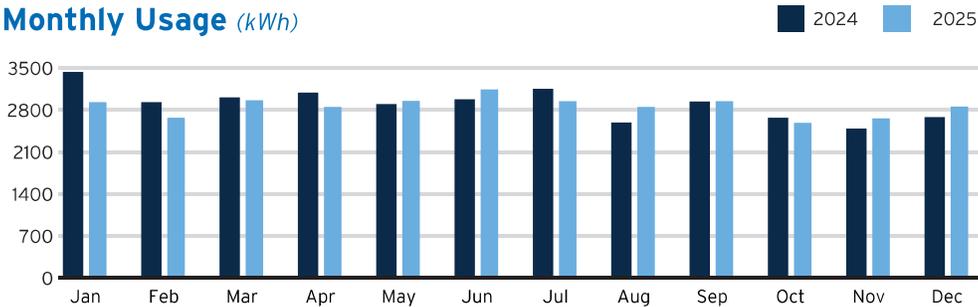
**DO NOT PAY. Your account will be drafted on January 09, 2026**

**Account Summary**

<b>Current Service Period:</b> November 14, 2025 - December 15, 2025	
Previous Amount Due	\$469.55
Payment(s) Received Since Last Statement	-\$469.55
<b>Current Month's Charges</b>	<b>\$503.29</b>
<b>Amount Due by January 09, 2026</b>	<b>\$503.29</b>

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](https://TECOaccount.com)



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

**Account #:** 211004654458

**Due Date:** January 09, 2026

**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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$503.29

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

629162333948

Your account will be drafted on January 09, 2026

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

**Account #: 211004654458**  
**Statement Date: December 19, 2025**  
**Charges Due: January 09, 2026**

## Meter Read

**Service Period:** Nov 14, 2025 - Dec 15, 2025

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	12/15/2025	1,128		98,274		2,854 kWh	1	32 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,854 kWh @ \$0.08641/kWh	\$246.61
Fuel Charge	2,854 kWh @ \$0.03391/kWh	\$96.78
Storm Protection Charge	2,854 kWh @ \$0.00577/kWh	\$16.47
Clean Energy Transition Mechanism	2,854 kWh @ \$0.00418/kWh	\$11.93
Storm Surcharge	2,854 kWh @ \$0.02121/kWh	\$60.53
Florida Gross Receipt Tax		\$11.60
<b>Electric Service Cost</b>		<b>\$464.08</b>
State Tax		\$39.21
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$503.29</b>

## Avg kWh Used Per Day



## Important Messages

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**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

### All Other

### Correspondences:

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

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

Statement Date: December 19, 2025

Amount Due: \$1,717.45

Due Date: January 09, 2026

Account #: 211004654664

**DO NOT PAY. Your account will be drafted on January 09, 2026**

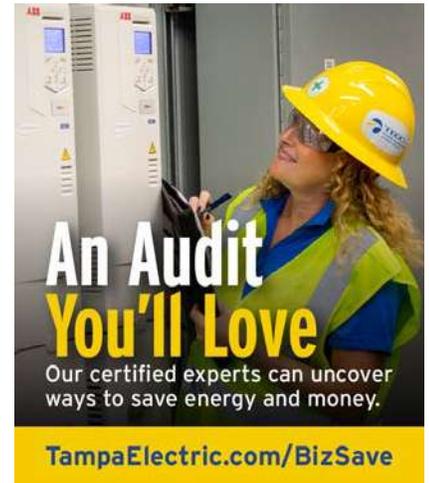
### Account Summary

<b>Current Service Period:</b> November 14, 2025 - December 15, 2025	
Previous Amount Due	\$1,717.45
Payment(s) Received Since Last Statement	-\$1,717.45
<b>Current Month's Charges</b>	<b>\$1,717.45</b>
<b>Amount Due by January 09, 2026</b>	<b>\$1,717.45</b>

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



Scan here to view your account online.



