



Rizzetta & Company

Reserve at Pradera Community Development District

**Board of Supervisors
Regular Meeting
June 29, 2026**

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

www.reserveatpraderacdd.org

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

www.reserveatpraderacdd.org

Board of Supervisors	Maya Wyatt Jayson Caines Jason Newbold Kenny Belcher Lindsay Felix	Chairman Vice Chairman Asst. Secretary Asst. Secretary Asst. Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Attorney	Savannah Hancock	Kilinski VanWyk
District Engineer	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

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

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

WWW.RESERVEATPRADERACDD.ORG

June 22, 2026

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

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Monday, June 29, 2026, at 6:00 p.m.** at the offices of Rizzetta & Company, 2700 South Falkenburg Road Suite 2745, Riverview, Florida 33578. The following is the tentative agenda for this meeting:

- 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
 2. Letter of Fuel Increase SurchargeTab 2
 - B. Landscape Inspection Services**
 1. Presentation of Landscape Inspection Report.....Tab 3
 - C. District Counsel**
 - D. District Engineer**
 - E. District Manager**
- 4. BUSINESS ITEMS**
 - A. Ratification of Pradera Mainline Repair.....Tab 4**
 - B. Ratification of Fountian Kings ProposalTab 5**
 - C. Consideration of Aquatic Management Services Agreement.....Tab 6**
 - D. Review of Letter to ResidentTab 7**
 - E. Public Hearing of Fiscal Year 2026-2027 Final Budget**
 - i. Consideration of Resolution 2026-02; Approving Fiscal Year 2026-2027 Final BudgetTab 8**
 - F. Public Hearing of Fiscal Year 2026-2027 Levying of Assessments**
 - i. Consideration of Resolution 2026-03; Levying Fiscal Year 2026-2027 O&M AssessmentsTab 9**
 - G. Consideration of Resolution 2026-04; Approving Fiscal Year 2026-2027 Meeting ScheduleTab 10**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on April 17,2026.....Tab 11**
 - B. Consideration of Operations and Maintenance Expenditures for April 2026.....Tab 12**
 - C. Consideration of Financial Report May 2026Tab 13**
- 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

Stephanie DeLuna
District Manager

Tab 1



MONTHLY REPORT

JUNE, 2026



THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579
14 PONDS



SUMMARY:

We are still in an extreme drought but hopeful we get some heavy rain coming. As the rain starts couple things to expect are a jump in Algae blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water and there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant.

These are a few things to be aware of but the rain is needed and welcome.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Shoreline vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



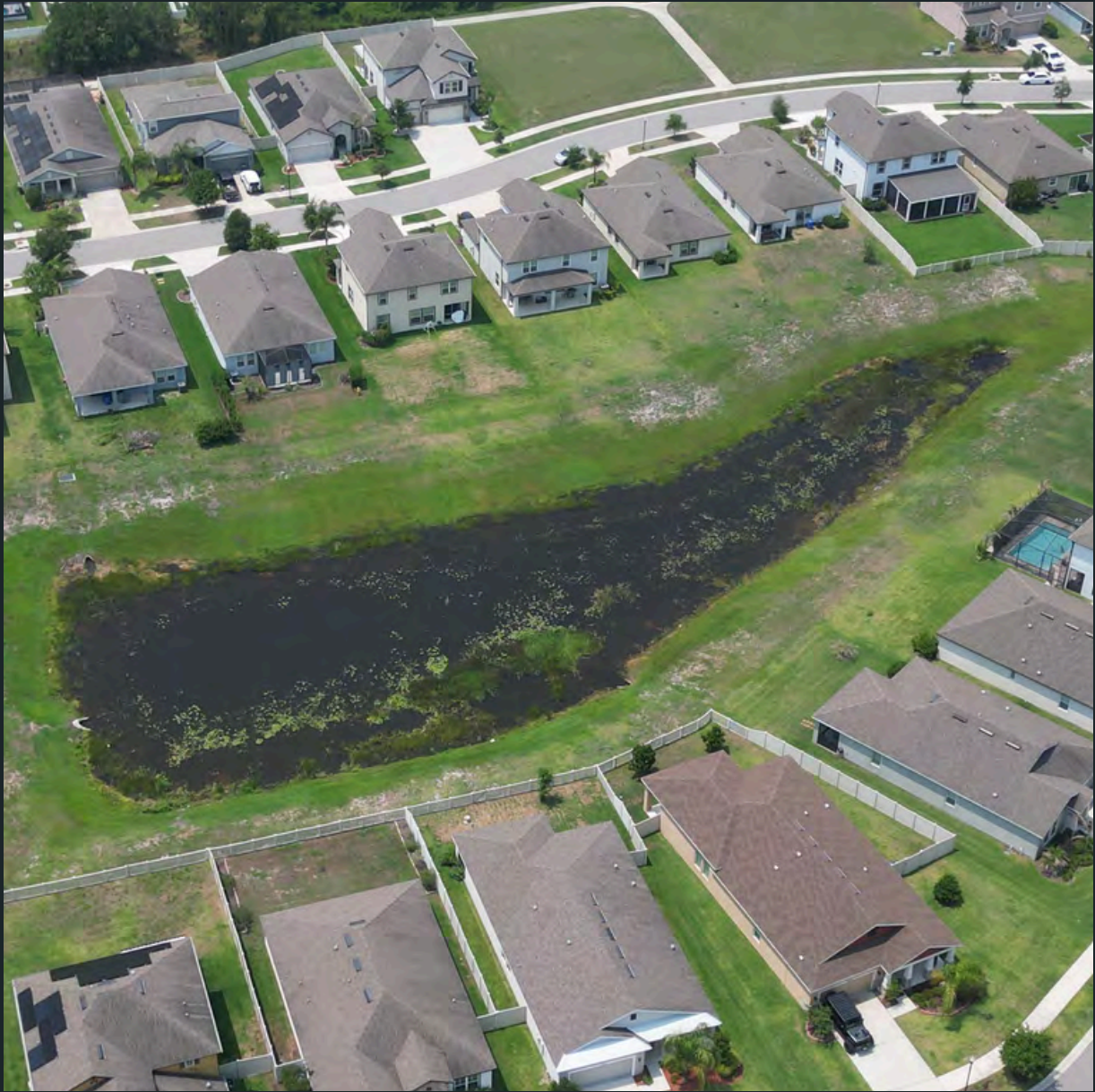
Pond #6 Treated for Algae and Shoreline vegetation.



Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



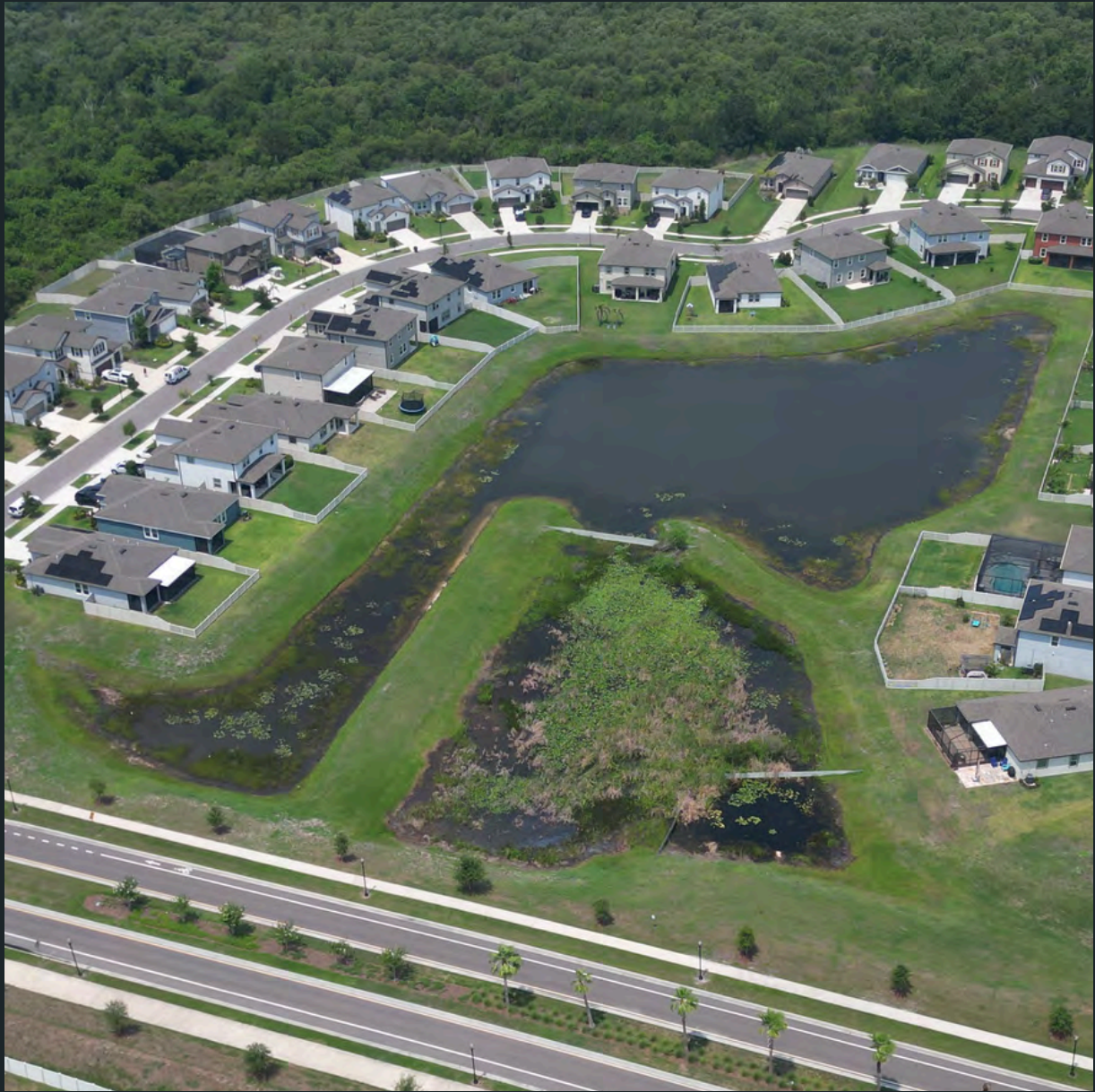
Pond #9 Treated for Algae and Shoreline Vegetation.



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



Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

Tab 3

THE RESERVE AT PRADERA

COMMUNITY ASSET MANAGEMENT REPORT



June 9, 2026
Rizzetta & Company
Haley Pryor – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Amenity Center

General Updates, Recent & Upcoming Maintenance Events

❖ Fertilization applications containing nitrogen and phosphorous are in the black out period until October 1st and not allowed.

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

1. The turf around the clubhouse and pool has some troubled spots as expected during a drought. Some of the roots are gone and turf can be pulled away like a blanket. Has the turf been inspected for pests or other stressors besides water restrictions? Please confirm fertilization was applied in May. (Pics 1a&b)



2. Please inspect the Arboricola at the left corner of the pool enclosure. While some plantings are rejuvenating, there are some non-producing root systems that need to be removed. Decaying plants need to be removed to protect the integrity of the entire plant bed. Fungal or pest issues around the pool should be prevented by keeping an eye out for declining or dead plant material. (Pic 2)



3. Torpedo grass in shrubs and groundcover is a nuisance in the region right now. Please have crews scan the beds around the Amenity Center and parking lot to remove the weeds and torpedo grass. They will quickly take over if left to grow and they have adapted to thrive in drought conditions. The Jasmine, in particular, is getting embedded with stray shoots of weeds. Other than that, the landscape looks manicured and healthy during a time of environmental stressors. Well done.



