



Rizzetta & Company

Reserve at Pradera Community Development District

Board of Supervisors Regular Meeting July 23, 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	Chairman
	Jayson Caines	Vice Chairman
	Jason Newbold	Asst. Secretary
	Kenny Belcher	Asst. Secretary
	Lindsay Felix	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

July 15, 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 **Thursday, July 23, 2026, at 10:00 a.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**
 - i. Consideration of Aquatic Agreement.....Tab 4
 - D. District Engineer**
 - E. District Manager**
- 4. BUSINESS ITEMS**
 - A. Presentation of 2nd Quarterly Website Audit.....Tab 5**
 - B. Ratification of Mikes Signs ProposalTab 6**
 - C. Consideration of Holiday Lighting ProposalsTab 7**
 - D. Consideration of Addendum to O&M Methodology (under separate cover)**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on June 29,2026Tab 8**
 - B. Consideration of Operations and Maintenance Expenditures for May 2026Tab 9**
 - C. Consideration of Financial Report June 2026Tab 10**
- 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



AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITY NAME: Reserve at Pradera

APPLICATOR: Ryan DATE: 06.17.2026

WEED TREATMENT – SERVICE PERFORMED

POND NUMBER	ALGAE	GRASS	UNDER WATER	FLOATING/TERRSTRIAL	PRODUCTS USED / AMOUNT
1-14		X			Grass Mix
1-5	X				Algacide/Terrestrial Mix
5-10	X				↓
11-14	X				

COMMENTS:
All ponds treated for shoreline grasses. Ponds 1-14 were treated for algae.
Follow-up for algae may be needed in 14 days.

Tab 2

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

Invoice details
Invoice no.: 11299-b
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 14 Waterways	1	\$2,285.00	\$2,285.00
2.		Larvicide	Midge Larviciding: Pond 11	1	\$255.00	\$255.00
3.		Additional Services	Temporary Fuel Surcharge	1	\$76.20	\$76.20

Ways to pay

BANK

Total \$2,616.20

View and pay

Tab 3

THE RESERVE AT PRADERA

COMMUNITY ASSET MANAGEMENT REPORT



July 13, 2026
Rizzetta & Company
Haley Pryor – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❖ Water restrictions have been extended to October 1st due to extreme water shortage. New plantings and turf installs should be postponed or proceed with an alternate gameplan for optimal watering.

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. A storm blew over two trees at the Amenity Center. A Maple Tree and smaller tree will need to be removed. Surrounding turf at the Maple Tree may be salvageable. Please pat down the turf once the tree is removed in an effort to save the turf and avoid an install or empty patch during the extreme water shortage. See proposal page. (Pic 1)



2. Remove the dead foliage from the Coontie Palms on the left side of the pool enclosure. (Pic 2>)
3. Documenting the turf around the pool enclosure. Drought conditions continue to stress turf and other vegetation in the community. Rainfall has picked up but not enough to revive turf in the current heat. Please inspect and rule out fungal diseases or chinch bugs that can compound drought stressed turf. (Pic 3>)



4. Arboricola inside the pool enclosure has some declining plantings. Please have crews remove non-viable and non-producing plants along with dead plant material in the pool area. (Pic 4)



7. Inspect and monitor the Lorapetelum around the Amenity Center and parking area. It's hanging in there but some locations are starting to fade. Ensure irrigation is optimal for the weaker beds. (Pic 7)



5. Please include the Indian Hawthorne around the Amenity Center parking lot in the pest treatments. There are bite marks on foliage so an insect is feeding on the leaves. (Pic 5)



8. Concrete particles and a parking space block were dumped in the car lot beds. Please have crews remove and discard. (Pic 8)



6. The Indian Hawthorne in front of the mail kiosk has some dead plantings. Please remove dead root systems that could invite pathogens or pests. There are two sections around the parking lot that have some decline. They need to be treated with a pesticide and a fungicide to combat both possible stressors. (Pic 6>)



9. The Firebush in the parking lot entrance median was damaged in the storm. Half of the plant was torn in half but it can still survive and grow out. Please remove the dead branches and shape up the existing branches so it still looks healthy and manicured. (Pic 9)



10. Please have crew scan the landscape beds and medians throughout the community and remove any debris from the storm. There are still some branches and brush that were tossed around or fallen. (Pic 10)



11. The Robellini palms along Balm Riverview Rd., on both sides of the monument, need the dead fronds removed. (Pics 11a&b>)

12. The median bed past Palmera Vista has some Jasmine that is struggling. This could be drought stress only, but additional pathogens or pests could also be present. Please inspect and treat accordingly. (Pic 12)



13. Irrigation was running and pooling at the curb during the inspection. This is the Pradera Reserve Blvd. median before the second roundabout. Please have a technician dispatched to troubleshoot. (Pic 13)



15. More concrete blocks were discarded under a Magnolia Tree at Tetrafin park. The dumping of the material is random and needs to be removed. Please have crew load up and haul away the concrete material. (Pic 15)



14. Around the Palmera Vista Dr. lift station, the storm shook some limbs and debris loose from the Wax Myrtles. Please have crew perform a clean up of the area to keep brush and branches from decaying around the bed and restoring it back to a manicured lift station. (Pic 14)



Proposals

1. Please provide proposal for removal of 2 trees at the Amenity Center. A large Maple Tree by the playground and a smaller tree in front of the building were knocked down during a recent storm. Both plantings were uprooted and can not be salvaged. Root systems were broken and the trees are no longer viable. A proposal for replacement trees will be requested once irrigation is guaranteed and optimal watering is allowed. We are currently under once-a-week watering until October 1st. (Pics 1a-c>)



Tab 4

FIRST AMENDMENT TO THE AMENDED AND RESTATED AGREEMENT FOR AQUATIC MANAGEMENT SERVICES

THIS FIRST AMENDMENT (the “First Amendment”) is made effective the ____ day of July 2026 by and between:

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

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

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Amended and Restated Agreement for Aquatic Management Services*, dated July 1, 2026 (the “Agreement”), incorporated herein by this reference; and

WHEREAS, pursuant to Section 15 of the Agreement, the Agreement may be amended by a writing executed by the Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement to extend the temporary fuel surcharge contemplated in Section 3(A); and

WHEREAS, the District and Contractor each represent that it has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

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 stated above are true and correct and by this reference are incorporated herein and form a material part of this First Amendment.

SECTION 2. AMENDMENT OF AGREEMENT. Pursuant to Section 23 of the Agreement, the District and Contractor agree to further amend the Agreement as follows:

- A.** The second sentence of Section 5, **Compensation**, Subsection A of the Agreement is hereby amended to read: “For the time period of April 17, 2026 through July 31, 2026, a temporary fuel surcharge of three percent (3%) shall be charged monthly,

for a total additional monthly charge of Sevent Dollars and Thirty-Five Cents (\$70.35).”

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable except for the terms as specifically amended herein. To the extent the provisions of this First Amendment and Agreement hereto conflict, this First Amendment shall control.

SECTION 4. AUTHORIZATION. The execution of this First Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this First Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This First Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

SECTION 6. FULL FORCE AND EFFECT. All other provisions of the Agreement, as amended through this First Amendment, shall remain in full force and effect except as modified by this First Amendment.

SECTION 7. EFFECTIVE DATE. This First Amendment shall be effective as of the day and year first written above.

[Signature page to follow.]

IN WITNESS WHEREOF, the Parties execute this First Amendment to be effective the day and year first written above.

**RESERVE AT PRADERA COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

SITEX AQUATICS, LLC

By: _____
Its: _____

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
ADDENDUM TO OPERATION AND MAINTENANCE ASSESSMENT ALLOCATION REPORT**

1. INTRODUCTION

This report was prepared for the Reserve at Pradera Community Development District (“**District**”) and is intended to set forth the final number of assessable units within the District, as the District is now fully platted and built out and reaffirm the benefit findings of the *Reserve at Pradera Community Development District Operation and Maintenance Assessment Allocation Report*, dated April 16, 2015 (“**O&M Assessment Report**”). Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the O&M Assessment Report.

2. PRODUCT TYPES

The following table shows the District’s assessable units after final platting:

Unit Type	Units – April 16, 2015	Units – July 20, 2026	Unit Change
Single Family – 55’	206	204	(2)
Single Family – 65’	152	154	2
Commercial	14	14	0
Total	372	372	0

After adopting the O&M Assessment Report, the overall development plan for the District shifted slightly, resulting in two additional Single Family – 65’ lots being constructed and two less Single Family – 55’ lots being constructed.

3. ALLOCATION OF STRATIFIED AND EQUALIZED EXPENSES

At adoption, the O&M Assessment Report defined Stratified Expenses and Equalized Expenses. As outlined in the O&M Assessment Report, Equalized Expenses include, among other items, items such as common-area landscaping, entry monuments and walls, amenity-related costs, insurance, contingencies, and overall administrative costs. Each unit type within the District is assessed with a 1.00 Equivalent Assessment Unit (“EAU”) factor. The O&M Assessment Report found that each unit within the community receives a special benefit for the services provided and this benefit is equally shared throughout the community as each property benefits equally from the efficient administration of the District as well as the upkeep of its common areas and amenities. This benefit finding has remained unchanged since the original adoption of the O&M Assessment Report.