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



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

Account #: 211004654664

Due Date: January 09, 2026

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

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

629162333949

Your account will be drafted on January 09, 2026

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

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

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



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

**Account #:** 211004654664  
**Statement Date:** December 19, 2025  
**Charges Due:** January 09, 2026

**Service Period:** Nov 14, 2025 - Dec 15, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>		
Lighting Energy Charge	385 kWh @ \$0.03412/kWh	\$13.14
Fixture & Maintenance Charge	27 Fixtures	\$656.40
Lighting Pole / Wire	27 Poles	\$906.93
Lighting Fuel Charge	385 kWh @ \$0.03363/kWh	\$12.95
Storm Protection Charge	385 kWh @ \$0.00559/kWh	\$2.15
Clean Energy Transition Mechanism	385 kWh @ \$0.00043/kWh	\$0.17
Storm Surcharge	385 kWh @ \$0.01230/kWh	\$4.74
Florida Gross Receipt Tax		\$0.85
State Tax		\$120.12
<b>Lighting Charges</b>		<b>\$1,717.45</b>

**Total Current Month's Charges** **\$1,717.45**

## Important Messages

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## Ways To Pay Your Bill



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### In-Person

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### Mail A Check

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

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### Phone

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

### All Other

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

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 888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
 7-1-1

**Power Outage:**  
 877-588-1010

**Energy-Saving Programs:**  
 813-275-3909

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

Statement Date: December 17, 2025

Amount Due: \$3,169.17

Due Date: January 07, 2026

Account #: 211024076591

**DO NOT PAY. Your account will be drafted on January 07, 2026**

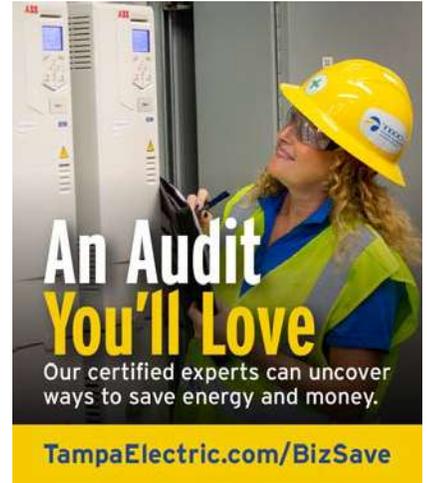
### Account Summary

<b>Current Service Period:</b> November 12, 2025 - December 11, 2025	
Previous Amount Due	\$3,169.17
Payment(s) Received Since Last Statement	-\$3,169.17
<b>Current Month's Charges</b>	<b>\$3,169.17</b>
<b>Amount Due by January 07, 2026</b>	<b>\$3,169.17</b>

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



Scan here to view your account online.



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

Account #: 211024076591

Due Date: January 07, 2026

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

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

Amount Due: \$3,169.17

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

667433706161

Your account will be drafted on January 07, 2026

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

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

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



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

**Account #:** 211024076591  
**Statement Date:** December 17, 2025  
**Charges Due:** January 07, 2026

**Service Period:** Nov 12, 2025 - Dec 11, 2025

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	714 kWh @ \$0.03412/kWh	\$24.36
Fixture & Maintenance Charge	51 Fixtures	\$1171.38
Lighting Pole / Wire	51 Poles	\$1713.09
Lighting Fuel Charge	714 kWh @ \$0.03363/kWh	\$24.01
Storm Protection Charge	714 kWh @ \$0.00559/kWh	\$3.99
Clean Energy Transition Mechanism	714 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	714 kWh @ \$0.01230/kWh	\$8.78
Florida Gross Receipt Tax		\$1.58
State Tax		\$221.67
<b>Lighting Charges</b>		<b>\$3,169.17</b>

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

## Important Messages

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 Tampa, FL 33631-3318  
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 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
 7-1-1