Pradera Reserve Blvd.

4. The dead palm fronds and fruits on the Bizmarck Palms, in the entrance median on Pradera Reserve Blvd., need to be removed. Palm maintenance *as needed* is a contractual obligation. It's not a standard that gets addressed once or twice a year. Please maintain the median palms as soon as possible. (Pic 4)



5. The turf at the entrance of Pradera Reserve Blvd. looks much better. While there are troubled spots, the rainfall has helped. Please continue to monitor and stay proactive with ensuring irrigation and weed control. (Pic 5)



6. The entrance median at Balm Riverview Rd. no longer has annuals. Please advise on plan for this bullnose. (Pic 6)



7. Colpper Leaf Plants in the medians are hanging in there. They show some wilt due to drought but they are solid and should be fine as long as the weekly irrigation is consistent. Please keep these on the radar to address any signs of decline. (Pic 7)



8. The turf at the end of the entrance median has a significant section of patchy, bare turf. Please inspect to rule out chinch bugs or other stressors besides water restrictions. (Pic 8>)

9. The end of the Pradera Reserve Blvd. median, right before the roundabout, has lifting turf on the side. These roots may not be salvageable. Please inspect, diagnose, and treat accordingly. This may need to be included in the proposal for turf replacement. There could also be a fungal issue causing decline. Please advise. (Pics 9a&b)



10. The Quack Grass Ct. cul-de-sac turf looks healthy except for a patch at the round end of the teardrop. There's a high volume of dead grass here. Please inspect, diagnose, and treat accordingly. (Pic 10)



11. Documenting the section of turf along the curb of Bermuda Grass Way. It is down to bare sand. So far, there are no improvements and this is still a candidate for turf replacement. (Pic 11)



12. The Oak Tree that umbrellas the island on Pond 3B could use some maintenance. See proposal page.

Palmera Vista Dr.

13. Behind the lift station on Palmera Vista Dr., there's a declining Bald Cypress tree. The roots are not strong and this one may already be dead. Please remove if not salvageable and treat the neighboring trees accordingly. . (Pics 13a&b)

13a



13b



14. The wooden fence around the lift station is still broken. (Pic 14)



Proposals

1. Please provide proposals for turf replacements in the multiple areas that have not rejuvenated after fertilization applications this Spring. There are several sections around the main roundabout, Bermuda Grass Way, Palmera Vista median, and the Pradera Reserve Blvd. medians. Include troubled areas around the Amenity Center. (Pics 1a-e)



Proposals

2. Please provide proposal to trim branches and haul off debris from the Oak tree at Pond 3B. This is the island along the pond where the Oak umbrellas the area and branches are now touching the ground. (Pics 2a&b)

2a



2b



Tab 4



Reserve at Pradera - Mainline Repair 5-26

Date 5/6/2026

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

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

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

Mainline repair found 5-4 26.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
3" Smith Blair Mechanical Coupling	1.00	EA
3" Slip Coupling	2.00	EA
3" Sch 80 PVC Pipe	1.00	EA
Irrigation Enhancement:		\$1,012.80

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$10.12
PROJECT TOTAL:		\$1,022.92

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

E X C L U S I O N S

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

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be

at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

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

Escalation Clause

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A

change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances


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

Material Tolerances

- **Wood:** Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- **Stone:** Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- **Metal:** Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all

types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

- **Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- **Use of Client Selected and Approved Substandard Materials:** Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- **Material Grades:** The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- **Plant specified height and width** are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By 

Terry Mclane
Date 5/6/2026

Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____

Tab 5



QUOTE

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

Date
10 Jun 2026

Expiry
8 Sep 2026

Quote Number
QU-0804

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

Water Feature Repairs Needed

Replacement of the failed 5hp Water Feature Pump Motor, Shaft Seal and some additional PVC parts needed.

Item	Description	Quantity	Unit Price	Amount USD
MISC	5hp Century Pool and Spa Pump Motor	1.00	2,707.75	2,707.75
MISC	Replacement Pump Shaft Seal	1.00	50.00	50.00
MISC	(x1) PVC Check Valve, (x1) PVC Ball Valve and additional Misc. PVC parts needed.	1.00	75.00	75.00
RLBR	Repair Labor	6.00	175.00	1,050.00
			Subtotal	3,882.75
			TOTAL TAX	0.00
			TOTAL USD	3,882.75

Terms

*Warranty: (1-year on Motor), (90-days on all other Parts & Labor)

This is not a bill, all estimates are subject to tax and shipping charges. Payment due NET30 from time of repair completion.

If you have any questions call or email, 813-833-8610 Contact@FountainKings.com

Name and Signature Required to Bind Quote:

Tab 6

**AMENDED AND RESTATED
AGREEMENT FOR AQUATIC MANAGEMENT SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of April 2026 (“**Effective Date**”), by and between:

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida, and whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**District**”), and

SITEX AQUATICS, LLC, a Florida limited liability company, with a mailing address of P.O. Box 917, Parrish, Florida 34219 (“**Contractor**,” together with District, “**Parties**”)

RECITALS

WHEREAS, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District currently owns, operates and maintains stormwater management facilities, including but not limited to certain stormwater management ponds located throughout the boundaries of the District; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide monthly pond maintenance for fourteen (14) stormwater ponds located within the boundaries of the District as shown in **Exhibit B** attached hereto (“**Ponds**”); and

WHEREAS, Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications of this Agreement and as more particularly described in Contractor’s proposal attached hereto as **Exhibit A** (together, “**Work**”); and

WHEREAS, the Parties previously entered into an agreement for the Work and now desire for this Agreement to replace and supersede any previous agreements for the Work; and

WHEREAS, the District finds that entering into this Agreement with Contractor to provide the Work is in the best interest of the District; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. CONTRACTOR'S OBLIGATION. Contractor shall provide monthly maintenance services for the Ponds, all as more particularly described in Contractor's proposal attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary to complete the Work. Further, Contractor shall conduct the Work with environmentally safe water management practices and in accordance with all local, state and federal laws, regulations, rules and requirements. All Work shall be performed by a Florida State Licensed Applicator.

SECTION 3. COMPENSATION.

- A. Annual Compensation.** For the Work, Contractor shall be compensated **Two Thousand Three Hundred Forty-Five Dollars Zero Cents (\$2,345.00)** per month, for an annual total not to exceed **Twenty-Eight Thousand One Hundred Forty Dollars and No Cents (\$28,140.00)**, as set forth in **Exhibit A**. For the time period of April 17, 2026, through June 30, 2026, a temporary fuel charge of three percent (3%) shall be charged monthly, for a total additional monthly charge of **Seventy Dollars and Thirty-Five Cents (\$70.35)**. Any change in compensation must be agreed to in a writing signed by both Parties.
- B. Billing and Payment.** The Contractor shall invoice the District by the 5th day of each month for Work performed pursuant to the terms of this Agreement. All invoices shall comply with and be due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's *Prompt Payment Policies and Procedures*.
- C. Additional Services.** Additional services may be provided by the Contractor upon explicit, written authorization from the District. Fees for such additional services are as outlined above and where not provided for, shall be as negotiated between the Parties.

SECTION 4. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an

alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 6. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 7. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

SECTION 8. INSURANCE.

A. The Contractor and any subcontractor hired by Contractor to perform Pond maintenance services shall maintain throughout the term of this Agreement the following insurance:

- (1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit bodily injury and property damage liability, and including, at least, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least One Million Dollars and No Cents (\$1,000,000.00) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- (5) Contractors Pollution Liability with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit bodily injury and property damage liability.

B. The District, its staff, consultants, employees and supervisors shall be named as additional insured parties on all above-listed policies, except the Workers' Compensation Insurance policy and Employer's Liability Coverage policies. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with these requirements. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 9. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 10. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives (together, the "**Indemnitees**") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Work to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 11. RECOVERY OF COSTS AND FEES. If either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 12. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 13. NEGOTIATION AT ARMS' LENGTH. This Agreement has been negotiated fully between the Parties as an arms' length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 14. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

SECTION 15. ENTIRE AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Any and all written or verbal agreement regarding this subject matter prior to this Agreement is hereby superseded and replaced by this Agreement. Moreover, should there be any conflict between the terms of this instrument and the terms of **Exhibit A**, the terms of this instrument shall control. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

SECTION 16. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 17. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the Parties, as follows:

- A. If to Contractor:** Sitex Aquatics, LLC
P.O. Box 917
Parrish, Florida 34219
Attn: _____

B. If to District: Reserve at Pradera Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kilinski | Van Wyk, PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Reserve at Pradera CDD, District Counsel

SECTION 18. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

SECTION 19. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 20. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 21. ASSIGNMENT; SUCCESSORS. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Notwithstanding the foregoing, this Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 22. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction, in and for Hillsborough County, Florida.

SECTION 23. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents or online content of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Stephanie DeLuna** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the Work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 533-2950, SDELUNA@RIZZETA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 24. TERM; TERMINATION.

A. The Effective Date of this Agreement is stated above. The initial term of this agreement shall run from the Effective Date through September 30, 2026, and thereafter this Agreement shall automatically renew for additional one (1) year terms, unless terminated in accordance with the provisions of this Agreement. Any changes in price or term must be agreed to in a writing signed by the Parties.

B. The District shall have the right to terminate this Agreement at any time for cause or no reason at all upon written notice to Contractor. Contractor shall have the right to terminate this Agreement upon thirty (30) days’ written notice mailed to the District at the address written herein stating a failure of the District to perform in accordance with the terms of this Agreement. As the sole means of recovery for termination, Contractor shall be entitled to payment for any Work provided through the effective date of termination, subject to any offsets. Contractor shall not be entitled to lost profits or consequential damages of any kind, and, instead, Contractor’s sole recourse for termination of this Agreement shall be as set forth in the preceding sentence.

SECTION 25. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 26. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in Iran Terrorism Sectors List, or Scrutinized Companies and Other Entities that Boycott Israel List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies and Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.

SECTION 27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 28. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 29. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 30. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute the affidavit, in a form acceptable to the District, in compliance with Section 787.06(14), *Florida Statutes*.

[Signature page to Agreement for Aquatic Management Services]

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement to be effective on the day and year first written above.