Stratified Expenses include, among other items, streetlights and other infrastructure utilities driven by lot size, stormwater maintenance, and sidewalks. Each unit type within the District is assessed with a different EAU factor, depending on the lot size, as described below.

Unit Type	Stratified Expenses – EAU
Single Family – 55’	1.00
Single Family – 65’	1.18

Commercial	0.85
------------	------

The O&M Assessment Report found that the larger lots are expected to generate more stormwater runoff and impose a greater load on the stormwater system, as well as other infrastructure utilities, resulting in a greater benefit received. As such, the O&M Assessment Report benefit finding remains unchanged.

4. CONCLUSION

As outlined in the O&M Assessment Report, the aggregate Equalized and Stratified Expenses result in the total Operation & Maintenance Assessment for each unit within the District. As previously stated, the benefit findings set forth in the O&M Assessment Report remain unchanged from its initial adoption for the units within the District.

Tab 5



Quarterly Compliance Audit Report

Reserve at Pradera

Date: June 2026 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

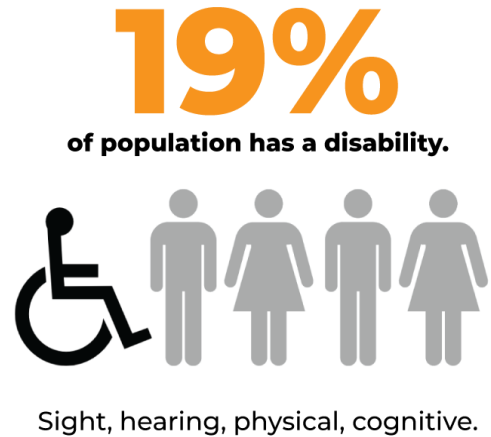
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 6

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

Fields
Consulting Group, LLC

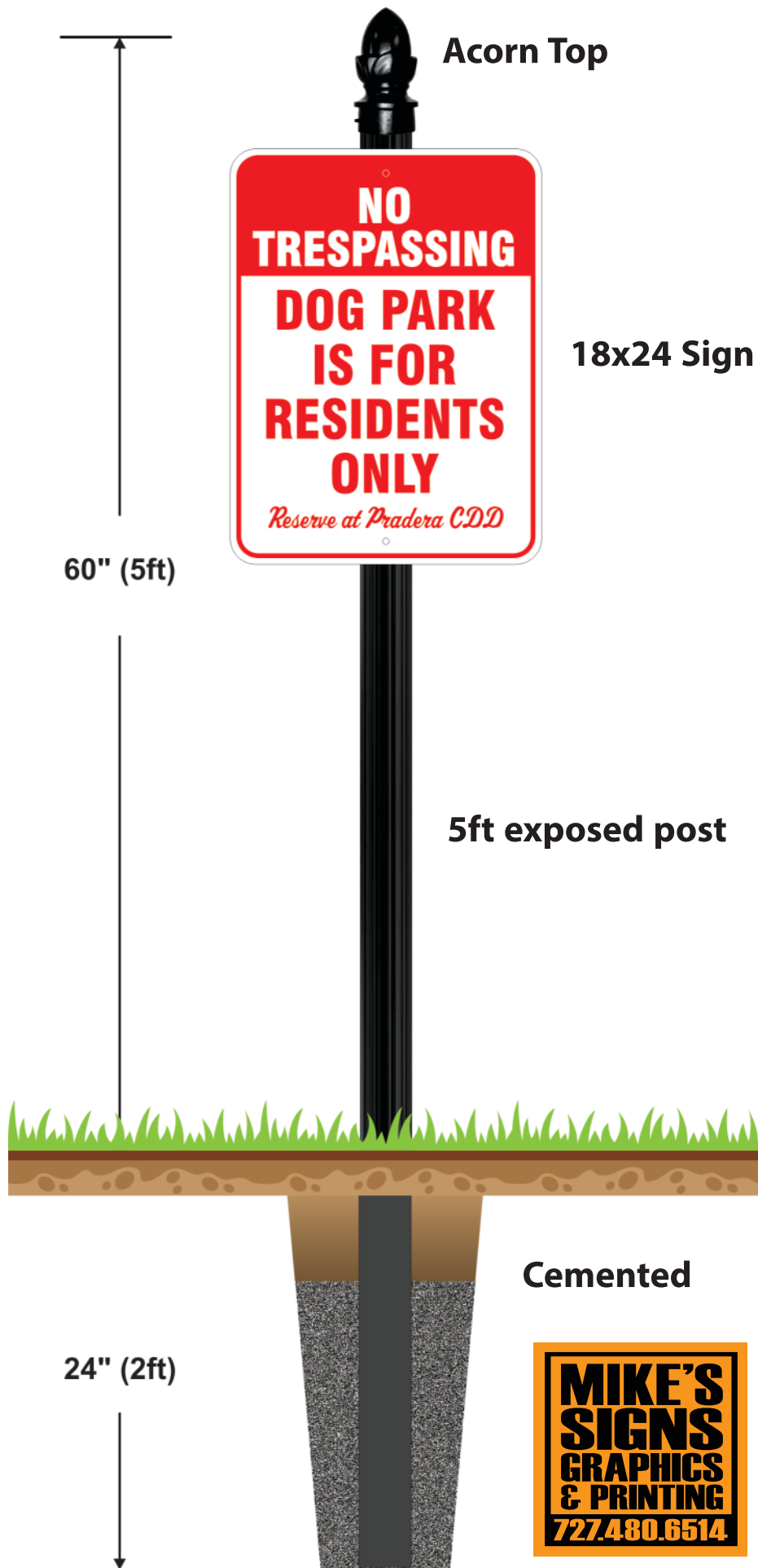
MIKE'S SIGNS
GRAPHICS & PRINTING
727.480.8814

MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...

Accepted by

12x18 3mm metal signs with zip ties





Acorn Top

18x24 Sign

60" (5ft)

5ft exposed post

Cemented

24" (2ft)

**MIKE'S
SIGNS
GRAPHICS
& PRINTING**
727.480.6514

Tab 7



727-331-9014



info@BlitzenLighting.com



www.BlitzenLighting.com

ACCEPT

DECLINE

Proposal

Prepared For:

Reserves of Pradera (CDD)

**Pradera Reserve Blvd
Riverview, FL 33579**

Proposal Issued:

Jun 30, 2026

Introduction

Ho ho ho, Stephanie!

Are you ready to add a touch of magic to your holidays and eliminate a ton of stress? Welcome to your 2026 holiday lighting proposal!

Imagine sitting back, relaxing, and enjoying the Christmas season with friends, family, and love ones while we handle everything once again!

Here's how to proceed:

1. **Review your proposal:** It includes everything we installed in 2025 plus some additional options to consider!
2. **Make Changes:** Check or uncheck any line item. Want to enhance or add something else? Call, text, or email us to discuss.
3. **Accept:** Click 'Accept' and we will reach out with deposit payment instructions within 48 hours.
4. **Sit Back and Relax:** Rest easy knowing we'll make your property the envy of the town this Christmas!

Design Renderings

These renderings show the full original design our team envisioned for the property!



BLITZEN LIGHTING





The rendering(s) provided is for illustrative purposes only and aims to give a general idea of the design concept. Actual colors may vary from what is depicted due to monitor variations, ambient lighting conditions, and other factors. The final design is subject to change based on the specific line items and package choices made by the customer. We strive for accuracy, but please consider this as a preliminary visual representation and not a definitive blueprint.

Proposal

Presented To:
Reserves of Pradera (CDD)
Stephanie DeLuna
Pradera Reserve Blvd
Riverview, FL 33579
301-653-1077 Cell
SDeluna@rizzetta.com

Service location:
Pradera Reserve Blvd
Riverview, FL 33579

Description	Amount
Monument Wall	\$2,603.00
Custom Fit - Commercial C9 LED bulbs - 12in Spacing - Warm White Color - Main Entrance Monument Wall (All Ledges & Pillars)	
Palm Tree Wraps	\$987.00
Commercial LED Light Strands - 4" Spacing - Red/Warm White Pattern (Candy Cane) - Main Entrance - x3 Palm Trunk Wraps.	
Wreath - Commercial	\$363.00
LED Commercial Grade High Density Lighted Wreath - Warm White Color - x3 at Front Pillar.	
Roof Line - Amenity Center Front/Sides - 2026 Option	\$1,816.00
Commercial Grade, Custom fit - C9 LED Bulbs - 12in Spacing Location: Front Roof Lines 1st & 2nd Story (3 Sides) Color: Warm White	
+ Add rear roof lines of amenity center - 2026 Option	\$1,071.00
Mail Room Roof & Columns - 2026 Option	\$987.00
Commercial Grade, Custom fit - C9 LED Bulbs - 12in Spacing Location: All Roof Lines (4 sides) + 4 Columns Color: Warm White	
Automatic Timer	\$18.00
Timer install and setup to control lights on/off automatically daily.	
Blitzen's All Inclusive Service & Guarantee	

Take Down Service: Blitzen Lighting includes take down with every lighting package. We take down, label, repair as needed, and perfectly package the lights until next season at no additional cost. No more boxes in your garage or storage space!

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

Price Lock Guarantee: We guarantee to not increase your base pricing for a minimum of three years!
Clients must book subsequent year installs for October and make a deposit payment by 8/31 of each year to qualify. No contract necessary.