**Power Outage:**  
 877-588-1010

**Energy-Saving Programs:**  
 813-275-3909

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

Statement Date: December 17, 2025

Amount Due: \$2,511.10

Due Date: January 07, 2026

Account #: 221006977807

**DO NOT PAY. Your account will be drafted on January 07, 2026**

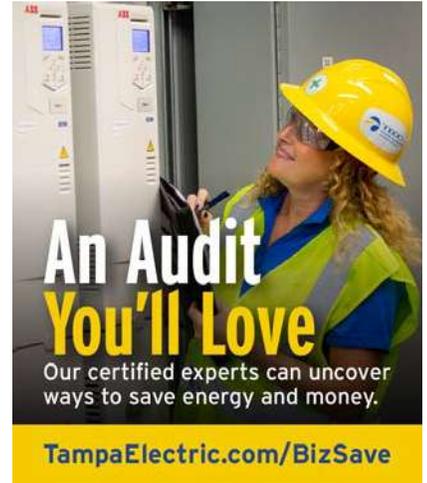
### Account Summary

<b>Current Service Period:</b> November 12, 2025 - December 11, 2025	
Previous Amount Due	\$2,511.10
Payment(s) Received Since Last Statement	-\$2,511.10
<b>Current Month's Charges</b>	<b>\$2,511.10</b>
<b>Amount Due by January 07, 2026</b>	<b>\$2,511.10</b>

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



Scan here to view your account online.



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

Account #: 221006977807

Due Date: January 07, 2026

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

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

Amount Due: \$2,511.10

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

631631458395

Your account will be drafted on January 07, 2026

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

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

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



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

**Account #: 221006977807**  
**Statement Date: December 17, 2025**  
**Charges Due: January 07, 2026**

**Service Period:** Nov 12, 2025 - Dec 11, 2025

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	588 kWh @ \$0.03412/kWh	\$20.06
Fixture & Maintenance Charge	42 Fixtures	\$872.76
Lighting Pole / Wire	42 Poles	\$1410.78
Lighting Fuel Charge	588 kWh @ \$0.03363/kWh	\$19.77
Storm Protection Charge	588 kWh @ \$0.00559/kWh	\$3.29
Clean Energy Transition Mechanism	588 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	588 kWh @ \$0.01230/kWh	\$7.23
Florida Gross Receipt Tax		\$1.30
State Tax		\$175.66
<b>Lighting Charges</b>		<b>\$2,511.10</b>

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

## Important Messages

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 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
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### Phone

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

### All Other

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

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**Residential Customer Care:**  
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**Hearing Impaired/TTY:**  
 7-1-1

**Power Outage:**  
 877-588-1010

**Energy-Saving Programs:**  
 813-275-3909

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

Statement Date: December 17, 2025

Amount Due: \$509.28

Due Date: January 07, 2026

Account #: 221006978904

**DO NOT PAY. Your account will be drafted on January 07, 2026**

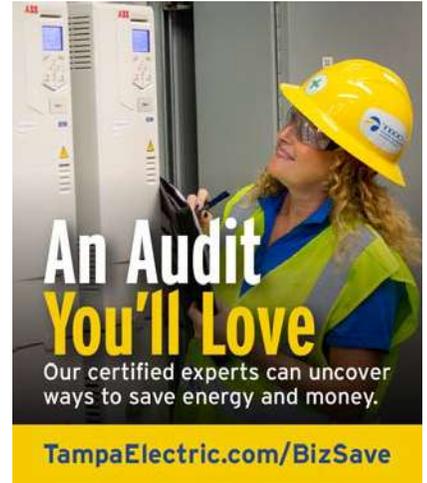
### Account Summary

<b>Current Service Period:</b> November 12, 2025 - December 11, 2025	
Previous Amount Due	\$509.28
Payment(s) Received Since Last Statement	-\$509.28
<b>Current Month's Charges</b>	<b>\$509.28</b>
<b>Amount Due by January 07, 2026</b>	<b>\$509.28</b>