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT
DISTRICT**

Chairperson, Board of Supervisors

:

SITEX AQUATICS, LLC, a Florida
limited liability company

By: _____

Its: _____

- Exhibit A:** Contractor's Proposal
- Exhibit B:** Service Area Map

Exhibit A
Contractor's Proposal



PO Box 917
Parish, FL 34219

813.566.2322
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Reserve at Pradera CDD hereafter called "customer"

Customer: Reserve at Pradera CDD
C/O: Rizzetta & Company
Contact: Mrs. Stephanie DeLuna
Address: 9428 Camden Field Pkwy Riverview, FL 33578
Email: sdeluna@rizzetta.com
Phone: 813.533.2950

Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:

Fourteen (14) Waterways (34 acres) located at the Reserve at Pradera Community in Riverview, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- | | |
|--|----------|
| 1. Shoreline Grass and Brush Control | Included |
| 2. Underwater, Floating and Algae Treatment | Included |
| 3. All Services Performed by State Licensed Applicator | Included |
| 4. Treatment Report Issued Monthly | Included |
| 5. Use of EPA Regulated Materials Only | Included |
| 6. 48hr Algae callback service as needed | Included |
| 7. Non-construction trash removal (see terms) | Included |
| 8. Quarterly Floating Fountain Maintenance | Included |


Service shall consist of Twenty-Four (24) treatments a year as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 08/01/24 thru 09/30/25 Agreement will automatically renew as per Term and Conditions:

Total Monthly Service Amount: \$2,345.00
Total Annual Maintenance Cost: \$28,140.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By	Date		06/10/2024
		President, Sitex Aquatics LLC.	Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

"NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I.E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY"

Exhibit B
Service Area Map



Tab 7

Reserve at Pradera Community Development District

c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Phone: (813) 533-2950

April ____, 2026

Via First Class U.S. Mail and Email

Jason Shannon and Crystal Shannon
11620 Tetrafin Drive
Riverview, Florida 33579
Email: [insert email]

RE: Reserve at Pradera Community Development District –
Notice of Recreational Facilities Rules & Regulations Violation

Mr. and Mrs. Shannon:

I am writing on behalf of the Reserve at Pradera Community Development District (“District”) to notify you that the District has been made aware that you, or someone in your household, has been observed and reported as using certain Community Facilities in an inappropriate manner, specifically utilizing exercise equipment and other District property located within the District’s pocket parks as skateboarding obstacles. Per the District’s Recreational Facilities Rules & Regulations (“Rules & Regulations”), skateboarding or use of similar equipment is not permitted anywhere on the Community Facilities. The District’s Rules and Regulations may be found on the District’s website, <https://www.reserveatpraderacdd.org>.

The District hereby demands that you immediately cease and desist from such inappropriate behavior and activities. Please be advised that further actions may result in the revocation of access to the Community Facilities for the entire household. Any further violation of the District’s Rules & Regulations may subject you and your household to exclusion from the District’s Community Facilities, as well as subject you to additional costs resulting from further enforcement actions and/or property damage.

We thank you for your attention and cooperation in this matter. Nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions, you may contact me at sdeluna@rizzetta.com.¹

Sincerely,

Stephanie DeLuna
District Manager

cc (via email only): Savannah Hancock, District Counsel

¹ Note that any correspondence to District Staff may constitute a public record. Please also note that under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone.

Tab 8

RESOLUTION 2026-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Reserve at Pradera Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Reserve at Pradera Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2015)	\$_____
RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 29TH DAY OF JUNE 2026.

ATTEST:

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Tab 9

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Reserve at Pradera Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Reserve at Pradera Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 29TH DAY OF JUNE 2026.

ATTEST:

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Tab 10

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2026/2027, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, RESERVE AT PRADERA Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Tampa, Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 29TH DAY OF JUNE 2026.

**RESERVE AT PRADERA COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 22, 2026 *	10:30 a.m.
November 19, 2026 *	10:30 a.m.
December 17, 2026	10:30 a.m.
January 21, 2027	6:00 p.m.
February 18, 2027	6:00 p.m.
March 18, 2027	10:30 a.m.
April 15, 2027	10:30 a.m.
May 20, 2027	6:00 p.m.
June 17, 2027	10:30 a.m.
July 15, 2027	10:30 a.m.
August 19, 2027 *	6:00 p.m.
September 16, 2027	10:30 a.m.

All meetings with * will be held at the Rizzetta Office located at 2700 S Falkenburg Rd Riverview, FL 33578

All other meetings will be held at the Riverview Public Library, 9951 Balm Riverview Rd, Riverview, Florida 33569.

Tab 11

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 Friday, April 17, 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
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
Samantha Hancock District Counsel, Kilinski Van Wyk -By Phone
Kyle Thorthon District Engineer , Half Associates

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

No comments.

THIRD ORDER OF BUSINESS Staff Reports

A. Aquatics Services

1. Presentation of Waterway Inspection Reports

Mr. Smith was presented the report. Reported on low water conditions and heat can provide algae blooms. The Board had no feedback on the report provided.

B. Landscape Inspection Services

1. Presentation of the Landscape Inspection Report

Pine Lake was not present at the meeting the board discussed issues with missing mulch and outstanding project. Board Motioned to allow Staff to work with

District Counsel outside of the meeting to send a notice of improvement to Pine Lake .

On a Motion by Mrs. Felix and second by Mr. Newbold, with all in favor, the Board of Supervisors approved , for the Reserve at Pradera Community Development District.

C. District Counsel

Ms. Hancock provided updates on legislation and bills with the Senate. Reviewed the concern of the resident who is utilizing the dog park as a skate park. Resident is to be researched and if identified a notice is to be sent to the homeowner.

On a Motion by Mr. Newbold and second by Mrs. Felix, with all in favor, the Board of Supervisors approved , for the Reserve at Pradera Community Development District.

D. District Engineer

Mr. Thornton was present and provided storm water systems updates. Provided updates on permits and recertification .

E. District Manager

Ms. DeLuna reminded the Board that a meeting is scheduled for May 26, 2026, at 10:30 a.m. The Board motion to cancel the meeting and move forward with our June Meeting on June 29th , 2026 .

On a Motion by Mr. Caines, seconded by Mr. Belcher, with all in favor, the Board of Supervisors approved , for the Reserve at Pradera Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Ratification of Mor Sports Basketball Hoops

The Board Approved \$11,847.50 with new post and backboard.

On a motion by Mr. Caines , seconded by Mrs. Felix, and with all in favor, the Board of Supervisors ratification of Mor Sports Basketball Hoops for the Reserve at Pradera Community Development District.

B. Presentation of Fiscal Year 2026-2027 Proposed Budget

- i. Consideration of Resolution 2026-01, Approving the Fiscal Year 2026-2027 Proposed Budget and Setting a Public Hearing

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The Board Approved Resolution 2026-01 Approving the Proposed Budget and Setting a Public hearing date on June 29th at 6pm , location was to be at the Rizzetta Riverview Office

On a motion by Mr. Caines, seconded by Mrs. Felix, and with all in favor, the Board of Supervisors approved and adopting Resolution 2026-01 , as presented, for the Reserve at Pradera Community Development District.

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The board requested a resident cover letter to be drafted to be included in the budget notice and appointed Mrs. Felix to draft the cover letter.

On a motion by Mr. Caines, seconded by Mrs. Wyatt, and with all in favor, the Board of Supervisors, as presented, for the Reserve at Pradera Community Development District.

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Board discussed Increase for Sitex 3% Fuel Charge due to rising Diesel cost. District Counsel is to draft an amendment and review contract.

On a motion by Mrs. Wyatt, seconded by Mrs. Felix, and with all in favor, the Board of Supervisors approved, for the Reserve at Pradera Community Development District.

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FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Regular Meeting Minutes of the Meeting Held March 26, 2026

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On a motion by Mr. Caines, seconded by Mr. Belcher, and with all in favor, the Board of Supervisors approved the meeting minutes of the regular meeting held on March 26, 2026, as presented, for the Reserve at Pradera Community Development District.

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B. Consideration of Operations and Maintenance Expenditures for March 2026

On a motion by Ms. Wyatt, seconded by Ms. Felix, and with all in favor, the Board of Supervisors ratified the March O&M expenditures, for the Reserve at Pradera Community Development District.

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C. Consideration of Financial Report March 2026
The Board Reviewed and had no feedback.

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SIXTH ORDER OF BUSINESS

Supervisor Requests

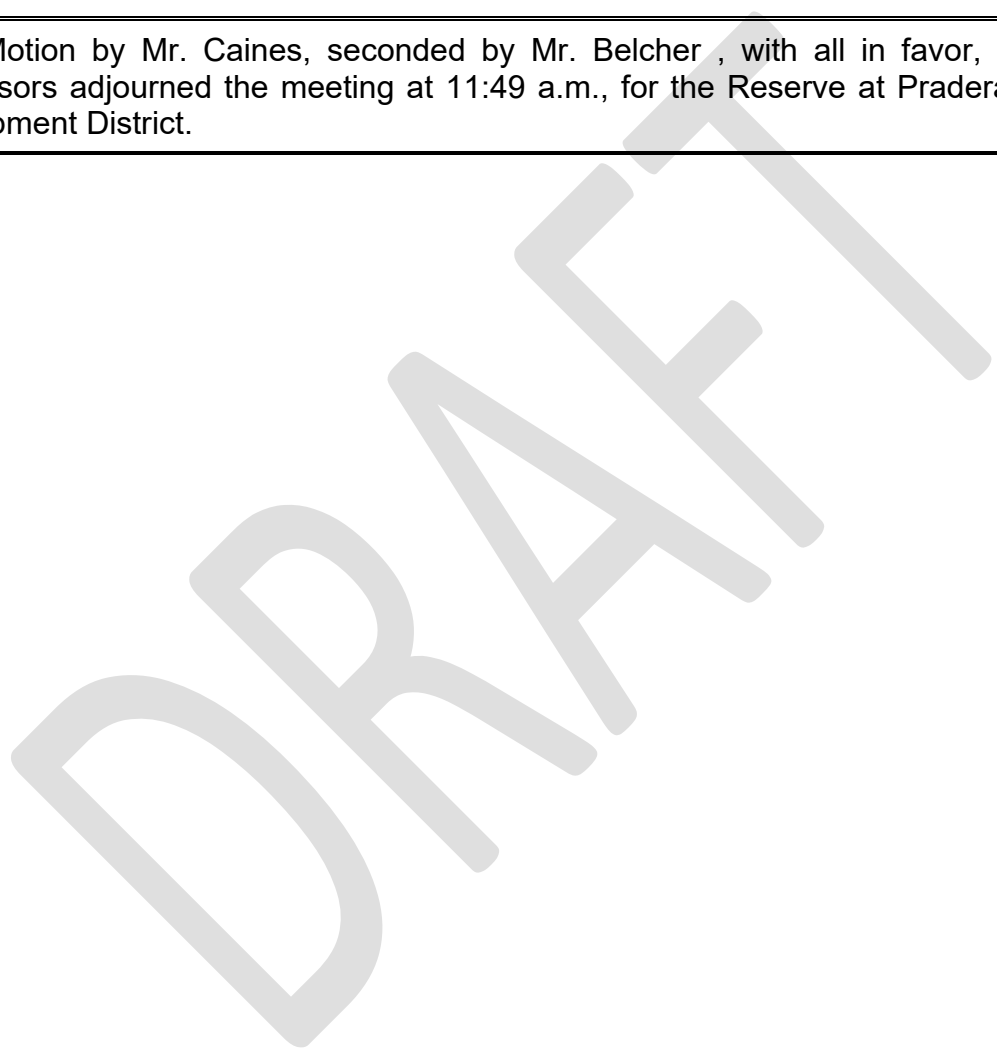
Supervisor Wyatt provided updated and adjustment needed for the basketball hinges on property.

Supervisor Felix asked for the fountain schedule to remain adjusted based on pervious year impacts to seasonal conditions and vandalism .

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Caines, seconded by Mr. Belcher , with all in favor, the Board of Supervisors adjourned the meeting at 11:49 a.m., for the Reserve at Pradera Community Development District.