Subtotal	\$7,845.00
Loyalty Discount (10%)	-\$784.50
Total	\$7,060.50
Deposit Due (50%)	\$3,530.25

If there are multiple items above you can select the items you would like us to do after clicking “Accept” at top right of this proposal.

Agreement

Terms and Conditions Agreement

Please review and sign.

This agreement (The "Agreement") is entered into on the date of signature by the client ("Client") and Blitzen Lighting LLC (The "Company") for the provision of holiday lighting as a service for **one season**. The terms and conditions of this Agreement are as follows:

- 1. Deposits:** a deposit in the amount of 50% (half) of the estimated total cost of the job is required before the job will be scheduled.
- 2. Deposit/Payment Refund:** Deposits/payments made from January 1st through September 30th of each year are 50% refundable (25% of the estimated job total) if requested in writing prior to 9/30 of the year in which the install estimate was for. After 9/30, all deposits/payments for services to be completed in that year are non-refundable in their entirety, regardless of when the payment was paid.
- 3. Material Ownership:** The Company provides an all-inclusive lighting service that includes the use of product owned by The Company. Proposals will list items that are being PROVIDED FOR USE for a period of ONE season (installation through take-down) for each year that a Client contracts The Companies services. **The Company does not sell materials to Clients.**
- 4. Take-Down:** Take-down service is provided but shall be considered to have no cash value. Full payment is expected upon installation and acceptance. Take-downs occur in January subsequent to the install and are completed based on route optimization and employee capacity. Dates and times of the service are not scheduled. Take-downs will be completed by the end of January of each year.
- 5. Subsequent Years:** This Agreement covers three (3) consecutive holiday seasons. The contracted pricing shall remain unchanged during the Agreement term unless the Client requests modifications, additions, or reductions to the scope of work.

Upon expiration of the Agreement term, future pricing, discounts, and service availability shall be subject to market conditions and The Company's discretion.

- 6. Power Failure (GFCI/Breaker Tripping):** The presence of water or heavy moisture, sometimes caused by rain, fog, dew, and sprinklers, can cause the outlets to trip and interrupt power to décor or lighting. Wet décor, lighting, outlets, and surrounding areas may take several hours after exposure, and in some cases days, to completely dry before outlets can be reset and power restored. Power failure or tripping of GFI circuits that occur as a result of inclement weather or aged outlets no longer capable of holding consistent power cannot be the responsibility of The Company and a licensed electrician should be consulted by the Client.

Service calls to reset a GFCI or breaker due to moisture/rain is subject to a \$100 service fee if no other issue is responsible for non-functioning lights. **The Client is responsible for resetting GFCI's and breakers once adequate time has passed allowing the materials to dry to verify the issue is not due to moisture.**

- 7. Early Install Discounts:** Discounts offered for September and/or October installation dates are not guaranteed and are subject to change. Early install discounts do not guarantee early installation. The actual installation date is subject to change and is to be agreed upon with the Client after a deposit is paid in full.
- 8. Invoicing and Payment Terms:** The Company will invoice the Client upon proposal approval for

the initial deposit amount due. For each subsequent contract year, a deposit equal to 50% of that season's contracted amount shall be due no later than September 30th. Installation scheduling is contingent upon receipt of the required deposit. Upon completion of each season's installation, the remaining balance shall be due immediately and shall be considered past due 7 days (30 days for commercial) after the installation date. The Client agrees to pay a finance charge of 1.5% per month or a minimum **\$50.00** for any amount past due. This amount will be added to the amount normally due.

Once an invoice is past due 14 days (45 days for commercial) **or more, The Company reserves the right to stop service and/or remove the product.** If service has been disconnected/removed, additional charges may be incurred upon reconnection/re-installation.

The Client agrees to pay any collection costs, attorney fees, and any other costs incurred in collecting fees agreed to in accepting a proposal.

9. Installation Service: The Company reserves the right to refuse service to any property deemed unsafe by The Company.

The Company will fasten light strands to gutters or roof line using disposable clips. If standard fastening methods are not possible, additional charges may apply.

The Company is not responsible for paint chipping or surface damage due to highly oxidized or deteriorating fascia boards, columns, railing, shingles, or gutters.

10. Media: The Company reserves the right to take and use photographs or video of the Client's property for marketing and media purposes.

11. Electricity: The property owner must provide The Company with clear access to safe and adequate electricity commensurate with the volume of lights requested by the Client.

The Company will require enough free circuits to successfully handle the electrical load of the lighting package. High wattage devices such as refrigerators or hair dryers must not be tethered to the lighting package circuits.

The Company will not be held responsible for inadequate, faulty, or overloaded electrical sources at the place of service. If circuit breakers frequently need to be reset, this is often an indication of inadequate power supply and may require a service call to locate additional clean circuits and redistribute power.

The Client may be required to provide electrical connection from inside the house. Clients requesting large lighting packages may need to consult with their electrician to provide additional power sources commensurate with package needs. Persistent moisture such as rain will create an increase in electrical resistance up to double the load of the lighting package in dry weather.

12. Service Calls: The Company shall test all lighting at completion of installation and shall leave the project fully functional. The Company shall provide Client with free service calls between the installation date and December 23rd; however, a \$50.00 service fee shall apply to repeat (after the first incident) repairs that result from the following:

1. Tampering by animals such as chewing through wires.
2. Changes made by the Client, such as tethering personal lights to The Company's lights.
3. Changes or damage made by landscapers, i.e., unplugging power source to get to destination, mowing over power lines, etc.

13. Theft/Vandalism/Nature: The Company shall not be responsible for the theft of or vandalism to product. Client shall be responsible for replacement costs at The Company's cost of any item stolen or vandalized beyond repair. The Company shall not be responsible for product lost or damaged beyond repair as a result of mother- nature. Clients may choose to replace product at The Company's cost plus a reduced labor rate.

14. Multi-Year Service Agreement: This proposal is subject to a three (3) holiday season service commitment between the Client and The Company. In consideration of this commitment, The Company agrees to:

- Provide a 10% discount from standard annual pricing for the services included in this Agreement.
- Maintain the same contracted pricing for a minimum of three (3) consecutive holiday seasons, provided the scope of work remains substantially unchanged.
- Reserve installation capacity for the Client each season, subject to timely deposit payments.

Annual Deposits - A deposit equal to 50% of that season's contracted amount shall be due no later than September 30th of each contract year. Failure to remit the required deposit by September 30th may be considered a default of this Agreement and may result in cancellation of the Agreement at The Company's sole discretion.

Client Cancellation - The Client may cancel this Agreement at any time prior to the commencement of a future holiday season by providing written notice to The Company. If the Client elects to terminate this Agreement before the start of Year 2 or Year 3, the Client agrees to pay a cancellation fee/liquidated damages provision equal to 50% of the next contract year's total contracted amount. The parties acknowledge this fee represents a reasonable estimate of damages resulting from reserved production capacity, scheduling commitments, administrative costs, and lost business opportunities.

Company Cancellation - The Company reserves the right to cancel or decline renewal of this Agreement at its sole discretion upon written notice to the Client. In such event, any deposits previously collected for future seasons not yet performed shall be refunded in full.

15. Insurance: The Company shall carry Liability coverage and Worker Compensation coverage as required by law on employees and shall provide proof of same to the Client if requested.

Acceptance. The Client, by accepting this proposal, acknowledges that they have read, understood, and agree to be bound by the terms and conditions of this Agreement in their entirety.

In Closing

Thanks for reviewing this proposal Stephanie.

We would like to extend our sincerest gratitude for your continued trust in our services. Year after year, it's been our absolute pleasure to bring a little extra sparkle to everyone's holiday season. Your property isn't just another address to us –it's part of the Blitzen Reindeer family!

With this proposal, we are excited to continue this journey and create more enchanting holiday memories for you in 2026.

As always, we're here to answer any questions you may have about the upcoming season. Please do not hesitate to reach out.

Let's make the upcoming holiday season the brightest yet!

Warm Regards,
Devin



Blitzen Lighting

Phone: (727) 331-9014

Email: info@BlitzenLighting.com

Serving Pinellas and Hillsborough Counties

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.