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



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

Account #: 221006978904

Due Date: January 07, 2026

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

Amount Due: \$509.28

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

631631458396

Your account will be drafted on January 07, 2026

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

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

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



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

**Account #: 221006978904**  
**Statement Date: December 17, 2025**  
**Charges Due: January 07, 2026**

**Service Period:** Nov 12, 2025 - Dec 11, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	112 kWh @ \$0.03412/kWh	\$3.82
Fixture & Maintenance Charge	8 Fixtures	\$195.04
Lighting Pole / Wire	8 Poles	\$268.72
Lighting Fuel Charge	112 kWh @ \$0.03363/kWh	\$3.77
Storm Protection Charge	112 kWh @ \$0.00559/kWh	\$0.63
Clean Energy Transition Mechanism	112 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	112 kWh @ \$0.01230/kWh	\$1.38
Florida Gross Receipt Tax		\$0.25
State Tax		\$35.62
<b>Lighting Charges</b>		<b>\$509.28</b>

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

## Important Messages

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

Statement Date: December 17, 2025

Amount Due: \$1,016.40

Due Date: January 07, 2026

Account #: 221006978920

**DO NOT PAY. Your account will be drafted on January 07, 2026**

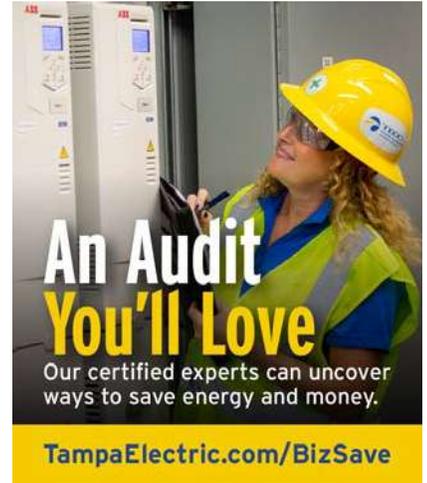
### Account Summary

<b>Current Service Period:</b> November 12, 2025 - December 11, 2025	
Previous Amount Due	\$1,016.40
Payment(s) Received Since Last Statement	-\$1,016.40
<b>Current Month's Charges</b>	<b>\$1,016.40</b>
<b>Amount Due by January 07, 2026</b>	<b>\$1,016.40</b>

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



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Account #: 221006978920

Due Date: January 07, 2026

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

Amount Due: \$1,016.40

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

631631458397

Your account will be drafted on January 07, 2026

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

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

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



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

**Account #: 221006978920**  
**Statement Date: December 17, 2025**  
**Charges Due: January 07, 2026**

**Service Period:** Nov 12, 2025 - Dec 11, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	238 kWh @ \$0.03412/kWh	\$8.12
Fixture & Maintenance Charge	17 Fixtures	\$353.26
Lighting Pole / Wire	17 Poles	\$571.03
Lighting Fuel Charge	238 kWh @ \$0.03363/kWh	\$8.00
Storm Protection Charge	238 kWh @ \$0.00559/kWh	\$1.33
Clean Energy Transition Mechanism	238 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	238 kWh @ \$0.01230/kWh	\$2.93
Florida Gross Receipt Tax		\$0.53
State Tax		\$71.10
<b>Lighting Charges</b>		<b>\$1,016.40</b>

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

## Important Messages

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 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](https://www.tampaelectric.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