Assistant Secretary

Chair / Vice Chair

Tab 12

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures April 2026 For Board Approval

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

The total items being presented: **\$62,204.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Grau & Associates, P.A.	300293	29131	Audit FYE 09/30/25	\$ 3,900.00
Half Associates, Inc	300288	10162784	Engineering Services 03/26	\$ 686.83
Hillsborough County BOCC	20260429-1	3629519463-041626	Sewer Utility 03/26	\$ 765.65
HomeTeam Pest Defense, Inc.	300294	118037048	Pest Control Services 03/26	\$ 207.40
HomeTeam Pest Defense, Inc.	300300	118831500	Pest Control Services - Sentricon Monitoring AA 04/26	\$ 48.40
HomeTeam Pest Defense, Inc.	300301	118835458	Pest Control Services 04/26	\$ 121.00
Jason Newbold	20260403-2	JN032626	Board of Supervisors Meeting 03/26/26	\$ 200.00
Jason Newbold	20260428-1	JN041726	Board of Supervisors Meeting 04/17/26	\$ 200.00
Jayson Caines	20260403-5	JC032626	Board of Supervisors Meeting 03/26/26	\$ 200.00
Jayson Caines	20260428-4	JC041726	Board of Supervisors Meeting 04/17/26	\$ 200.00
Jerry Richardson	300289	2126	Wildlife Services 03/26	\$ 1,235.00
Jerry Richardson	300303	2138	Wildlife Services 04/26	\$ 1,235.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kenneth D Belcher Sr	20260403-3	KB032626	Board of Supervisors Meeting 03/26/26	\$ 200.00
Kenneth D Belcher Sr	20260428-3	KB041726	Board of Supervisors Meeting 04/17/26	\$ 200.00
Kilinski Van Wyk, PLLC	300302	14769	Legal Services 03/26	\$ 2,815.33
Lindsay Aliene Stover Felix	20260403-1	LF032626	Board of Supervisors Meeting 03/26/26	\$ 200.00
Lindsay Aliene Stover Felix	20260428-2	LF041726	Board of Supervisors Meeting 04/17/26	\$ 200.00
Maya Wyatt	20260403-4	MW032626	Board of Supervisors Meeting 03/26/26	\$ 200.00
Maya Wyatt	20260428-5	MW041726	Board of Supervisors Meeting 04/17/26	\$ 200.00
Mor-Sports Group, Inc.	300304	4318	Basketball Court Construction 04/26	\$ 11,847.50
Pine Lake Services, LLC	300290	9559	Mainline Break Repair 03/26	\$ 663.02
Pine Lake Services, LLC	300296	9614	Monthly Landscaping 04/26	\$ 12,468.80
Pine Lake Services, LLC	300305	9770	TopChoice Fire Ant Prevention 04/26	\$ 905.00
Rizzetta & Company, Inc.	300291	INV0000108032	Accounting Services 04/26	\$ 5,440.59

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
SafeTouch, LLC	300292	17564032426	Service Labor 03/26	\$ 437.50
SafeTouch, LLC	300297	21571	Monthly Monitoring Services 04/26	\$ 1,020.00
School Now	300298	INV-SN-1369	Quarterly Website & Compliance Services 04/26	\$ 384.38
Spectrum	20260407-1	2490284031926	Internet Service 03/26	\$ 175.38
TECO	20260409-1	211004653369-031826	Electric Charges 02/26	\$ 2,326.80
TECO	20260409-1	211004653575-031826	Electric Charges 02/26	\$ 1,273.49
TECO	20260414-1	211004653823-032326	Electric Charges 02/26	\$ 28.34
TECO	20260414-1	211004654029-032326	Electric Charges 02/26	\$ 34.66
TECO	20260414-1	211004654276-032326	Electric Charges 02/26	\$ 644.07
TECO	20260414-1	211004654458-032326	Electric Charges 02/26	\$ 533.17
TECO	20260414-1	211004654664-032326	Electric Charges 02/26	\$ 1,717.89
TECO	20260409-1	211024076591-031826	Electric Charges 02/26	\$ 3,169.98

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260409-1	221006977807-031826	Electric Charges 02/26	\$ 2,511.78
TECO	20260409-1	221006978904-031826	Electric Charges 02/26	\$ 509.40
TECO	20260409-1	221006978920-031826	Electric Charges 02/26	\$ 1,016.68
TECO	20260409-1	221006978961-031826	Electric Charges 02/26	\$ 891.45
The Observer Group, Inc.	300299	26-01065H	Legal Advertising 04/26	\$ 65.63
The Observer Group, Inc.	300299	26-01092H	Legal Advertising 04/26	\$ 74.38
Total Community Maintenance, LLC	300295	8739	Monthly Cleaning & Maintenance 04/26	<u>\$ 1,050.00</u>
Total Report				<u>\$ 62,204.50</u>

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Reserve at Pradera Community Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614*

Invoice No. 29131
Date 04/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>3,900.00</u>
Current Amount Due	\$ <u>3,900.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,900.00	0.00	0.00	0.00	0.00	3,900.00

Payment due upon receipt.



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

Invoice Date: 03/31/2026
 Invoice: 10162784
 Project: 039405.001

Attention: CDD Invoices, rizzettacddinvoices@avidbill.com
 Project Name: Reserve at Pradera Community Development District (CDD)/Eng. Svcs. (060070001)

For Professional Services Rendered through: March 22, 2026

Hourly	Earned To Date	Previous Amount	Current Amount
000P01 - Misc. Services	38,630.35	37,943.52	686.83
000P89 - Reimbursable Expenses	390.56	390.56	0.00
Total Hourly Services:	39,020.91	38,334.08	686.83

Total Earned to Date: 39,020.91
 Less Previous Billed: 38,334.08
Amount Due this Invoice: 686.83

Notes from Project Manager:

SWFWMD CERT Paperwork, submittal and filing. CDD mtg 2/26 by phone.

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
 Reference Project 039405.001 and Invoice 10162784
 Contact Sandra Charles at scharles@halff.com with any billing questions.

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

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

March 31, 2026
Project No: 039405.001
Invoice No: 10162784
Invoice Total: \$686.83

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

Professional Services thru March 22, 2026

Phase 000P01 Misc. Services

Professional Personnel

	Hours	Amount	
Administrative III	.50	62.91	
Administrative II - Assistant	.25	23.07	
Principal/Officer-Prof. Eng III	1.75	600.85	
Totals	2.50	686.83	
Total Labor			686.83

Phase 000P89 Reimbursable Expenses

Total this Invoice \$686.83



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RESERVES AT PRADERA CDD	3629519463	04/16/2026	05/07/2026

Service Address: 12051 PALMERA RESERVE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53348643A	03/16/2026	33175	04/15/2026	33625	45000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$135.90
Water Base Charge	\$60.16
Water Usage Charge	\$95.42
Sewer Base Charge	\$149.48
Sewer Usage Charge	\$318.15

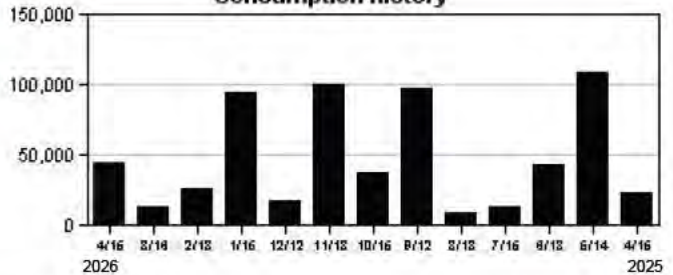
Summary of Account Charges

Previous Balance	\$363.03
Net Payments - Thank You	\$-363.03
Total Account Charges	\$765.65
AMOUNT DUE	\$765.65

Important Message

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

Consumption History



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](https://www.hcfl.gov/WaterBill)
Additional Information: [HCFL.gov/Water](https://www.hcfl.gov/Water)



THANK YOU!



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

4.474 8

DUE DATE	05/07/2026
AMOUNT DUE	\$765.65
AMOUNT PAID	



0036295194637 00000765651

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

Service Slip / Invoice

INVOICE:	118037048
DATE:	03/31/26
ORDER:	118037048

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
03/31/26	08:42 AM		DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	03/31/26	NA	N/A	



Service	Description	Amount
PS	Pest Control Service	\$207.40
Today's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: What I saw-Today while inspecting the exterior of the home, I did find the following:3 wasp 4 large ant mounds3 mud dauber Conducive conditions I have noticed:None to note at this timeWhat I did-I did remove the things listed I noticed above. I also sprayed the entire perimeter, including the entry points to help counteract general household pests.What to expect- You can expect to find dead or dying bugs in the next 3 to 5 days.Curbside Call was completed noThank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in June 2026.....		SUBTOTAL \$207.40 TAX \$0.00 TOTAL \$207.40 AMT. PAID \$0.00 BALANCE \$207.40

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

INVOICE:	118831500
DATE:	04/06/26
ORDER:	

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

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
04/06/26			DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	03/31/26	NA	N/A	



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

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

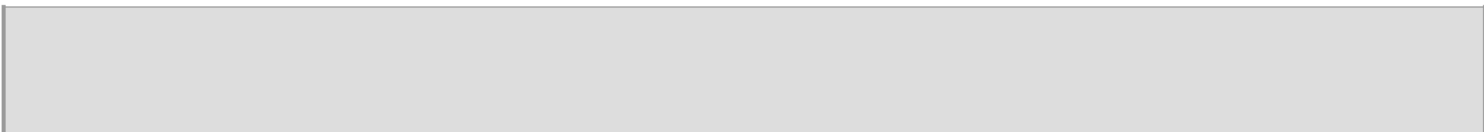
Service Slip / Invoice

INVOICE:	118835458
DATE:	04/09/26
ORDER:	118835458


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
04/09/26	07:49 AM		DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	04/09/26	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 July 2026		SUBTOTAL \$121.00 TAX \$0.00 TOTAL \$121.00 AMT. PAID \$0.00 BALANCE \$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

RESERVE AT PRADERA CDD

Meeting Date: March 26, 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:	10:31
Meeting End Time:	12:13pm
Total Meeting Time:	

Time Over _____ Hours:

Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

RESERVE AT PRADERA CDD

Meeting Date: April 17, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:30am
Meeting End Time:	11:45am
Total Meeting Time:	

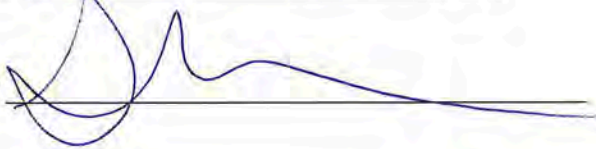
Time Over _____ Hours:

Total at \$ _____ per Hour: 1.14

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 # 2126
DATE 03/19/2026
DUE DATE 04/01/2026
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Service for March 2026	1	1,100.00	1,100.00
2 cameras & 1 Trap on property.			
LTD Hogs removed:	102		
YTD Hogs removed:	5		
MTD Hogs removed:	1		
Note: We are doing everything possible to eliminate the hog population on this property.			
Animal removal:State Wildlife Trapping dead dog	1	135.00	135.00

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	1,235.00
TAX	0.00
TOTAL	1,235.00
BALANCE DUE	\$1,235.00

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 # 2138
DATE 04/15/2026
DUE DATE 04/30/2026
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Service for April 2026	1	1,100.00	1,100.00
2 cameras & 1 Trap on property.			
LTD Hogs removed: 102 YTD Hogs removed: 5 MTD Hogs removed: 0			
Note: We are doing everything possible to eliminate the hog population on this property.			
Animal removal:State Wildlife Trapping dead dog	1	135.00	135.00

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	1,235.00
TAX	0.00
TOTAL	1,235.00
BALANCE DUE	\$1,235.00



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 14769
Date: 04/12/2026
Due On: 05/12/2026

Reserve at Pradera CDD

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,815.33) - (\$0.00) = \$2,815.33