American Illuminations

Reserve at Pradera
Pradera Reserve Blvd
Riverview, FL 33579

✉ SDeLuna@rizzetta.com

ESTIMATE	#449
ESTIMATE DATE	Jun 30, 2026
DEPOSIT DUE	\$3,062.50

CONTACT US
8247 Westhaven Dr
Land O' Lakes, FL 34638

☎ (757) 572-3732
✉ william@american-powerwashing.com

ESTIMATE

Option #1

Services	amount
3-Year Premium Holiday Lighting Proposal Full service premium agreement for the holiday season in 2026, 2027, and 2028	\$0.00
Clubhouse Roofline & 48" Lit Wreath w/ Bow Roofline - Upper and Lower Levels: Install Warm White C9 LED Lights (Front and both sides of each level- 3 sides total) ***Optional - \$10,625 - Permanent Track RGB Lighting : Comes with a 5 year parts and 1 year labor warranty	\$2,250.00
Front Wall of clubhouse (center) - Install 48" Lit warm white wreath w/ bow	
Pradera Blvd Entrance Entrance Monument: Install Warm White C9 LED Lights on the wall all the way around Entrance Columns: Install Warm White C9 LED Lights on the wall all the way around Install 36" Lit warm white wreath w/ bow on each column (3 total- one on each column, on the front side facing Balm Riverview Rd) ***Optional add on- \$825 for an additional (3) 36" wreaths on the columns for a total of 6 (3 on the entrance side and 3 on the exit side)	\$3,875.00
Palm Trees: Install warm white (or any color) mini LED lights on the 3 palm tree trunks	

Services subtotal: \$6,125.00

Subtotal	\$6,125.00
Total	\$6,125.00
Deposit	\$3,062.50

- This is a 3-year Full Service agreement for the holiday season for the years 2026, 2027, & 2028.
- American Illuminations will install, maintain throughout the season, takedown all lights & decor at the end of the season, and store during the offseason.
- American Illuminations maintains ownership of all lights, equipment and decor at the end of the agreement.
- Installation to be completed by Thanksgiving.
- Removal of all decor by January 14th (Lights can be turned off in the interim)
- 50% deposit due upon approval of proposal. Remaining 50% due upon completion of installation (Net 15)

Print & Signature of Acceptance:

X_____

Acceptance Date:

X_____

Tab 8

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 **Monday, June 29, 2026, at 6:00 p.m.** at the Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 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
Savannah Hancock	District Counsel, Kilinski Van Wyk -By Phone
Kyle Thorthon	District Engineer, Halff Associates
Hayley Pryor	FSM: Rizzetta & Co ., Inc

Audience	Present
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FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Audience Comments**

Audience comments were received regarding American Limitations' holiday lighting and pressure washing services. A resident provided feedback on these services, followed by a discussion concerning concerns about the proposed budget increase. The Board also reviewed the financials and discussed CDD vendors.

THIRD ORDER OF BUSINESS **Staff Reports****A. Aquatics Services**

Not present. The Board provided feedback regarding adjustments to the vegetation and requested that special attention be given to the lily pads.

50
51 **i. Letter of Fuel Increase Surcharge**
52

On a motion by Mr. Caines, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved the Fuel Increase Surcharge , for the Reserve at Pradera Community Development District.

53
54
55 **B. Landscape Inspection Services**
56

57 Ms. Pryor presented the report, provided an update on the impacts of the
58 drought, and requested the Board's feedback on the proposed response
59 during current drought conditions. Water restrictions remain in effect through
60 October 1, 2026.
61

62 **C. District Counsel**

63 Ms. Hancock reviewed the assessment methodology and analysis. The
64 Board reviewed.
65

66 On a motion by Mrs. Felix, seconded by Mr. Belcher with all in favor, the Board of Supervisors authorized
67 District staff to draft a supplement to present at the next meeting on July 23,2026, for the Reserve at Pradera
68 Community Development District.
69

70
71 **D. District Engineer**

72 The annual report is being prepared for submission. Phase 1 is scheduled
73 for completion in July 2027, at which time the Phase 1 pond verification will
74 also be completed. The Board provided feedback regarding drought
75 conditions and the stormwater system.
76

77 **D. District Manager**

78 Ms. DeLuna reminded the Board that a meeting had been scheduled for May 26,
79 2026. The Board approved a motion to reschedule the meeting to July 23, 2026, at
80 10:00 a.m. to be held at the Rizzetta Riverview Office.
81

82 On a motion by Mr. Newbold, seconded by Mr. Caines and with all in favor, the Board of Supervisors
83 approved the May 26, 2026, Board of Supervisors meeting, for the Reserve at Pradera Community Development
District.

84 On a motion by Mr. Caines, seconded by Mr. Belcher, and with all in favor, the Board of Supervisors adopted
85 Resolution 2026-02; Resetting the Public Hearing to August 11,2026, for the Reserve at Pradera Community
86 Development District.
87
88
89

FOURTH ORDER OF BUSINESS**Business Items****A. Ratification of Pradera Mainline Repair**

On a motion by Mrs. Wyatt , seconded by Mr. Newbold, and with all in favor, the Board of Supervisors ratified the Pradera Mainline proposal, for the Reserve at Pradera Community Development District.

B. Ratification of Fountain Kings Proposal

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

C. Consideration of Aquatic Management Services Agreement

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

D. Review of Letter to Resident

On a motion by Mr. Caines , seconded by Mr. Belcher, and with all in favor, the Board of Supervisors approved the Letter to the Resident, as presented, for the Reserve at Pradera Community Development District.

E. Public Hearing of Fiscal Year 2026/2027 Final Budget

- i. Consideration of Resolution 2026-02; Approving Fiscal Year 2026-2027 Final Budget

Tabled and moved to the next meeting.

F. Public Hearing of Fiscal Year 2026/2027 Levying Assessments

- i. Consideration of Resolution 2026-04; Levying Fiscal Year 2026-2027 Final Budget

Tabled and moved to the next meeting.

G. Consideration of Resolution 2026-03; Approving the Fiscal Year 2026/2027 Meeting Schedule

On a motion by Mr. Newbold, seconded by Mrs. Felix and with all in favor, the Board of Supervisors adopted Resolution 2026-03; Approving the Fiscal Year 2026/2027 Meeting Schedule, as presented, for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS**Business Administration****A. Consideration of the Regular Meeting Minutes of the Meeting Held
April 17, 2026**

On a motion by Mrs. Wyatt, seconded by Mr. Newbold, and with all in favor, the Board of Supervisors approved the meeting minutes of the regular meeting held on April 17, 2026, as presented, for the Reserve at Pradera Community Development District.

B. Consideration of Operations and Maintenance Expenditures for April 2026

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

C. Consideration of Financial Report May 2026

On a motion by Mr. Belcher, seconded by Mr. Newbold, and with all in favor, the Board of Supervisors accepted the Financial Report for May 2026, for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS**Supervisor Requests**

Supervisor Wyatt requested proposals for the upcoming holidays and obtain fencing quotes.

On a motion by Mrs. Wyatt, seconded by Mrs. Felix, and with all in favor, the Board of Supervisors approved not-to-exceed \$500.00 for signage for the basketball court, for the Reserve at Pradera Community Development District.

Supervisor Felix requested information regarding off-duty management.

SEVENTH ORDER OF BUSINESS**Adjournment**

On a motion by Mr. Newbold, seconded by Ms. Wyatt, and with all in favor, the Board of Supervisors adjourned the meeting at 8:17 p.m., for the Reserve at Pradera Community Development District.

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Assistant Secretary

Chair / Vice Chair

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Tab 9

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures May 2026 For Board Approval

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

The total items being presented: **\$66,503.24**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 1, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Fountain Kings, Inc.	300307	INV-1210	6 months @ \$235/ mo Monthly Water Feature Maintenance 04/26	\$ 1,645.00
Halff Associates, Inc	300312	10164355	administrative fees misc 05/26	\$ 2,326.08
Hillsborough County BOCC	20260529-8	3629519463-0526	Water Utilities 05/26	\$ 877.68
HomeTeam Pest Defense, Inc.	300310	119662263	security monitoring 5/26	\$ 48.40
Jerry Richardson	300316	2150	Wildlife Management 05/26	\$ 1,100.00
Pine Lake Services, LLC	300320	10017	Irrigation Repair 05/26	\$ 1,022.92
Pine Lake Services, LLC	300320	10034	Mulch Replacement 05/26	\$ 2,500.00
Pine Lake Services, LLC	300311	9796	Removal of Blue Daze etc 04/26	\$ 3,006.80
Pine Lake Services, LLC	300311	9807	Replacing Muhly Grass 04/26	\$ 654.76
Pine Lake Services, LLC	300313	9872	Maintenance Unspecified 05/26	\$ 12,434.00
Rizzetta & Company, Inc.	300308	INV0000109124	Administrative Services 04/26	\$ 5,440.59
SafeTouch, LLC	300309	21690	Monitoring Services 05/26	\$ 1,020.00
Sitex Aquatics, LLC	300317	10852-b	Aquatic Maintenance Monthly 04/26	\$ 2,540.00
Sitex Aquatics, LLC	300317	10869-b	Lights for Fountain-Maintenance 4/26	\$ 185.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 1, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	300317	10962-b	Aquatic Maintenance 04/26	\$ 2,616.20
Sitex Aquatics, LLC	300317	11066-b	Aquatic Maintenance 04/26	\$ 2,616.20
Spectrum	20260507-1	2490284041926	Internet Service 04/26	\$ 175.38
TECO	20260511-1	211004653369-041726	Electric Charges 04/26	\$ 2,326.80
TECO	20260511-1	211004653575-041726	Electric Charges 04/26	\$ 1,273.49
TECO	20260518-1	211004653823-042426	Electric Charges 04/26	\$ 309.99
TECO	20260515-1	211004654029-042326	Electric Charges 04/26	\$ 250.67
TECO	20260514-1	211004654276-042226	Electric Charges 04/26	\$ 612.93
TECO	20260514-1	211004654458-042226	Electric Charges 04/26	\$ 582.29
TECO	20260514-1	211004654664-042226	Electric Charges 04/26	\$ 1,717.89
TECO	20260511-1	211024076591-041726	Electric Charges 04/26	\$ 3,169.98
TECO	20260511-1	221006977807-041726	Electric Charges 04/26	\$ 2,511.78
TECO	20260511-1	221006978904-041726	Electric Charges 04/26	\$ 509.40
TECO	20260511-1	221006978920-041726	Electric Charges 04/26	\$ 1,016.68