**Online:**  
[TampaElectric.com](https://www.tampaelectric.com)

**Phone:**  
**Commercial Customer Care:**  
 866-832-6249

**Residential Customer Care:**  
 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
 7-1-1

**Power Outage:**  
 877-588-1010

**Energy-Saving Programs:**  
 813-275-3909

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



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

Statement Date: December 17, 2025

Amount Due: \$891.21

Due Date: January 07, 2026

Account #: 221006978961

**DO NOT PAY. Your account will be drafted on January 07, 2026**

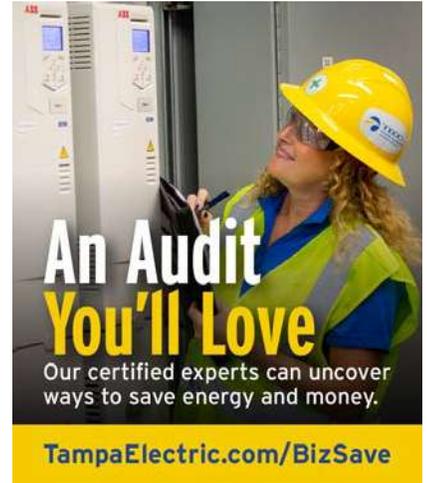
### Account Summary

<b>Current Service Period:</b> November 12, 2025 - December 11, 2025	
Previous Amount Due	\$891.21
Payment(s) Received Since Last Statement	-\$891.21
<b>Current Month's Charges</b>	<b>\$891.21</b>
<b>Amount Due by January 07, 2026</b>	<b>\$891.21</b>

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



Scan here to view your account online.



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



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

Account #: 221006978961

Due Date: January 07, 2026

 **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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$891.21

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

631631458398

Your account will be drafted on January 07, 2026

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

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

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



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

**Account #: 221006978961**  
**Statement Date: December 17, 2025**  
**Charges Due: January 07, 2026**

**Service Period:** Nov 12, 2025 - Dec 11, 2025

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	196 kWh @ \$0.03412/kWh	\$6.69
Fixture & Maintenance Charge	14 Fixtures	\$341.32
Lighting Pole / Wire	14 Poles	\$470.26
Lighting Fuel Charge	196 kWh @ \$0.03363/kWh	\$6.59
Storm Protection Charge	196 kWh @ \$0.00559/kWh	\$1.10
Clean Energy Transition Mechanism	196 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	196 kWh @ \$0.01230/kWh	\$2.41
Florida Gross Receipt Tax		\$0.43
State Tax		\$62.33
<b>Lighting Charges</b>		<b>\$891.21</b>

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

## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.

### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://TampaElectric.com/RateCommunications).

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://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](https://TECOaccount.com). Convenience fee will be charged.



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

### All Other

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**Hearing Impaired/TTY:**  
 7-1-1

**Power Outage:**  
 877-588-1010

**Energy-Saving Programs:**  
 813-275-3909

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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.: 8443  
Terms: Due on receipt  
Invoice date: 01/05/2026  
Due date: 01/05/2026

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

## Note to customer

Thank you for your business.

# Wahoo Pools Group, Inc

6657 US 301  
Riverview, FL, 33578  
(813) 699-3282

**Invoice #:** 20251766  
**Invoice Date:** 1/15/2026  
**Due Date:** 2/1/2026

**Bill To:** Reserve at Pradera Pradera  
Rizzetta CDD12051 PRADERA RESERVE BLVD  
RIVERVIEW, FL 33579

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Pool Maintenance		1.00	\$1,500.00	\$1,500.00

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

Subtotal: \$1,500.00  
Tax: \$0.00  
Total: \$1,500.00  
**Amount Due: \$1,500.00**

# Tab 8



Rizzetta & Company

# **Reserve At Pradera Community Development District**

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**Financial Statements  
(Unaudited)**

**February 28, 2026**

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

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

**Reserve at Pradera Community Development District**

Balance Sheet  
As of 02/28/2026  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	728,777	0	675	729,452	0	0
Investments	0	156,842	422,501	579,343	0	0
Accounts Receivable	9,594	0	2,527	12,120	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	425,703
Amount To Be Provided Debt Service	0	0	0	0	0	2,304,297
<b>Total Assets</b>	<b>752,271</b>	<b>156,842</b>	<b>425,703</b>	<b>1,334,815</b>	<b>5,215,774</b>	<b>2,730,000</b>
<b>Liabilities</b>						
Accounts Payable	18,776	0	0	18,776	0	0
Accrued Expenses	1,900	0	0	1,900	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,730,000
<b>Total Liabilities</b>	<b>20,676</b>	<b>0</b>	<b>0</b>	<b>20,676</b>	<b>0</b>	<b>2,730,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	178,457	114,713	264,574	557,744	0	0
Investment In General Fixed Assets	0	0	0	0	5,215,774	0
Net Change in Fund Balance	553,137	42,129	161,129	756,395	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>731,594</b>	<b>156,842</b>	<b>425,703</b>	<b>1,314,139</b>	<b>5,215,774</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>752,271</b>	<b>156,842</b>	<b>425,703</b>	<b>1,334,815</b>	<b>5,215,774</b>	<b>2,730,000</b>