RPRCDD-01

Reserve at Pradera CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	SH	03/02/2026	Review records relating to landscape agreement and follow up with District staff regarding the same; draft agreement for splash pad planters and fence installation and circulate for execution.	0.70	\$295.00	\$206.50
Service	SH	03/10/2026	Call with District staff regarding pending litigation.	0.30	\$295.00	\$88.50
Service	MB	03/20/2026	Prepare for Board of Supervisors meeting.	1.40	\$305.00	\$427.00
Service	SH	03/20/2026	Monitor and report on bills affecting special districts, including final bill passage analysis and final distribution of the newsletter.	0.30	\$295.00	\$88.50
Service	SH	03/23/2026	Prepare for monthly Board of Supervisors meeting.	0.30	\$295.00	\$88.50
Service	SH	03/23/2026	Call with S. DeLuna regarding meeting schedule concerns and assessment issues.	0.10	\$295.00	\$29.50
Service	SH	03/25/2026	Analyze budget documents and historical methodologies as it relates	0.60	\$295.00	\$177.00

			to the commercial parcel and communicate assessment analysis to District staff.			
Service	AH	03/26/2026	Prepare notice rescheduling board of supervisors' meeting.	0.70	\$200.00	\$140.00
Service	SH	03/26/2026	Attend and participate in monthly Board of Supervisors meeting.	4.20	\$295.00	\$1,239.00
Expense	KB	03/26/2026	Travel: Mileage - SH.	57.00	\$0.725	\$41.33
Service	SH	03/27/2026	Analyze spending authority thresholds for basketball hoop repairs; draft agreement for basketball hoop repairs.	0.60	\$295.00	\$177.00
Service	MH	03/31/2026	Review draft interrogatories and District Manager questions; confer with District staff regarding same.	0.30	\$375.00	\$112.50
					Total	\$2,815.33

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

INVOICE

MOR-SPORTS GROUP INC
9401 Corkscrew Palms Cir Ste 300
Estero, FL 33928

Invoicing@morsportsgroup.com
+1 (239) 292 3102
<https://www.morsportsgroup.com/>



Rizzetta:Reserve at Pradera - Install 2 Basketball Systems*FL26-0054

Bill to
Rizzetta
12051 Pradera Reserve Blvd
Riverview, FL 33579

Invoice details

Invoice no.: 4318
Terms: Net 15
Invoice date: 04/16/2026
Due date: 05/01/2026

Project Number: FL26-0054
Customer PO #: SIGNED PROPOSAL

Product or service	SKU	Description	Est. Total	Invoiced	Qty	Rate	Amount	Remaining
Basketball Court Construction		Basketball Installation - Dominator 72 - Quantity 2	\$11,847.50	\$11,847.50	1	\$11,847.50	\$11,847.50	\$0.00

Total **\$11,847.50**

Ways to pay



We accept ACH, Wire or Check. Please contact us at Invoicing@morsportsgroup.com to inquire.

Note to customer

We appreciate your business and look forward to helping you again!

[View and pay](#)



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/20/26	9559
Terms	Due Date
Net 30	04/19/26

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
\$663.02	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$663.02	\$0.00	\$663.02

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

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

<i>Irrigation Enhancement</i>		\$663.02	\$0.00	\$663.02
Total		\$663.02	\$0.00	\$663.02



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/01/26	9614
Terms	Due Date
Net 30	05/01/26

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
\$12,468.80	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#5381 - Reserve at Pradera CDD Maintenance Contract v2 TM April 2026		\$12,468.80	\$0.00	\$12,468.80
	Total		\$12,468.80	\$0.00	\$12,468.80



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/17/26	9770
Terms	Due Date
Net 30	05/17/26

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
\$905.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$905.00	\$0.00	\$905.00

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

+/- 123,000 sq ft





Top Choice Application

\$905.00

\$0.00

\$905.00

Total

\$905.00

\$0.00

\$905.00

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

Invoice

Date	Invoice #
4/2/2026	INV0000108032

Bill To:

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

Services for the month of	Terms	Client Number
April	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
		Subtotal	\$5,440.59
		Total	\$5,440.59



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

Invoice

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

Ship To
Reserve at Pradera CDD 12051 Pradera Reserve Blvd. Riverview, FL 33579

Date	Invoice #	P.O#/Project ID	Terms	Due Date
3/24/2026	17564032426		Net 30	4/23/2026

QTY	Description
2.5	<p>Service Labor - 1 hour minimum</p> <p>"Job#: 15185</p> <p>Date Submitted: 03/13/26/Schedule Date: 03/24/26</p> <p>Community Name: Reserve at Pradera</p> <p>Location: 12051 Pradera Reserve Blvd</p> <p>Requested By: Nancy Bregg</p> <p>Email(s): nbregg@rizzetta.com</p> <p>Phone Number: +1 (813) 789-6611</p> <p>Repair Authorization: 0</p> <p>Issue Reported: The system is completely down.</p> <p>Work Completed: Service Work-Order Summary</p> <ul style="list-style-type: none"> - Internet connectivity issue identified: system currently allows inbound access only; outbound access to the network closet is required. - Client does not have a key to the network room; locksmith scheduled to replace the lock and restore access. - Assisted client (Nancy) with: - Adding new formats to the system - Updating and modifying card configurations

	Subtotal
	Sales Tax (0.0%)
	Total
	Payments/Credits
	Balance Due



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

Invoice

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

Ship To
Reserve at Pradera CDD 12051 Pradera Reserve Blvd. Riverview, FL 33579

Date	Invoice #	P.O#/Project ID	Terms	Due Date
3/24/2026	17564032426		Net 30	4/23/2026

QTY	Description
	<ul style="list-style-type: none"> - Providing access to camera system - Completing firmware updates - Verified system functionality with the client; all items operating normally at this time. - Recommended rebooting the router and full system once access to the closet is available. - Noted that if connectivity does not restore after reboot, an onsite visit will be required to inspect the network hardware. - Provided additional guidance on S2 system usage and recommended updating S2 software to the latest version."

Securiteam is now part of Safetouch Security!	Subtotal	\$437.50
	Sales Tax (0.0%)	\$0.00
	Total	\$437.50
	Payments/Credits	\$0.00
	Balance Due	\$437.50



Invoice

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

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

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

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	04/01/2026	21571	05/01/2026	

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

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

Securiteam is now a part of Safetouch!



INVOICE

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

Invoice # INV-SN-1369
Invoice Date: 4/1/2026
Due Date: 5/1/2026
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:	
	Total:	\$384.38
	Amount Paid:	\$0.00
Direct Deposit Instruction:	Amount Due:	\$384.38

Subscription start: 10/1/2025
Subscription end: 9/30/2026

[Click Here to pay with Credit Card](#)

Check Remittance:

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

March 19, 2026
 Invoice Number: 2490284031926
 Account Number: **8337 12 029 2490284**
 Security Code:
 Service At: 12051 PRADERA RESERVE
 BLVD PLHS
 RIVERVIEW FL 33579-9323

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Summary

*Service from 03/19/26 through 04/18/26
 details on following pages*

Previous Balance	175.38
Payments Received -Thank You!	-175.38
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Other Charges	5.00
Taxes, Fees and Charges	0.38
Current Charges	\$175.38
<i>YOUR AUTO PAY WILL BE PROCESSED 04/05/26</i>	
Total Due by Auto Pay	\$175.38



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 03202026 NNNNNNNN 01 000865 0003

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

March 19, 2026

RESERVE AT PRADERA CDD

Invoice Number: 2490284031926
 Account Number: 8337 12 029 2490284
 Service At: 12051 PRADERA RESERVE
 BLVD PLHS
 RIVERVIEW FL 33579-9323

Total Due by Auto Pay \$175.38



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712029249028400175380



RESERVE AT PRADERA CDD

Invoice Number: 2490284031926
Account Number: 8337 12 029 2490284
Security Code:

Contact Us

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

8633 2390 DY RP 19 03202026 NNNNNNNN 01 000865 0003

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (175.38), EFT Payment (03/05, -175.38), and Remaining Balance (\$0.00).

Payments received after 03/19/26 will appear on your next bill.

Service from 03/19/26 through 04/18/26

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Spectrum Business Internet (130.00), Business WiFi (10.00), Security Suite (0.00), Domain Name (0.00), Vanity Email (0.00), Static IP 5 (30.00), and Total (\$170.00).

Spectrum Business™ Internet Total \$170.00

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (10.00), Auto Pay Discount (-10.00), Paper Bill Statement Charge (5.00), and Other Charges Total (\$5.00).

Taxes, Fees and Charges

Table with 2 columns: Description, Amount. Rows include State and Local Sales Tax (0.38) and Taxes, Fees and Charges Total (\$0.38).

Current Charges \$175.38

Total Due by Auto Pay \$175.38

Billing Information

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

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

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

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

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

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

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



Continued on the next page....

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

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



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





Invoice Number: 2490284031926
Account Number: 8337 12 029 2490284
Security Code:

RESERVE AT PRADERA CDD

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 19 03202026 NNNNNNNN 01 000865 0003

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

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





Invoice Number: 2490284031926
Account Number:: 8337 12 029 2490284
Security Code:

RESERVE AT PRADERA CDD

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 19 03202026 NNNNNNNN 01 000865 0003





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

Statement Date: March 18, 2026

Amount Due: \$2,326.80

Due Date: April 08, 2026


Account #: 211004653369

DO NOT PAY. Your account will be drafted on April 08, 2026

Account Summary

Current Service Period: February 12, 2026 - March 12, 2026	
Previous Amount Due	\$2,326.80
Payment(s) Received Since Last Statement	-\$2,326.80
Current Month's Charges	\$2,326.80
Amount Due by April 08, 2026	\$2,326.80

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



Scan here to view your account online.



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



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

Account #: 211004653369

Due Date: April 08, 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 to enroll now.

Amount Due:	\$2,326.80
Payment Amount:	\$ _____

629162383500

Your account will be drafted on April 08, 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: March 18, 2026
Charges Due: April 08, 2026

Service Period: Feb 12, 2026 - Mar 12, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	532 kWh @ \$0.03411/kWh	\$18.15
Fixture & Maintenance Charge	38 Fixtures	\$926.44
Lighting Pole / Wire	35 Poles	\$1175.65
Bracket & Maintenance Charge	3 PT Brackets	\$14.43
Lighting Fuel Charge	532 kWh @ \$0.03452/kWh	\$18.36
Storm Protection Charge	532 kWh @ \$0.00574/kWh	\$3.05
Clean Energy Transition Mechanism	532 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	532 kWh @ \$0.01230/kWh	\$6.54
Florida Gross Receipt Tax		\$1.19
State Tax		\$162.76
Lighting Charges		\$2,326.80

Total Current Month's Charges **\$2,326.80**

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:** **Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Statement Date: March 18, 2026

Amount Due: \$1,273.49

Due Date: April 08, 2026


Account #: 211004653575

DO NOT PAY. Your account will be drafted on April 08, 2026

Account Summary

Current Service Period: February 12, 2026 - March 12, 2026	
Previous Amount Due	\$1,273.49
Payment(s) Received Since Last Statement	-\$1,273.49
Current Month's Charges	\$1,273.49
Amount Due by April 08, 2026	\$1,273.49

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



Scan here to view your account online.



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



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

Account #: 211004653575

Due Date: April 08, 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 to enroll now.