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 1, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260511-1	221006978961-041726	Electric Charges 04/26	\$ 891.45
The Observer Group, Inc.	300318	26-01622H	Legal Advertising 04/26	\$ 59.06
Total Community Maintenance, LLC	300314	8819	Janitorial Services 05/26	\$ 1,050.00
Wahoo Pools Group, Inc.	300306	20252392	Adirondak chairs delivery and assembly	\$ 3,139.62
Wahoo Pools Group, Inc.	300315	20252412	Pool Maintenance 5/26	\$ 1,500.00
Wahoo Pools Group, Inc.	20260505-2	20252577	Pool Repairs 04/26	\$ 3,872.20
Wahoo Pools Group, Inc.	300319	20252585	Pool Service Contract Monthly 06/26	\$ 445.02
Wahoo Pools Group, Inc.	20260505-3	20252585-1	Pool Service Contract 06/26	<u>\$ 1,054.98</u>
Total Report				<u>\$ 66,503.24</u>



INVOICE

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

Invoice Date
Apr 30, 2026

Invoice Number
INV-1210

Reference
Monthly WFM

Delivery Address
12051 Pradera Reserve Blvd
RIVERVIEW FL 33579

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

Item	Description	Quantity	Unit Price	Amount USD
WFM	Monthly Water Feature Maintenance: October 2025	1.00	235.00	235.00
WFM	Monthly Water Feature Maintenance: November 2025	1.00	235.00	235.00
WFM	Monthly Water Feature Maintenance: December 2025	1.00	235.00	235.00
WFM	Monthly Water Feature Maintenance: January 2026	1.00	235.00	235.00
WFM	Monthly Water Feature Maintenance: February 2026	1.00	235.00	235.00
WFM	Monthly Water Feature Maintenance: March 2026	1.00	235.00	235.00
WFM	Monthly Water Feature Maintenance: April 2026	1.00	235.00	235.00
			Subtotal	1,645.00
			TOTAL TAX	0.00
			TOTAL USD	1,645.00

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



[View and pay online now](#)



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

Invoice Date: 04/24/2026
Invoice: 10164355
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: April 19, 2026

Hourly	Earned To Date	Previous Amount	Current Amount
000P01 - Misc. Services	40,613.09	38,630.35	1,982.74
000P89 - Reimbursable Expenses	733.90	390.56	343.34
Total Hourly Services:	41,346.99	39,020.91	2,326.08

Total Earned to Date: 41,346.99
Less Previous Billed: 39,020.91
Amount Due this Invoice: 2,326.08

Notes from Project Manager:

Research Entry Fountain water history, pictures, construction information. CDD Mtg by phone (3/26, 4/17), coordination\discussions with DM. provide Plats, Maintenance Maps, Asbuilts to DM for legal issue.

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
Reference Project 039405.001 and Invoice 10164355
Contact Sandra Charles at scharles@halff.com with any billing questions.

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

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

April 24, 2026
Project No: 039405.001
Invoice No: 10164355
Invoice Total: \$2,326.08

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

Professional Services thru April 19, 2026

Phase	000P01	Misc. Services			
Professional Personnel					
			Hours		Amount
Administrative III			.75		94.37
Principal/Officer-Prof. Eng III			5.50		1,888.37
Totals			6.25		1,982.74
Total Labor					1,982.74

Phase	000P89	Reimbursable Expenses			
Professional Personnel					
			Hours	Rate	Amount
Engineer V - Civil					
Thornton, Kyle	3/23/2026		1.00	343.34	343.34
Totals			1.00		343.34
Total Labor					343.34
				Total this Invoice	\$2,326.08



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RESERVES AT PRADERA CDD	3629519463	05/15/2026	06/05/2026

Service Address: 12051 PALMERA RESERVE DR

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53348643A	04/15/2026	33625	05/14/2026	34160	53500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$161.57
Water Base Charge	\$60.16
Water Usage Charge	\$121.68
Sewer Base Charge	\$149.48
Sewer Usage Charge	\$378.25

Summary of Account Charges

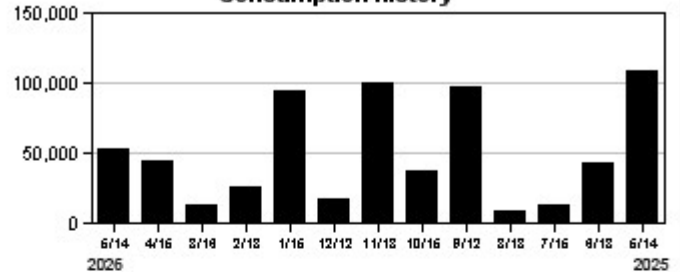
Previous Balance	\$765.65
Net Payments - Thank You	\$-765.65
Total Account Charges	\$877.68
AMOUNT DUE	\$877.68

Important Message

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

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

Additional Information: HCFL.gov/Water



THANK YOU!



RESERVES AT PRADERA CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

4,1418

DUE DATE	06/05/2026
AMOUNT DUE	\$877.68
AMOUNT PAID	



0036295194637 00000877688

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

Service Slip / Invoice

INVOICE: 119662263
DATE: 05/04/26
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
05/04/26			DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	04/09/26	NA	N/A	
Service	Description				Amount
TBSMAA	Sentricon Monitoring AA				\$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

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 # 2150

DATE 05/18/2026

DUE DATE 06/02/2026

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Service for May 2026	1	1,100.00	1,100.00

2 cameras & 1 Trap on property.

LTD Hogs removed: 103

YTD Hogs removed: 6

MTD Hogs removed: 1

Note:

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

Please make your check payable to Jerry Richardson, State Wildlife
Trapper.
We appreciate you.

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

Jerry Richardson, Phone 813-390-9578;

email - trapperjerry@gmail.com

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

Termination fees may apply.

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

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



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/18/26	10017
Terms	Due Date
Net 30	06/17/26

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
\$1,022.92	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,022.92	\$0.00	\$1,022.92
	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 Enhancement		\$1,022.92	\$0.00	\$1,022.92
	Total		\$1,022.92	\$0.00	\$1,022.92



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/20/26	10034
Terms	Due Date
Net 30	06/19/26

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
\$2,500.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,500.00	\$0.00	\$2,500.00

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.

Additional pine bark mulch is
needed to complete the
common areas of Reserve at
Pradera.

40 yards to complete mulch
inside the community (tree
rings, cul de sac islands)

<i>Mulch Install</i>	<i>\$2,500.00</i>	<i>\$0.00</i>	<i>\$2,500.00</i>
Total	\$2,500.00	\$0.00	\$2,500.00



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/24/26	9796
Terms	Due Date
Net 30	05/24/26

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

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

Amount Due	Enclosed
\$3,006.80	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,006.80	\$0.00	\$3,006.80

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

Pine Lake to remove the Blue
Daze from the southern
roundabout of Pradera
Reserve Boulevard to improve
visual appeal and to prevent
further infestation of
Torpedograss.

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

topsoil and plants.

Examples of plant ideas:

Parson's Juniper

Dwarf Ixora

Macho Fern

Emerald Blanket

Dwarf Firebush

Dwarf Allamanda

Gold Mound Duranta

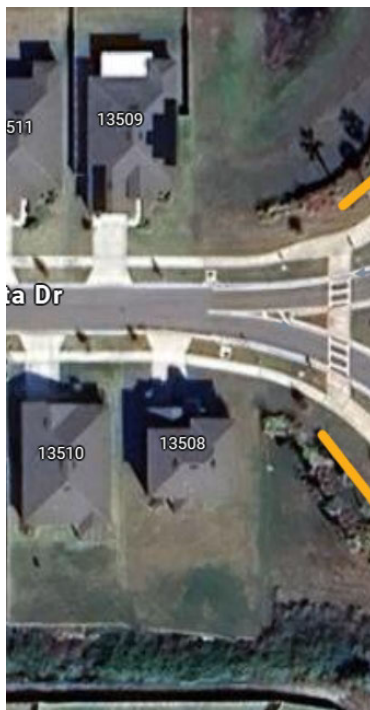
Cocoplum

Croton

Copper Leaf

Silver Buttonwood

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



<i>Plant Material Install</i>	<i>\$3,006.80</i>	<i>\$0.00</i>	<i>\$3,006.80</i>
Total	\$3,006.80	\$0.00	\$3,006.80



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/27/26	9807
Terms	Due Date
Net 30	05/27/26

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
\$654.76	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$654.76	\$0.00	\$654.76

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 replace 20 Muhly
Grasses due to extreme cold
temperatures this past winter.

3 GAL Muhly Grass to match
existing as closely as
possible.

Proposal includes removal and
off-site disposal of existing
dead Muhly grasses.