See Notes to Unaudited Financial Statements

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	220	220
Special Assessments				
Tax Roll	845,697	845,697	852,090	6,393
Other Misc. Revenues				
Miscellaneous Revenue	0	0	25	25
<b>Total Revenues</b>	<u>845,697</u>	<u>845,697</u>	<u>852,335</u>	<u>6,638</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,000	5,833	3,000	2,834
<b>Total Legislative</b>	<u>14,000</u>	<u>5,833</u>	<u>3,000</u>	<u>2,834</u>
Financial & Administrative				
Accounting Services	18,044	7,519	7,518	0
Administrative Services	5,176	2,156	2,157	0
Assessment Roll	4,734	4,734	4,734	0
Auditing Services	4,500	0	0	0
Disclosure Report	5,000	2,084	2,083	0
District Engineer	10,000	4,166	4,914	(748)
District Management	20,339	8,475	8,475	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	3,408	1,420	1,420	0
Legal Advertising	1,500	625	146	479
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	1,333	1,319	14
<b>Total Financial &amp; Administrative</b>	<u>83,084</u>	<u>39,695</u>	<u>39,299</u>	<u>395</u>
Legal Counsel				
District Counsel	20,000	8,334	2,287	6,047
<b>Total Legal Counsel</b>	<u>20,000</u>	<u>8,334</u>	<u>2,287</u>	<u>6,047</u>
Security Operations				
Amenity Security Camera System- Maintenan	6,500	2,708	0	2,708
Security System Monitoring Services & Ma	20,000	8,333	5,793	2,540
<b>Total Security Operations</b>	<u>26,500</u>	<u>11,041</u>	<u>5,793</u>	<u>5,248</u>
Electric Utility Services				
Utility Services	177,000	73,750	76,872	(3,122)
<b>Total Electric Utility Services</b>	<u>177,000</u>	<u>73,750</u>	<u>76,872</u>	<u>(3,122)</u>
Water-Sewer Combination Services				
Utility Services	8,000	3,334	4,080	(747)
<b>Total Water-Sewer Combination Services</b>	<u>8,000</u>	<u>3,334</u>	<u>4,080</u>	<u>(747)</u>