Amount Due:	\$1,273.49
Payment Amount:	\$ _____

629162383501

Your account will be drafted on April 08, 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: March 18, 2026
Charges Due: April 08, 2026

Service Period: Feb 12, 2026 - Mar 12, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	280 kWh @ \$0.03411/kWh	\$9.55
Fixture & Maintenance Charge	20 Fixtures	\$487.60
Lighting Pole / Wire	20 Poles	\$671.80
Lighting Fuel Charge	280 kWh @ \$0.03452/kWh	\$9.67
Storm Protection Charge	280 kWh @ \$0.00574/kWh	\$1.61
Clean Energy Transition Mechanism	280 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	280 kWh @ \$0.01230/kWh	\$3.44
Florida Gross Receipt Tax		\$0.63
State Tax		\$89.07
Lighting Charges		\$1,273.49

Total Current Month's Charges \$1,273.49

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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Ways To Pay Your Bill

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- Mail A Check**
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 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: March 23, 2026

Amount Due: \$28.34

Due Date: April 13, 2026

Account #: 211004653823

DO NOT PAY. Your account will be drafted on April 13, 2026

Your Energy Insight

Your average daily kWh used was **98.33% lower** than the same period last year.

Your average daily kWh used was **92.31% lower** than it was in your previous period.

Account Summary

Current Service Period: February 17, 2026 - March 17, 2026

Previous Amount Due \$97.94
Payment(s) Received Since Last Statement -\$97.94

Current Month's Charges \$28.34

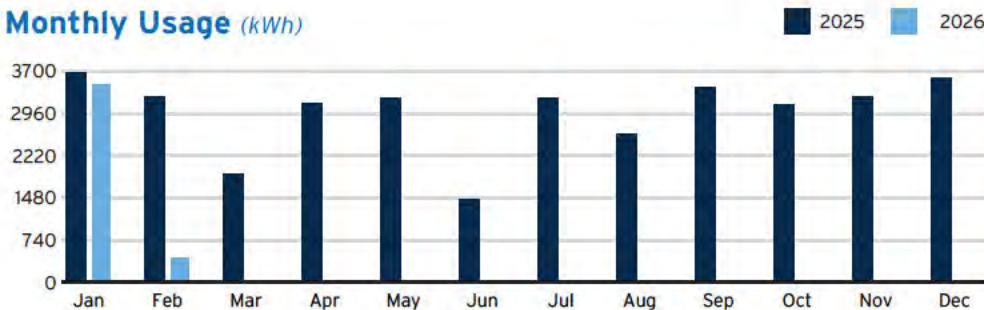
Amount Due by April 13, 2026 \$28.34

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



Scan here to view your account online.

Monthly Usage (kWh)



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

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



Account #: 211004653823

Due Date: April 13, 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 to enroll now.

Amount Due: \$28.34

Payment Amount: \$ _____

626693268429

Your account will be drafted on April 13, 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: March 23, 2026
Charges Due: April 13, 2026

Meter Read

Meter Location: Sgn

Service Period: Feb 17, 2026 - Mar 17, 2026

Rate Schedule: General Service - Non Demand

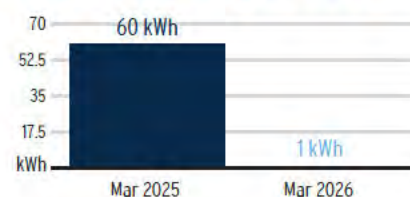
Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000841112	03/17/2026	37,681	37,641	40 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.66000		\$19.14
Energy Charge	40 kWh @ \$0.09202/kWh		\$3.68
Fuel Charge	40 kWh @ \$0.03516/kWh		\$1.41
Storm Protection Charge	40 kWh @ \$0.00568/kWh		\$0.23
Clean Energy Transition Mechanism	40 kWh @ \$0.00418/kWh		\$0.17
Storm Surcharge	40 kWh @ \$0.02121/kWh		\$0.85
Florida Gross Receipt Tax			\$0.65
Electric Service Cost			\$26.13
State Tax			\$2.21
Total Electric Cost, Local Fees and Taxes			\$28.34

Total Current Month's Charges \$28.34

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
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 Toll Free: **866-689-6469**
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888-223-0800 (All Other Counties)
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- 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: March 23, 2026

Amount Due: **\$34.66**

Due Date: April 13, 2026
Account #: 211004654029

DO NOT PAY. Your account will be drafted on April 13, 2026

Account Summary

Current Service Period: February 17, 2026 - March 17, 2026	
Previous Amount Due	\$206.01
Payment(s) Received Since Last Statement	-\$206.01
Current Month's Charges	\$34.66
Amount Due by April 13, 2026	\$34.66

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

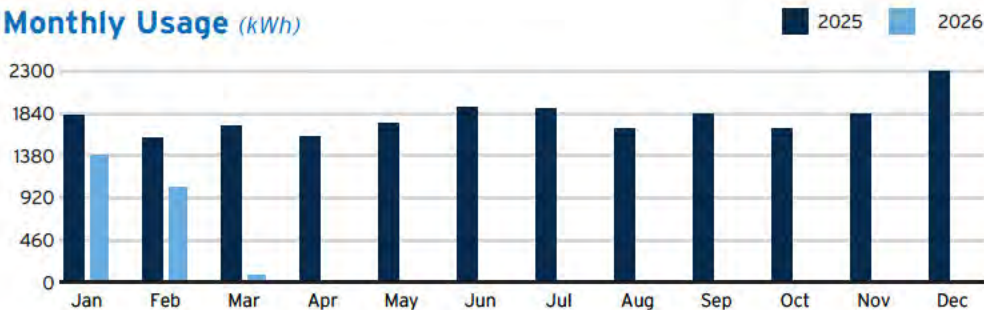
Your Energy Insight

Your average daily kWh used was **94.44% lower** than the same period last year.

Your average daily kWh used was **90.63% 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



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

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

Account #: 211004654029
Due Date: April 13, 2026

Amount Due: **\$34.66**

Payment Amount: \$ _____

626693268430

Your account will be drafted on April 13, 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: March 23, 2026
Charges Due: April 13, 2026

Meter Read

Meter Location: IR

Service Period: Feb 17, 2026 - Mar 17, 2026

Rate Schedule: General Service - Non Demand

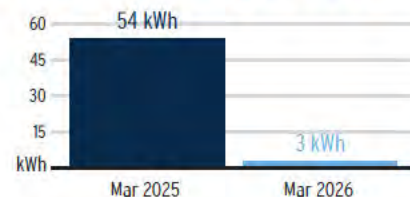
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000851388	03/17/2026	92,753	92,677	76 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	76 kWh @ \$0.09202/kWh	\$6.99
Fuel Charge	76 kWh @ \$0.03516/kWh	\$2.67
Storm Protection Charge	76 kWh @ \$0.00568/kWh	\$0.43
Clean Energy Transition Mechanism	76 kWh @ \$0.00418/kWh	\$0.32
Storm Surcharge	76 kWh @ \$0.02121/kWh	\$1.61
Florida Gross Receipt Tax		\$0.80
Electric Service Cost		\$31.96
State Tax		\$2.70
Total Electric Cost, Local Fees and Taxes		\$34.66

Total Current Month's Charges \$34.66

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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P.O. Box 31318
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- Phone**
Toll Free: **866-689-6469**
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Tampa, FL 33601-0111

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY: 7-1-1
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- 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: March 23, 2026

Amount Due: \$644.07

Due Date: April 13, 2026

Account #: 211004654276

DO NOT PAY. Your account will be drafted on April 13, 2026

Account Summary

Current Service Period: February 17, 2026 - March 17, 2026

Previous Amount Due	\$833.73
Payment(s) Received Since Last Statement	-\$833.73

Current Month's Charges	\$644.07
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Amount Due by April 13, 2026	\$644.07
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

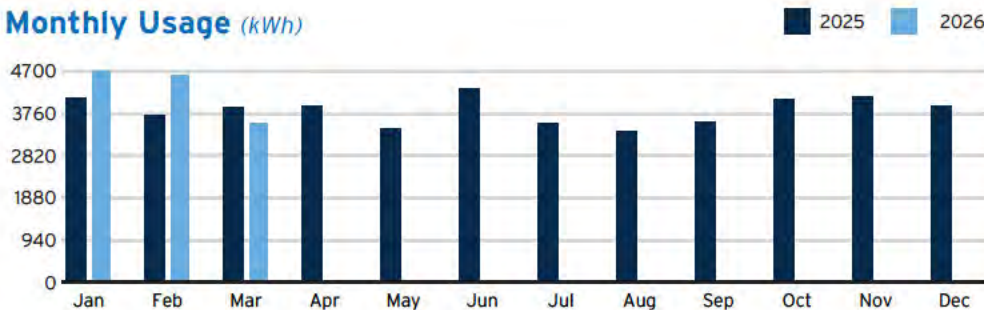
Your average daily kWh used was **2.4% lower** than the same period last year.

Your average daily kWh used was **15.28% 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

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



Account #: 211004654276

Due Date: April 13, 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 to enroll now.

Amount Due: \$644.07

Payment Amount: \$ _____

626693268431

Your account will be drafted on April 13, 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: March 23, 2026
Charges Due: April 13, 2026

Meter Read

Meter Location: PO

Service Period: Feb 17, 2026 - Mar 17, 2026

Rate Schedule: General Service - Non Demand

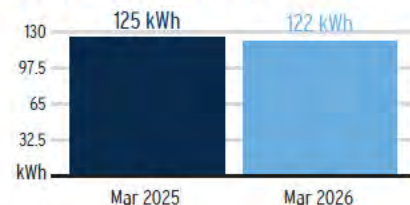
Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000489694	03/17/2026	93,751	90,213	3,538 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3,538 kWh @ \$0.09202/kWh	\$325.57
Fuel Charge	3,538 kWh @ \$0.03516/kWh	\$124.40
Storm Protection Charge	3,538 kWh @ \$0.00568/kWh	\$20.10
Clean Energy Transition Mechanism	3,538 kWh @ \$0.00418/kWh	\$14.79
Storm Surcharge	3,538 kWh @ \$0.02121/kWh	\$75.04
Florida Gross Receipt Tax		\$14.85
Electric Service Cost		\$593.89
State Tax		\$50.18
Total Electric Cost, Local Fees and Taxes		\$644.07

Total Current Month's Charges \$644.07

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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

Statement Date: March 23, 2026

Amount Due: **\$533.17**

Due Date: April 13, 2026
Account #: 211004654458

DO NOT PAY. Your account will be drafted on April 13, 2026

Account Summary

Current Service Period: February 17, 2026 - March 17, 2026	
Previous Amount Due	\$533.60
Payment(s) Received Since Last Statement	-\$533.60
Current Month's Charges	\$533.17
Amount Due by April 13, 2026	\$533.17

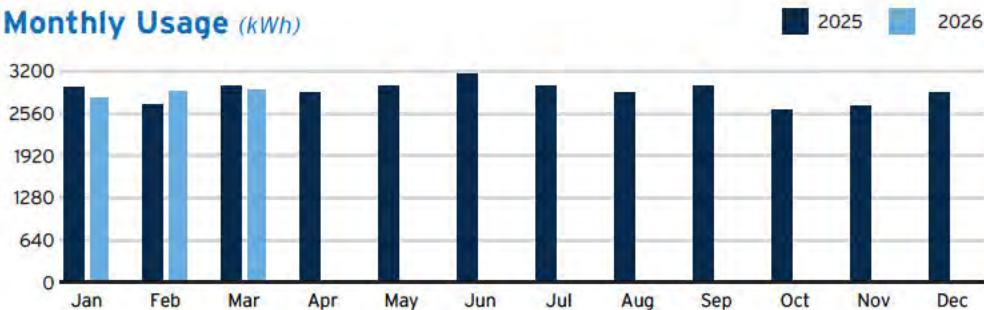
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **4.17% higher** than the same period last year.
- Your average daily kWh used was **9.89% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211004654458
Due Date: April 13, 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 to enroll now.