<i>Plant Material Install</i>	\$654.76	\$0.00	\$654.76
Total	\$654.76	\$0.00	\$654.76



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/01/26	9872
Terms	Due Date
Net 30	05/31/26

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

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

Amount Due	Enclosed
\$12,434.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#8298 - Reserve at Pradera CDD Maintenance - Renewal 26-27 May 2026		\$12,434.00	\$0.00	\$12,434.00
	Total		\$12,434.00	\$0.00	\$12,434.00

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

Invoice

Date	Invoice #
5/2/2026	INV0000109124

Bill To:

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

Services for the month of	Terms	Client Number
May	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 USA

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

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	05/01/2026	21690	05/31/2026	

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

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

Invoice details
Invoice no.: 10852 b
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

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

Ways to pay

BANK

Total **\$2,540.00**

Overdue 03/31/2026

View and pay

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

Invoice details
Invoice no.: 10869 b
Terms: Net 30
Invoice date: 03/17/2026
Due date: 04/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Fountain Repairs	Club House Fountain Lights: Breaker lights tripped. Rest breaker, lights are back on at this time.	1	\$185.00	\$185.00

Ways to pay

BANK

Total \$185.00

Overdue 04/16/2026

View and pay

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

Invoice details
Invoice no.: 10962 b
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 14 Waterways	1	\$2,285.00	\$2,285.00
2.		Larvicide	Midge Larviciding: Pond 11	1	\$255.00	\$255.00
3.		Additional Services	Temporary Fuel Surcharge	1	\$76.20	\$76.20

Ways to pay

BANK

Total **\$2,616.20**

Overdue 05/01/2026

View and pay

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

Invoice details
Invoice no.: 11066 b
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 14 Waterways	1	\$2,285.00	\$2,285.00
2.		Larvicide	Midge Larviciding: Pond 11	1	\$255.00	\$255.00
3.		Additional Services	Temporary Fuel Surcharge	1	\$76.20	\$76.20

Ways to pay

BANK

Total **\$2,616.20**

View and pay

April 19, 2026
Invoice Number: 2490284041926
Account Number: 8337 12 029 2490284

Auto Pay Notice

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

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

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call
1-866-294-9488 now.

Summary

Service from 04/19/26 through 05/18/26
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
YOUR AUTO PAY WILL BE PROCESSED 05/05/26	
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.

Spectrum
BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
6633 2390 DY RP 19 04202026 NNNNNNNN 01 000799 0003

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

April 19, 2026

RESERVE AT PRADERA CDD

Invoice Number: 2490284041926
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

April 19, 2026



Invoice Number:
Account Number:

RESERVE AT PRADERA CDD
2490284041926
8337 12 029 2490284

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0875**

8633 2360 DY RP 19 04202026 NNNNNNNN 01 000799 0003

Charge Details

Previous Balance		175.38
EFT Payment	04/05	-175.38
Remaining Balance		\$0.00

Payments received after 04/19/26 will appear on your next bill.

Service from 04/19/26 through 05/18/26

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total **\$170.00**

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

State and Local Sales Tax	0.38
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...

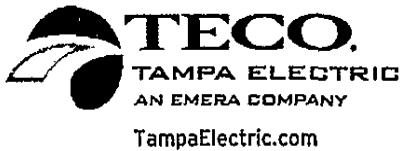
Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

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**.





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

Statement Date: April 17, 2026

Amount Due: \$2,326.80

Due Date: May 08, 2026
Account #: 211004653369

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

Account Summary

Current Service Period: March 13, 2026 - April 13, 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 May 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.



Log in or create an online account to
get personalized energy insights and
recommendations to help lower your bill.

TECOaccount.com

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: May 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: \$ _____

620520442460

Your account will be
drafted on May 08, 2026

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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 PHIBLVD
RIVERVIEW, FL 33579-0000

Account #: 211004653369
Statement Date: April 17, 2026
Charges Due: May 08, 2026

Service Period: Mar 13, 2026 - Apr 13, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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

0000004-0000103-Page 12 of 30

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: April 17, 2026

Amount Due: \$1,273.49

Due Date: May 08, 2026
Account #: 211004653575

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

Account Summary

Current Service Period: March 13, 2026 - April 13, 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 May 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.



Log in or create an online account to
get personalized energy insights and
recommendations to help lower your bill.

TECOaccount.com

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: May 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: \$ _____

620520442461

Your account will be
drafted on May 08, 2026

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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: April 17, 2026
Charges Due: May 08, 2026

Service Period: Mar 13, 2026 - Apr 13, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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

00000004-0000101-Page 8 of 30

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:

7-11

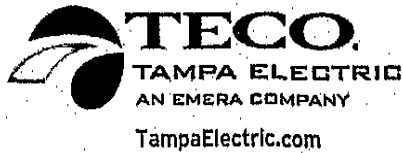
Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: April 24, 2026

Amount Due: \$309.99

Due Date: May 15, 2026
Account #: 211004653823

DO NOT PAY. Your account will be drafted on May 15, 2026

Your Energy Insight



Your average daily kWh used was 48.6% lower than the same period last year.



Your average daily kWh used was 5400% higher than it was in your previous period.

Account Summary

Current Service Period: March 18, 2026 - April 16, 2026

Previous Amount Due	\$28.34
Payment(s) Received Since Last Statement	-\$28.34
Current Month's Charges	\$309.99

Amount Due by May 15, 2026 \$309.99

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



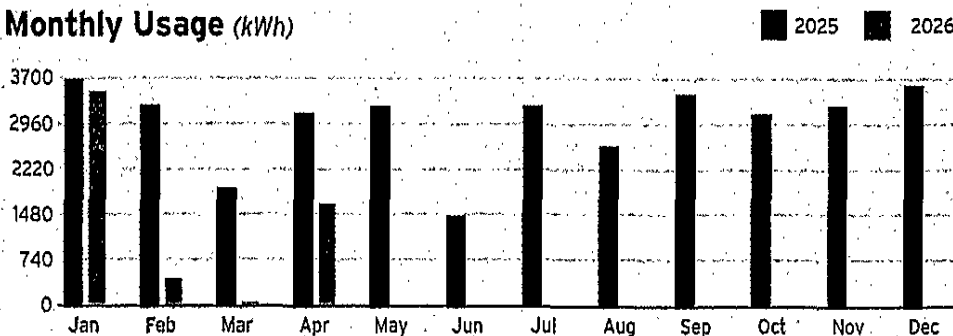
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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: May 15, 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: \$309.99

Payment Amount: \$ _____

600000879201

Your account will be drafted on May 15, 2026

00000529 FTECO104242622420410 000000 01 00000000 529 002

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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: April 24, 2026
Charges Due: May 15, 2026

Meter Read

Meter Location: Sgn

Service Period: Mar 18, 2026 - Apr 16, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000841112	04/16/2026	39,317	37,681	1,636 kWh	1	30 Days

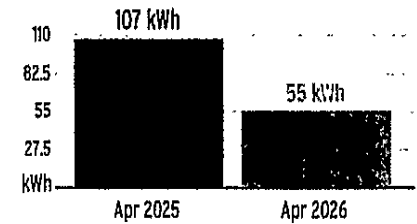
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,636 kWh @ \$0.09202/kWh	\$150.54
Fuel Charge	1,636 kWh @ \$0.03516/kWh	\$57.52
Storm Protection Charge	1,636 kWh @ \$0.00568/kWh	\$9.29
Clean Energy Transition Mechanism	1,636 kWh @ \$0.00418/kWh	\$6.84
Storm Surcharge	1,636 kWh @ \$0.02121/kWh	\$34.70
Florida Gross Receipt Tax		\$7.15
Electric Service Cost		\$285.84
State Tax		\$24.15
Total Electric Cost, Local Fees and Taxes		\$309.99

Avg kWh Used Per Day



Total Current Month's Charges

\$309.99

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Credit or Debit Card

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866-689-6469

All Other

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

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TampaElectric.com

Phone:

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

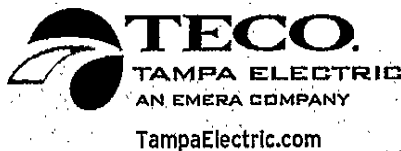
Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: April 23, 2026

Amount Due: \$250.67

Due Date: May 14, 2026

Account #: 211004654029

DO NOT PAY. Your account will be drafted on May 14, 2026

Account Summary

Current Service Period: March 18, 2026 - April 16, 2026

Previous Amount Due \$34.66

Payment(s) Received Since Last Statement -\$34.66

Current Month's Charges \$250.67

Amount Due by May 14, 2026 \$250.67

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 20.37% lower than the same period last year.



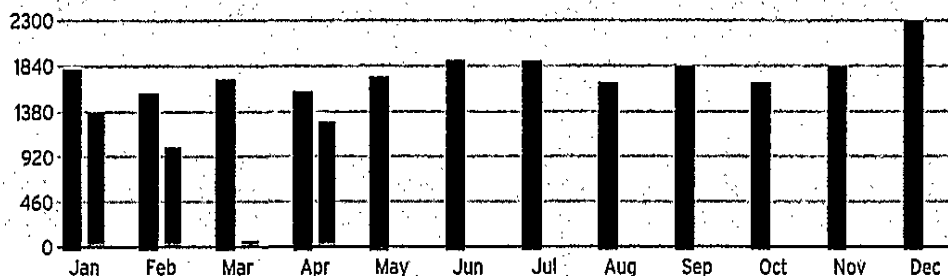
Your average daily kWh used was 1333.33% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

2025 2026



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



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

Account #: 211004654029

Due Date: May 14, 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: \$250.67

Payment Amount: \$ _____

600000878562

Your account will be drafted on May 14, 2026.