See Notes to Unaudited Financial Statements

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 02/28/2026 YTD Budget	Year To Date 02/28/2026 YTD Actual	YTD Variance
<b>Stormwater Control</b>				
Aquatic Maintenance	29,000	12,083	12,190	(106)
Fountain Service Repair & Maintenance	2,500	1,042	0	1,041
Lake/Pond Bank Maintenance & Repair	500	208	0	209
Midge Fly Treatments	6,000	2,500	0	2,500
<b>Total Stormwater Control</b>	<b>38,000</b>	<b>15,833</b>	<b>12,190</b>	<b>3,644</b>
<b>Other Physical Environment</b>				
Entry & Walls Maintenance & Repair	5,000	2,083	260	1,823
General Liability Insurance	5,843	5,843	4,039	1,804
Holiday Decorations	8,500	8,500	3,574	4,926
Irrigation Maintenance & Repair	10,000	4,167	2,788	1,379
Landscape - Annuals/Flowers	10,500	4,375	899	3,476
Landscape - Fertilizer	22,346	9,311	0	9,311
Landscape - Mulch	31,000	15,500	2,400	13,100
Landscape - Pest Control/OTC Injections	6,080	2,533	0	2,534
Landscape Inspection Services	10,800	4,500	5,000	(500)
Landscape Maintenance	175,000	72,917	65,770	7,146
Landscape Replacement Plants, Shrubs, Tr	10,000	4,167	990	3,177
Pest Control	3,000	1,250	0	1,250
Property Insurance	12,844	12,844	11,101	1,743
Well Maintenance	1,500	625	0	625
<b>Total Other Physical Environment</b>	<b>312,413</b>	<b>148,615</b>	<b>96,821</b>	<b>51,794</b>
<b>Parks &amp; Recreation</b>				
Access Control Maintenance & Repair	5,000	2,083	0	2,083
Basketball Court Maintenance & Supplies	6,500	2,708	0	2,708
Dog Waste Station Supplies & Maintenance	1,500	625	0	625
Fitness Equipment Maintenance & Repair	4,000	1,667	0	1,667
Furniture Repair & Replacement	40,000	16,667	35,945	(19,278)
Maintenance & Repairs	20,000	8,333	401	7,932
Pest Control	5,000	2,083	661	1,422
Playground Equipment & Maintenance	2,000	834	0	833
Pool Repair & Maintenance	20,000	8,333	9,794	(1,460)
Pool Service Contract	20,000	8,333	0	8,334
Telephone, Internet, Cable	2,500	1,042	855	186
Trail/Bike Path Maintenance	2,000	833	0	833
Wildlife Management Services	13,200	5,500	5,500	0
<b>Total Parks &amp; Recreation</b>	<b>141,700</b>	<b>59,041</b>	<b>53,156</b>	<b>5,885</b>
<b>Contingency</b>				
Miscellaneous Contingency	25,000	10,417	5,700	4,717
<b>Total Contingency</b>	<b>25,000</b>	<b>10,417</b>	<b>5,700</b>	<b>4,717</b>
<b>Total Expenditures</b>	<b>845,697</b>	<b>375,893</b>	<b>299,198</b>	<b>76,695</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>469,804</b>	<b>553,137</b>	<b>83,333</b>

See Notes to Unaudited Financial Statements

224 General Fund

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>178,457</u>	<u>178,457</u>
Total Fund Balance, End of Period	<u>0</u>	<u>469,804</u>	<u>731,594</u>	<u>261,790</u>

See Notes to Unaudited Financial Statements

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,128	2,128
Special Assessments				
Tax Roll	40,000	40,000	40,000	0
<b>Total Revenues</b>	<u>40,000</u>	<u>40,000</u>	<u>42,128</u>	<u>2,128</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	40,000	16,667	0	16,667
Total Contingency	<u>40,000</u>	<u>16,667</u>	<u>0</u>	<u>16,667</u>
<b>Total Expenditures</b>	<u>40,000</u>	<u>16,667</u>	<u>0</u>	<u>16,667</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>23,333</u>	<u>42,128</u>	<u>18,795</u>
<b>penditures</b>				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>114,714</u>	<u>114,713</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>23,333</u>	<u>156,842</u>	<u>133,508</u>

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,725	4,725
Special Assessments				
Tax Roll	233,342	233,342	235,025	1,684
<b>Total Revenues</b>	<u>233,342</u>	<u>233,342</u>	<u>239,750</u>	<u>6,409</u>
<b>Expenditures</b>				
Debt Service				
Interest	158,342	158,342	78,621	79,720
Principal	75,000	75,000	0	75,000
<b>Total Debt Service</b>	<u>233,342</u>	<u>233,342</u>	<u>78,621</u>	<u>154,720</u>
<b>Total Expenditures</b>	<u>233,342</u>	<u>233,342</u>	<u>78,621</u>	<u>154,720</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>161,129</u>	<u>161,129</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>264,574</u>	<u>264,574</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>425,703</u>	<u>425,703</u>