Amount Due: **\$533.17**

Payment Amount: \$ _____

626693268432

Your account will be drafted on April 13, 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: March 23, 2026
Charges Due: April 13, 2026

Meter Read

Service Period: Feb 17, 2026 - Mar 17, 2026

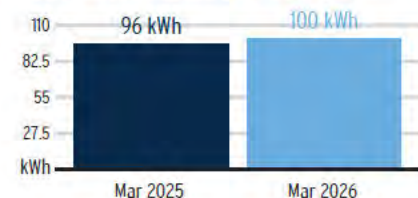
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	03/17/2026	9,719	6,811		2,908 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	2,908 kWh @ \$0.09202/kWh	\$267.59
Fuel Charge	2,908 kWh @ \$0.03516/kWh	\$102.25
Storm Protection Charge	2,908 kWh @ \$0.00568/kWh	\$16.52
Clean Energy Transition Mechanism	2,908 kWh @ \$0.00418/kWh	\$12.16
Storm Surcharge	2,908 kWh @ \$0.02121/kWh	\$61.68
Florida Gross Receipt Tax		\$12.29
Electric Service Cost		\$491.63
State Tax		\$41.54
Total Electric Cost, Local Fees and Taxes		\$533.17

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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Total Current Month's Charges

\$533.17

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Payments:
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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

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

Contact Us

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

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: March 23, 2026

Amount Due: \$1,717.89

Due Date: April 13, 2026


Account #: 211004654664

DO NOT PAY. Your account will be drafted on April 13, 2026

Account Summary

Current Service Period: February 17, 2026 - March 17, 2026	
Previous Amount Due	\$1,717.89
Payment(s) Received Since Last Statement	-\$1,717.89
Current Month's Charges	\$1,717.89
Amount Due by April 13, 2026	\$1,717.89

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 #: 211004654664

Due Date: April 13, 2026

 **Pay your bill online at TampaElectric.com**
See reverse side of your paystub for more ways to pay.

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Amount Due:	\$1,717.89
Payment Amount: \$	_____

626693268433

Your account will be drafted on April 13, 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: March 23, 2026
Charges Due: April 13, 2026

Service Period: Feb 17, 2026 - Mar 17, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	385 kWh @ \$0.03411/kWh	\$13.13
Fixture & Maintenance Charge	27 Fixtures	\$656.40
Lighting Pole / Wire	27 Poles	\$906.93
Lighting Fuel Charge	385 kWh @ \$0.03452/kWh	\$13.29
Storm Protection Charge	385 kWh @ \$0.00574/kWh	\$2.21
Clean Energy Transition Mechanism	385 kWh @ \$0.00043/kWh	\$0.17
Storm Surcharge	385 kWh @ \$0.01230/kWh	\$4.74
Florida Gross Receipt Tax		\$0.86
State Tax		\$120.16
Lighting Charges		\$1,717.89

Total Current Month's Charges **\$1,717.89**

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: March 18, 2026

Amount Due: \$3,169.98

Due Date: April 08, 2026


Account #: 211024076591

DO NOT PAY. Your account will be drafted on April 08, 2026

Account Summary

Current Service Period: February 12, 2026 - March 12, 2026	
Previous Amount Due	\$3,169.98
Payment(s) Received Since Last Statement	-\$3,169.98
Current Month's Charges	\$3,169.98
Amount Due by April 08, 2026	\$3,169.98

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



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

Account #: 211024076591

Due Date: April 08, 2026

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

Amount Due:	\$3,169.98
Payment Amount:	\$ _____

685952238098

Your account will be drafted on April 08, 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: March 18, 2026
Charges Due: April 08, 2026

Service Period: Feb 12, 2026 - Mar 12, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	714 kWh @ \$0.03411/kWh	\$24.35
Fixture & Maintenance Charge	51 Fixtures	\$1171.38
Lighting Pole / Wire	51 Poles	\$1713.09
Lighting Fuel Charge	714 kWh @ \$0.03452/kWh	\$24.65
Storm Protection Charge	714 kWh @ \$0.00574/kWh	\$4.10
Clean Energy Transition Mechanism	714 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	714 kWh @ \$0.01230/kWh	\$8.78
Florida Gross Receipt Tax		\$1.59
State Tax		\$221.73
Lighting Charges		\$3,169.98

Total Current Month's Charges \$3,169.98

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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- Hearing Impaired/TTY:** 7-1-1
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- 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: March 18, 2026

Amount Due: \$2,511.78

Due Date: April 08, 2026


Account #: 221006977807

DO NOT PAY. Your account will be drafted on April 08, 2026

Account Summary

Current Service Period: February 12, 2026 - March 12, 2026	
Previous Amount Due	\$2,511.78
Payment(s) Received Since Last Statement	-\$2,511.78
Current Month's Charges	\$2,511.78
Amount Due by April 08, 2026	\$2,511.78

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



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Account #: 221006977807

Due Date: April 08, 2026

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

Amount Due:	\$2,511.78
Payment Amount:	\$ _____

652619054900

Your account will be drafted on April 08, 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: March 18, 2026
Charges Due: April 08, 2026

Service Period: Feb 12, 2026 - Mar 12, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	588 kWh @ \$0.03411/kWh	\$20.06
Fixture & Maintenance Charge	42 Fixtures	\$872.76
Lighting Pole / Wire	42 Poles	\$1410.78
Lighting Fuel Charge	588 kWh @ \$0.03452/kWh	\$20.30
Storm Protection Charge	588 kWh @ \$0.00574/kWh	\$3.38
Clean Energy Transition Mechanism	588 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	588 kWh @ \$0.01230/kWh	\$7.23
Florida Gross Receipt Tax		\$1.31
State Tax		\$175.71
Lighting Charges		\$2,511.78

Total Current Month's Charges **\$2,511.78**

Important Messages

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7-1-1
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877-588-1010
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813-275-3909

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

Statement Date: March 18, 2026

Amount Due: \$509.40

Due Date: April 08, 2026


Account #: 221006978904

DO NOT PAY. Your account will be drafted on April 08, 2026

Account Summary

Current Service Period: February 12, 2026 - March 12, 2026	
Previous Amount Due	\$509.40
Payment(s) Received Since Last Statement	-\$509.40
Current Month's Charges	\$509.40
Amount Due by April 08, 2026	\$509.40

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



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

Account #: 221006978904

Due Date: April 08, 2026

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Amount Due:	\$509.40
Payment Amount: \$	_____

652619054901

Your account will be drafted on April 08, 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: March 18, 2026
Charges Due: April 08, 2026

Service Period: Feb 12, 2026 - Mar 12, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	112 kWh @ \$0.03411/kWh	\$3.82
Fixture & Maintenance Charge	8 Fixtures	\$195.04
Lighting Pole / Wire	8 Poles	\$268.72
Lighting Fuel Charge	112 kWh @ \$0.03452/kWh	\$3.87
Storm Protection Charge	112 kWh @ \$0.00574/kWh	\$0.64
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		\$35.63
Lighting Charges		\$509.40

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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Total Current Month's Charges \$509.40

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- Mail A Check**
Payments:
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 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 Correspondences:**
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 P.O. Box 111
 Tampa, FL 33601-0111

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- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: March 18, 2026

Amount Due: \$1,016.68

Due Date: April 08, 2026


Account #: 221006978920

DO NOT PAY. Your account will be drafted on April 08, 2026

Account Summary

Current Service Period: February 12, 2026 - March 12, 2026	
Previous Amount Due	\$1,016.68
Payment(s) Received Since Last Statement	-\$1,016.68
Current Month's Charges	\$1,016.68
Amount Due by April 08, 2026	\$1,016.68

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



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

Account #: 221006978920

Due Date: April 08, 2026

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

Amount Due:	\$1,016.68
Payment Amount: \$	_____

652619054902

Your account will be drafted on April 08, 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: March 18, 2026
Charges Due: April 08, 2026

Service Period: Feb 12, 2026 - Mar 12, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	238 kWh @ \$0.03411/kWh	\$8.12
Fixture & Maintenance Charge	17 Fixtures	\$353.26
Lighting Pole / Wire	17 Poles	\$571.03
Lighting Fuel Charge	238 kWh @ \$0.03452/kWh	\$8.22
Storm Protection Charge	238 kWh @ \$0.00574/kWh	\$1.37
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		\$71.12
Lighting Charges		\$1,016.68

Total Current Month's Charges \$1,016.68

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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

Statement Date: March 18, 2026

Amount Due: \$891.45

Due Date: April 08, 2026


Account #: 221006978961

DO NOT PAY. Your account will be drafted on April 08, 2026

Account Summary

Current Service Period: February 12, 2026 - March 12, 2026	
Previous Amount Due	\$891.45
Payment(s) Received Since Last Statement	-\$891.45
Current Month's Charges	\$891.45
Amount Due by April 08, 2026	\$891.45

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



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Account #: 221006978961

Due Date: April 08, 2026

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

Amount Due:	\$891.45
Payment Amount: \$	_____

652619054903

Your account will be drafted on April 08, 2026

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

Mail payment to:
TECO
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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: March 18, 2026
Charges Due: April 08, 2026

Service Period: Feb 12, 2026 - Mar 12, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	196 kWh @ \$0.03411/kWh	\$6.69
Fixture & Maintenance Charge	14 Fixtures	\$341.32
Lighting Pole / Wire	14 Poles	\$470.26
Lighting Fuel Charge	196 kWh @ \$0.03452/kWh	\$6.77
Storm Protection Charge	196 kWh @ \$0.00574/kWh	\$1.13
Clean Energy Transition Mechanism	196 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	196 kWh @ \$0.01230/kWh	\$2.41
Florida Gross Receipt Tax		\$0.44
State Tax		\$62.35
Lighting Charges		\$891.45

Total Current Month's Charges **\$891.45**

Important Messages

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01065H

Date 04/03/2026

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

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

Description

Amount

Serial # 26-01065H

\$65.63

Notice of Public Workshop

RE: Reserve at Pradera CDD Budget Workshop on 4/16/26 at 10:30 AM

Published: 4/3/2026

Important Message

Paid

()

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Total

\$65.63

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

Notice of Public Workshop Reserve at Pradera Community Development District

The Reserve at Pradera Community Development District will hold a Budget Workshop on Thursday, April 16, 2026 at 10:30 a.m., at the office of Rizzetta & Company, 2700 S. Falkenburg Rd, Suite 2745, Riverview, Florida 33578.

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

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

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

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

Reserve at Pradera CDD
Stephanie DeLuna, District Manager
April 3, 2026

26-01065H

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01092H

Date 04/03/2026

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

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

Description

Amount

Serial # 26-01092H

\$74.38

Notice of Rescheduled Meeting

RE: Reserve at Pradera CDD Board of Supervisors Meeting on 4/17/26 at 10:30 AM

Published: 4/3/2026

Important Message

Paid

()

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Total

\$74.38

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

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Business Observer

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

INVOICE

Legal Advertising

NOTICE OF RESCHEDULED MEETING OF THE BOARD OF SUPERVISORS OF RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (the "Board") of the Reserve at Pradera Community Development District (the "District") has rescheduled the monthly Board of Supervisors' meeting currently scheduled for **Thursday, April 23, 2026, at 10:30 a.m. to Friday, April 17, 2026, to be held at 10:30 a.m. at the Riverview Public Library, 9951 Balm Riverview Rd, Riverview, Florida 33569.**

A copy of the agenda may be obtained at the offices of the District Manager, c/o Rizzetta & Company, Inc., 2700 S. Falkenburg Drive, Suite 2745, Riverview, Florida 33578; Phone: (813) 533-2950 (the "District Manager's Office").