00000281 FTECO104232623234810 00000 01 00000000 281 002

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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: April 23, 2026
Charges Due: May 14, 2026

Meter Read

Meter Location: IR

Service Period: Mar 18, 2026 - Apr 16, 2026

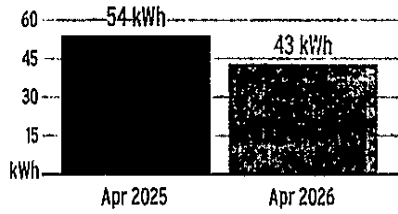
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851388	04/16/2026	94,052	92,753	1,299 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,299 kWh @ \$0.09202/kWh	\$119.53
Fuel Charge	1,299 kWh @ \$0.03516/kWh	\$45.67
Storm Protection Charge	1,299 kWh @ \$0.00568/kWh	\$7.38
Clean Energy Transition Mechanism	1,299 kWh @ \$0.00418/kWh	\$5.43
Storm Surcharge	1,299 kWh @ \$0.02121/kWh	\$27.55
Florida Gross Receipt Tax		\$5.78
Electric Service Cost		\$231.14
State Tax		\$19.53
Total Electric Cost, Local Fees and Taxes		\$250.67

Avg kWh Used Per Day



Total Current Month's Charges \$250.67

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

Ways To Pay Your Bill

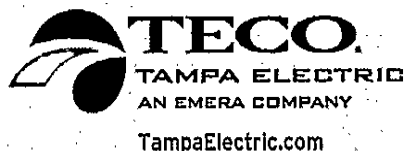
- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences: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

Contact Us

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

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"Came As Is"



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

Statement Date: April 22, 2026

Amount Due: \$612.93

Due Date: May 13, 2026

Account #: 211004654276

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

Account Summary

Current Service Period: March 18, 2026 - April 16, 2026

Previous Amount Due \$644.07

Payment(s) Received Since Last Statement -\$644.07

Current Month's Charges \$612.93

Amount Due by May 13, 2026 \$612.93

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 16.42% lower than the same period last year.

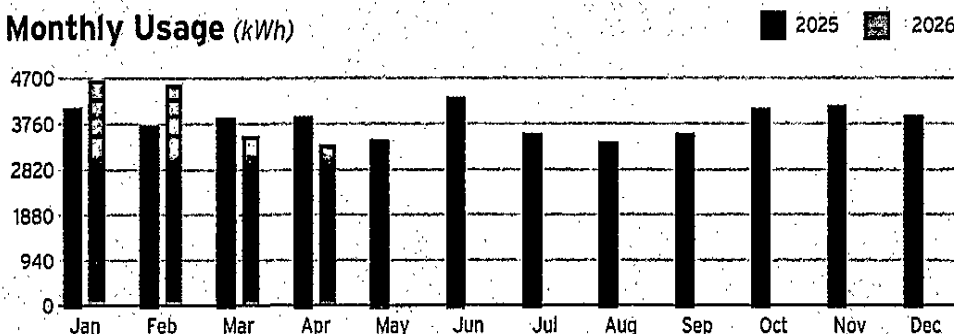


Your average daily kWh used was 8.2% lower than it was in your previous period.



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

Savings made simple

Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com



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

Account #: 211004654276

Due Date: May 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: \$612.93

Payment Amount: \$ _____

629162403430

Your account will be drafted on May 13, 2026

00000410 FTECO104222622554310 00000 01 00000000 410 006

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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: April 22, 2026
Charges Due: May 13, 2026

Meter Read

Meter Location: PO

Service Period: Mar 18, 2026 - Apr 16, 2026

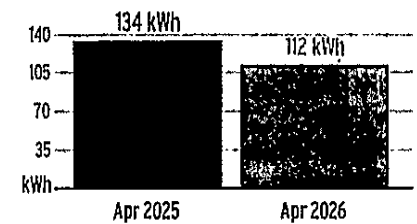
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000489694	04/16/2026	97,108	93,751	3,357 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
	Energy Charge	3,357 kWh @ \$0.09202/kWh	\$308.91
	Fuel Charge	3,357 kWh @ \$0.03516/kWh	\$118.03
	Storm Protection Charge	3,357 kWh @ \$0.00568/kWh	\$19.07
	Clean Energy Transition Mechanism	3,357 kWh @ \$0.00418/kWh	\$14.03
	Storm Surcharge	3,357 kWh @ \$0.02121/kWh	\$71.20
	Florida Gross Receipt Tax		\$14.13
	Electric Service Cost		\$565.17
	State Tax		\$47.76
	Total Electric Cost, Local Fees and Taxes		\$612.93

Avg kWh Used Per Day



Total Current Month's Charges

\$612.93

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

Ways To Pay Your Bill

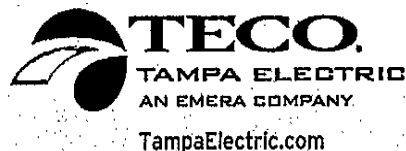
	Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.		In-Person Find list of Payment Agents at TampaElectric.com		Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.
	Credit or Debit Card Pay 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	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909

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"Come As Is"



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

Statement Date: April 22, 2026

Amount Due: \$582.29

Due Date: May 13, 2026

Account #: 211004654458

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

Account Summary

Current Service Period: March 18, 2026 - April 16, 2026

Previous Amount Due	\$533.17
Payment(s) Received Since Last Statement	-\$533.17
Current Month's Charges	\$582.29

Amount Due by May 13, 2026 \$582.29

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 **8.16% higher** than the same period last year.



Your average daily kWh used was **6% higher** than it was in your previous period.



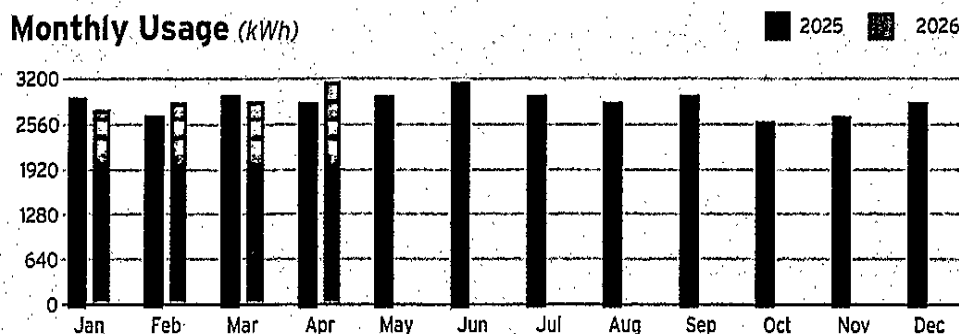
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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: May 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: \$582.29

Payment Amount: \$ _____

629162403431

Your account will be drafted on May 13, 2026

RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA CDD
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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: April 22, 2026
Charges Due: May 13, 2026

Meter Read

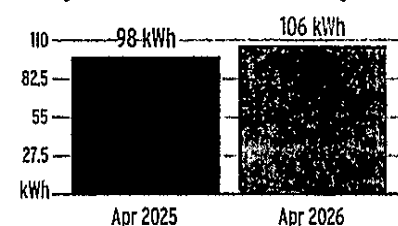
Service Period: Mar 18, 2026 - Apr 16, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000489693	04/16/2026	12,902	9,719	3,183 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	3,183 kWh @ \$0.09202/kWh	\$292.90
Fuel Charge	3,183 kWh @ \$0.03516/kWh	\$111.91
Storm Protection Charge	3,183 kWh @ \$0.00568/kWh	\$18.08
Clean Energy Transition Mechanism	3,183 kWh @ \$0.00418/kWh	\$13.30
Storm Surcharge	3,183 kWh @ \$0.02121/kWh	\$67.51
Florida Gross Receipt Tax		\$13.42
Electric Service Cost		\$536.92
State Tax		\$45.37
Total Electric Cost, Local Fees and Taxes		\$582.29

Total Current Month's Charges

\$582.29

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

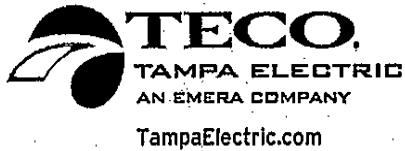
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866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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"Come As Is"



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

Statement Date: April 22, 2026

Amount Due: \$1,717.89

Due Date: May 13, 2026
Account #: 211004654664

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

Account Summary

Current Service Period: March 18, 2026 - April 16, 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 May 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.



Log in or create an online account to
get personalized energy insights and
recommendations to help lower your bill.

TECOaccount.com

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 #: 211004654664

Due Date: May 13, 2026

Amount Due: \$1,717.89

Payment Amount: \$ _____

629162403432

Your account will be
drafted on May 13, 2026



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RESERVE AT PRADERA COMM DEV DIST
RESERVE AT PRADERA COMMU
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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: April 22, 2026
Charges Due: May 13, 2026

Service Period: Mar 18, 2026 - Apr 16, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

00000410-0000852-Page 6 of 12

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

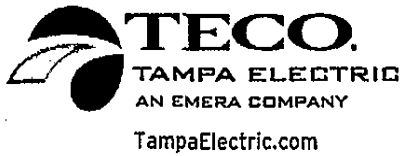
Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: April 17, 2026

Amount Due: \$3,169.98

Due Date: May 08, 2026

Account #: 211024076591

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

Account Summary

Current Service Period: March 13, 2026 - April 13, 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 May 08, 2026 \$3,169.98

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



Scan here to view
your account online.



Log in or create an online account to
get personalized energy insights and
recommendations to help lower your bill.