**Reserve at Pradera CDD**  
**Investment Summary**  
**February 28, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2026</u>
Valley National Reserve	Governmental Checking	\$ 93,587
FL CLASS Reserve	Average Monthly Yield 3.7498%	63,255
	<b>Total Reserve Fund Investments</b>	<b>\$ 156,842</b>
US Bank Series 2015 Revenue	US Bank GCTS 0490	\$ 305,934
US Bank Series 2015 Reserve	US Bank GCTS 0490	116,562
US Bank Series 2015 Prepayment	US Bank MMKT 5 - CT	5
	<b>Total Debt Service Fund Investments</b>	<b>\$ 422,501</b>

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

**Reserve at Pradera Community Development District  
Summary A/R Ledger  
From 02/01/2026 to 02/28/2026**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>224, 2234</b>	224-001	224 General Fund	Hillsborough County Tax Collec- tor	AR00002936	12110	10/01/2025	9,593.32
<b>Sum for 224, 2234</b>							<b>9,593.32</b>
<b>224, 2236</b>	224-200	224 Debt Service Fund S2015	Hillsborough County Tax Collec- tor	AR00002936	12110	10/01/2025	2,527.42
<b>Sum for 224, 2236</b>							<b>2,527.42</b>
<b>Sum for 224</b>							<b>12,120.74</b>
<b>Sum Total</b>							<b>12,120.74</b>

See Notes to Unaudited Financial Statements

**Reserve at Pradera Community Development District  
Summary A/P Ledger  
From 02/01/2026 to 02/28/2026**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>224, 2234</b>					
224 General Fund	02/01/2026	Hillsborough County BOCC	3629519463-021626	Sewer Utility 01/26	511.27
224 General Fund	02/26/2026	Jason Newbold	JN022626	Board of Supervisors Meeting 02/26/26	200.00
224 General Fund	02/26/2026	Jayson Caines	JC022626	Board of Supervisors Meeting 02/26/26	200.00
224 General Fund	02/26/2026	Kenneth D Belcher Sr	KB022626	Board of Supervisors Meeting 02/26/26	200.00
224 General Fund	02/17/2026	Kilinski Van Wyk, PLLC	14333	Legal Services 12/25	1,492.00
224 General Fund	02/26/2026	Lindsay Aliene Stover Felix	LF022626	Board of Supervisors Meeting 02/26/26	200.00
224 General Fund	02/26/2026	Maya Wyatt	MW022626	Board of Supervisors Meeting 02/26/26	200.00
224 General Fund	02/03/2026	Pine Lake Services, LLC	9277	Irrigation Enhance- ment 02/26	509.07
224 General Fund	02/17/2026	Spectrum	2490284021926	Internet Service 02/26	175.38
224 General Fund	02/17/2026	TECO	211004654029-02202 6	Electric Charges 01/26	206.01
224 General Fund	02/17/2026	TECO	653823-02202 2110046	Electric Charges 01/26	97.94
224 General Fund	02/17/2026	TECO	211004654458-02202 6	Electric Charges 01/26	533.60
224 General Fund	02/17/2026	TECO	211004654664-02202 6	Electric Charges 01/26	1,717.89
224 General Fund	02/17/2026	TECO	211004654276-02202 6	Electric Charges 01/26	833.73
224 General Fund	02/12/2026	TECO	221006978961-02172 6	Electric Charges 01/26	891.45
224 General Fund	02/17/2026	TECO	211004653575-02172 6	Electric Charges 01/26	1,273.49
224 General Fund	02/17/2026	TECO	211004653369-02172 6	Electric Charges 01/26	2,326.80
224 General Fund	02/17/2026	TECO	211024076591-02172 6	Electric Charges 01/26	3,169.98
224 General Fund	02/12/2026	TECO	221006977807-02172 6	Electric Charges 01/26	2,511.78
224 General Fund	02/12/2026	TECO	221006978904-02172 6	Electric Charges 01/26	509.40
224 General Fund	02/17/2026	TECO	221006978920-02172 6	Electric Charges 01/26	1,016.68
<b>Sum for 224, 2234</b>					<b>18,776.47</b>
<b>Sum for 224</b>					<b>18,776.47</b>
<b>Sum Total</b>					<b>18,776.47</b>

**Reserve at Pradera Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/28/2026.
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.