The meeting of the Board will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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
Rizzetta & Company, Inc.
(813) 533-2950
April 3, 2026

26-01092H

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

NOTICE

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INVOICE

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

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



Bill to

The Reserve At Pradera CDD

Invoice details

Invoice no.: 8739
Terms: Due on receipt
Invoice date: 04/06/2026
Due date: 04/06/2026

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

Total **\$1,050.00**

Note to customer

Thank you for your business.

Tab 13



Rizzetta & Company

Reserve At Pradera Community Development District

**Financial Statements
(Unaudited)**

May 31, 2026

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org
rizzetta.com

Reserve at Pradera Community Development District

Balance Sheet
As of 05/31/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	554,019	0	881	554,900	0	0
Investments	0	158,205	275,165	433,370	0	0
Prepaid Expenses	173	0	0	173	0	0
Refundable Deposits	13,900	0	0	13,900	0	0
Fixed Assets	0	0	0	0	5,215,774	0
Amount Available in Debt Service	0	0	0	0	0	276,046
Amount To Be Provided Debt Service	0	0	0	0	0	2,378,954
Total Assets	568,092	158,205	276,046	1,002,343	5,215,774	2,655,000
Liabilities						
Accounts Payable	20,382	0	0	20,382	0	0
Accrued Expenses	4,204	0	0	4,204	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,655,000
Total Liabilities	24,586	0	0	24,586	0	2,655,000
Fund Equity & Other Credits						
Beginning Fund Balance	178,457	114,713	264,574	557,744	0	0
Investment In General Fixed Assets	0	0	0	0	5,215,774	0
Net Change in Fund Balance	365,049	43,492	11,472	420,014	0	0
Total Fund Equity & Other Credits	543,506	158,205	276,046	977,758	5,215,774	0
Total Liabilities & Fund Equity	568,092	158,205	276,046	1,002,343	5,215,774	2,655,000

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	382	382
Special Assessments				
Tax Roll	845,697	845,697	853,407	7,710
Other Misc. Revenues				
Miscellaneous Revenue	0	0	75	75
Total Revenues	<u>845,697</u>	<u>845,697</u>	<u>853,864</u>	<u>8,167</u>
Expenditures				
Legislative				
Supervisor Fees	14,000	9,333	5,000	4,334
Total Legislative	<u>14,000</u>	<u>9,333</u>	<u>5,000</u>	<u>4,334</u>
Financial & Administrative				
Accounting Services	18,044	12,030	12,029	0
Administrative Services	5,176	3,450	3,451	0
Assessment Roll	4,734	4,734	4,734	0
Auditing Services	4,500	4,500	3,900	600
Disclosure Report	5,000	3,334	3,333	0
District Engineer	10,000	6,666	9,053	(2,387)
District Management	20,339	13,560	13,560	0
Dues, Licenses & Fees	175	175	850	(675)
Financial & Revenue Collections	3,408	2,272	2,272	0
Legal Advertising	1,500	1,000	345	655
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	2,133	2,033	100
Total Financial & Administrative	<u>83,084</u>	<u>60,862</u>	<u>61,918</u>	<u>(1,057)</u>
Legal Counsel				
District Counsel	20,000	13,333	8,809	4,525
Total Legal Counsel	<u>20,000</u>	<u>13,333</u>	<u>8,809</u>	<u>4,525</u>
Security Operations				
Amenity Security Camera System- Maintenan	6,500	4,334	0	4,333
Security System Monitoring Services & Ma	20,000	13,333	9,117	4,216
Total Security Operations	<u>26,500</u>	<u>17,667</u>	<u>9,117</u>	<u>8,549</u>
Electric Utility Services				
Utility Services	177,000	118,000	121,777	(3,776)
Total Electric Utility Services	<u>177,000</u>	<u>118,000</u>	<u>121,777</u>	<u>(3,776)</u>
Water-Sewer Combination Services				
Utility Services	8,000	5,334	6,964	(1,631)
Total Water-Sewer Combination Services	<u>8,000</u>	<u>5,334</u>	<u>6,964</u>	<u>(1,631)</u>

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Stormwater Control				
Aquatic Maintenance	29,000	19,333	19,631	(298)
Fountain Service Repair & Maintenance	2,500	1,667	1,830	(164)
Lake/Pond Bank Maintenance & Repair	500	333	0	334
Midge Fly Treatments	6,000	4,000	255	3,745
Total Stormwater Control	38,000	25,333	21,716	3,617
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	3,333	260	3,073
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	6,667	5,144	1,523
Landscape - Annuals/Flowers	10,500	7,000	898	6,101
Landscape - Fertilizer	22,346	14,897	0	14,898
Landscape - Mulch	31,000	31,000	21,788	9,212
Landscape - Pest Control/OTC Injections	6,080	4,054	0	4,054
Landscape Inspection Services	10,800	7,200	8,000	(800)
Landscape Maintenance	175,000	116,666	106,803	9,863
Landscape Replacement Plants, Shrubs, Tr	10,000	6,667	990	5,676
Pest Control	3,000	2,000	905	1,095
Property Insurance	12,844	12,844	11,101	1,743
Well Maintenance	1,500	1,000	0	1,000
Total Other Physical Environment	312,413	227,671	163,502	64,168
Parks & Recreation				
Access Control Maintenance & Repair	5,000	3,333	0	3,334
Basketball Court Maintenance & Supplies	6,500	4,334	11,848	(7,514)
Dog Waste Station Supplies & Maintenance	1,500	1,000	0	1,000
Fitness Equipment Maintenance & Repair	4,000	2,666	0	2,666
Furniture Repair & Replacement	40,000	26,667	39,084	(12,417)
Maintenance & Repairs	20,000	13,333	402	12,932
Pest Control	5,000	3,334	1,135	2,198
Playground Equipment & Maintenance	2,000	1,333	0	1,333
Pool Repair & Maintenance	20,000	13,333	16,665	(3,332)
Pool Service Contract	20,000	13,334	1,500	11,834
Telephone, Internet, Cable	2,500	1,666	1,382	285
Trail/Bike Path Maintenance	2,000	1,334	0	1,333
Wildlife Management Services	13,200	8,800	9,070	(270)
Total Parks & Recreation	141,700	94,467	81,086	13,382
Contingency				
Miscellaneous Contingency	25,000	16,666	8,926	7,740
Total Contingency	25,000	16,666	8,926	7,740
Total Expenditures	845,697	588,666	488,815	99,851
Total Excess of Revenues Over(Under) Expenditures	0	257,031	365,049	108,018

See Notes to Unaudited Financial Statements

224 General Fund

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>178,457</u>	<u>178,458</u>
Total Fund Balance, End of Period	<u>0</u>	<u>257,031</u>	<u>543,506</u>	<u>286,476</u>

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,492	3,492
Special Assessments				
Tax Roll	40,000	40,000	40,000	0
Total Revenues	<u>40,000</u>	<u>40,000</u>	<u>43,492</u>	<u>3,492</u>
Expenditures				
Contingency				
Capital Reserve	40,000	26,667	0	26,667
Total Contingency	<u>40,000</u>	<u>26,667</u>	<u>0</u>	<u>26,667</u>
Total Expenditures	<u>40,000</u>	<u>26,667</u>	<u>0</u>	<u>26,667</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>13,333</u>	<u>43,492</u>	<u>30,159</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>114,713</u>	<u>114,713</u>
Total Fund Balance, End of Period	<u>0</u>	<u>13,333</u>	<u>158,205</u>	<u>144,872</u>

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,342	8,342
Special Assessments				
Tax Roll	233,342	233,342	235,373	2,031
Total Revenues	<u>233,342</u>	<u>233,342</u>	<u>243,715</u>	<u>10,373</u>
Expenditures				
Debt Service				
Interest	158,342	158,342	157,243	1,099
Principal	75,000	75,000	75,000	0
Total Debt Service	<u>233,342</u>	<u>233,342</u>	<u>232,243</u>	<u>1,099</u>
Total Expenditures	<u>233,342</u>	<u>233,342</u>	<u>232,243</u>	<u>1,099</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>11,472</u>	<u>11,472</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>264,574</u>	<u>264,574</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>276,046</u>	<u>276,046</u>

Reserve at Pradera CDD
Investment Summary
May 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2026</u>
Valley National Reserve	Governmental Checking	\$ 91,355
FL CLASS Reserve	Average Monthly Yield 3.7009%	63,850
	Total Reserve Fund Investments	\$ 155,205
US Bank Series 2015 Revenue	US Bank GCTS 0490	\$ 158,599
US Bank Series 2015 Reserve	US Bank GCTS 0490	116,561
US Bank Series 2015 Prepayment	US Bank MMKT 5 - CT	5
	Total Debt Service Fund Investments	\$ 275,165

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/P Ledger
From 05/01/2026 to 05/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
224, 2234					
224 General Fund	05/21/2026	Charter Communica- tions	2490284051926	Internet 05/26	175.38
224 General Fund	05/21/2026	Florida Department of Health Hillsborough County	29-BID-8543863	Permit 04/26	275.00
224 General Fund	05/21/2026	Florida Department of Health Hillsborough County	29-BID-8542820	Permits and Fees 05/26	400.00
224 General Fund	05/15/2026	Kilinski Van Wyk, PLLC	14968	Legal Counsel 04/26	2,120.00
224 General Fund	05/26/2026	Naturewalk Commu- nity Development Dis- trict	052626-20252364	Naturewalk paid Re- serve at Pradera in- voice For payment of invoice 20252364	1,500.00
224 General Fund	05/21/2026	Pine Lake Services, LLC	10044	Mulch Replenishment 05/26	837.50
224 General Fund	05/18/2026	TECO	221006977807-05182 6	Electric Charges 04/26 to 05/26	2,511.78
224 General Fund	05/18/2026	TECO	211004653369-05182 6	Electric Charges 04/26 - 05/26	2,326.80
224 General Fund	05/18/2026	TECO	211024076591-05182 6	Electric Charges 04/26 - 05/26	3,169.98
224 General Fund	05/18/2026	TECO	211004653575-05182 6	Electric Charges 05/26	1,273.49
224 General Fund	05/18/2026	TECO	221006978920-05182 6	Electric Charges 05/26	1,016.68
224 General Fund	05/21/2026	TECO	211004654458-05212 6	Electric Charges 04/26 - 05/26	559.92
224 General Fund	05/21/2026	TECO	211004654029-05212 6	Electric Charges 04/26 - 05/26	283.73
224 General Fund	05/21/2026	TECO	211004653823-05212 6	Electric Charges 04/26	64.95
224 General Fund	05/18/2026	TECO	211004654664-05212 6	Electric Charges 05/26	1,717.89
224 General Fund	05/18/2026	TECO	211004654276-05212 6	Electric Charges 04/26 - 05/26	747.91
224 General Fund	05/18/2026	TECO	221006978961-05182 6	Electric Charges 04/26 - 05/26	891.45
224 General Fund	05/21/2026	TECO	221006978904-05182 6	Electric Charges 04/26	509.40
Sum for 224, 2234					20,381.86
Sum for 224					20,381.86
Sum Total					20,381.86

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/2026.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.