TECOaccount.com

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 #: 211024076591

Due Date: May 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: \$3,169.98

Payment Amount: \$ _____

690890489057

Your account will be
drafted on May 08, 2026

RESERVE AT PRADERA COMM DEV DIST
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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: April 17, 2026
Charges Due: May 08, 2026

Service Period: Mar 13, 2026 - Apr 13, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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

00000004-0000103-Pag 24 of 30

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Ways To Pay Your Bill



Bank Draft

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In-Person

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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

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:

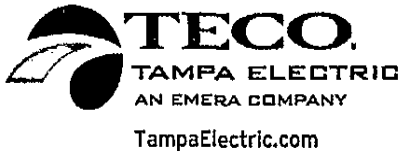
877-588-1010

Energy-Saving Programs:

813-275-3909

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Statement Date: April 17, 2026



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

Amount Due: \$2,511.78

Due Date: May 08, 2026
Account #: 221006977807

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

Account Summary

Current Service Period: March 13, 2026 - April 13, 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 May 08, 2026 \$2,511.78

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



Scan here to view
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get personalized energy insights and
recommendations to help lower your bill.

TECOaccount.com

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

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



Account #: 221006977807

Due Date: May 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: \$2,511.78

Payment Amount: \$ _____

689655913052

Your account will be
drafted on May 08, 2026

RESERVE AT PRADERA COMM DEV DIST
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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 #1 221006977807
Statement Date: April 17, 2026
Charges Due: May 08, 2026

Service Period: Mar 13, 2026 - Apr 13, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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

00000004-0000105-Page 18 of 30

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

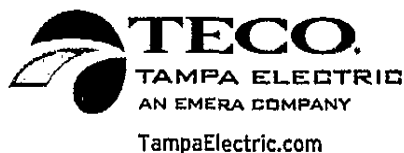
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

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

Statement Date: April 17, 2026

Amount Due: \$509.40

Due Date: May 08, 2026
Account #: 221006978904

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

Account Summary

Current Service Period: March 13, 2026 - April 13, 2026

Previous Amount Due	\$509.40
Payment(s) Received Since Last Statement	-\$509.40
Current Month's Charges	\$509.40

Amount Due by May 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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get personalized energy insights and
recommendations to help lower your bill.

TECOaccount.com

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

Account #: 221006978904

Due Date: May 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: \$509.40

Payment Amount: \$ _____

689655913053

Your account will be
drafted on May 08, 2026

RESERVE AT PRADERA COMM DEV DIST
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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: April 17, 2026
Charges Due: May 08, 2026

Service Period: Mar 13, 2026 - Apr 13, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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

Total Current Month's Charges

\$509.40

00000004-00000009-Page 4 of 30

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

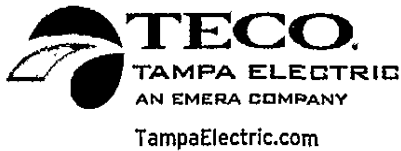
Contact Us

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

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

Statement Date: April 17, 2026

Amount Due: \$1,016.68

Due Date: May 08, 2026
Account #: 221006978920

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

Account Summary

Current Service Period: March 13, 2026 - April 13, 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 May 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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your account online.



Log in or create an online account to
get personalized energy insights and
recommendations to help lower your bill.

TECOaccount.com

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



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

Account #: 221006978920

Due Date: May 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: \$1,016.68

Payment Amount: \$ _____

689655913054

Your account will be
drafted on May 08, 2026

RESERVE AT PRADERA COMM DEV DIST
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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 #1 221006978920
Statement Date: April 17, 2026
Charges Due: May 08, 2026

Service Period: Mar 13, 2026 - Apr 13, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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

00000004-0000111-Page 28 of 30

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

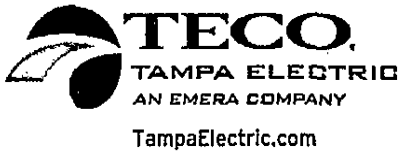
Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: April 17, 2026

Amount Due: \$891.45

Due Date: May 08, 2026
Account #: 221006978961

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

Account Summary

Current Service Period: March 13, 2026 - April 13, 2026

Previous Amount Due	\$891.45
Payment(s) Received Since Last Statement	-\$891.45
Current Month's Charges	\$891.45

Amount Due by May 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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recommendations to help lower your bill.

TECOaccount.com

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



Account #: 221006978961

Due Date: May 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: \$891.45

Payment Amount: \$ _____

689655913055

Your account will be
drafted on May 08, 2026

RESERVE AT PRADERA COMM DEV DIST
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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

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



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

Account #: 221006978961
Statement Date: April 17, 2026
Charges Due: May 08, 2026

Service Period: Mar 13, 2026 - Apr 13, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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

00000004-0000107-Page 20 of 30

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Contact Us

Online:

TampaElectric.com

Phone:

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01622H

Date 05/15/2026

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 # 26-01622H

\$59.06

Notice of Qualifying Period for Candidates for the Board of Supervisors

RE: Reserve at Pradera CDD Board of Supervisors Qualifying Period
Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26

Published: 5/15/2026

Important Message

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

Paid

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Total

\$59.06

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Reserve at Pradera Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at Fred B. Karl County Center 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602. The Supervisor of elections may be contacted by phone at (813) 272-5850. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Reserve at Pradera Community Development District has three (3) seats up for election through the general election process, specifically Seats 1, 2, and 3. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

May 15, 2026

26-01622H

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.

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.: 8819
Terms: Due on receipt
Invoice date: 05/03/2026
Due date: 05/03/2026

#	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.

Wahoo Pools Group, Inc

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

Invoice #: 20252392

Invoice Date: 4/29/2026

Due Date: 4/29/2026

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

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Adirondack Chair	Nautical Black Outdoor Adirondack Chair	6.00	\$432.41	\$2,594.46
Protection Plan	3 Years Protection Plan	6.00	\$35.99	\$215.94
Shipping & Assembly	Shipping and Delivery with assembly	1.00	\$329.22	\$329.22

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

Subtotal: \$3,139.62

Tax: \$0.00

Total: \$3,139.62

Amount Due: \$3,139.62

Wahoo Pools Group, Inc

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

Invoice #: 20252412

Invoice Date: 5/1/2026

Due Date: 5/1/2026

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

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

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

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

Subtotal: \$1,500.00

Tax: \$0.00

Total: \$1,500.00

Amount Due: \$1,500.00

Wahoo Pools Group, Inc

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

Invoice #: 20252577

Invoice Date: 5/7/2026

Due Date: 5/7/2026

Bill To: Reserve at Pradera

Rizzetta CDD12051 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Jandy VS PlusHP Variable Speed Pump 2.7HP	Jandy VS PlusHP Variable Speed Pump 2.7HP 115/230V without Controller Product #:TLD-10-1001 Mfg. Part #:VSPHP270DV2A	1.00	\$2,294.99	\$2,294.99
Splash Pad Drain	French drain parts and install	1.00	\$289.66	\$289.66
Install	Equipment Install/labor. Wahoo Certified Technician	4.00	\$150.00	\$600.00
Stenner Pumps White UV Suction/Discharge Tubing .25	Stenner Pumps White UV Suction/Discharge Tubing .25"	1.00	\$69.66	\$69.66
Chlorine Stenner Pump	Stenner Pumps Classic 45 Series Single Head Adjustable Output Pump 50GPD 1/4" Tubing 120V Product #:GHS-45-805 Mfg. Part #:45MJL5A1STAA	1.00	\$593.69	\$593.69
Vacuum Gauge	Super-Pro 2" Plastic Pressure Gauge 0.25" 0-60 PSI Bottom Mount Product #:SPG-06-1001 Mfg. Part #:81060BU	2.00	\$12.10	\$24.20

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

Subtotal: \$3,872.20

Tax: \$0.00

Total: \$3,872.20

Amount Due: \$3,872.20

Wahoo Pools Group, Inc

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

Invoice #: 20252585

Invoice Date: 5/15/2026

Due Date: 6/1/2026

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

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Pool Maintenance	June 2026	1.00	\$1,500.00	\$1,500.00

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

From Check #8505901256: -\$1,054.98

Subtotal: \$445.02

Tax: \$0.00

Total: \$445.02

Amount Due: \$445.02

Wahoo Pools Group, Inc

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

Invoice #: 20252585
Invoice Date: 5/15/2026
Due Date: 6/1/2026

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

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Pool Maintenance	June 2026	1.00	\$1,500.00	\$1,500.00

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

From Check #8505901256: -\$1,054.98

Subtotal: \$445.02

Tax: \$0.00

Total: \$445.02

Amount Due: \$445.02

\$1,054.98

Tab 10



Rizzetta & Company

Reserve At Pradera Community Development District

**Financial Statements
(Unaudited)**

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org
rizzetta.com

Reserve at Pradera Community Development District

Balance Sheet
As of 06/30/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	505,640	0	881	506,521	0	0
Investments	0	158,653	275,982	434,634	0	0
Prepaid Expenses	173	0	0	174	0	0
Refundable Deposits	13,900	0	0	13,899	0	0
Fixed Assets	0	0	0	0	5,215,774	0
Amount Available in Debt Service	0	0	0	0	0	276,863
Amount To Be Provided Debt Service	0	0	0	0	0	2,378,137
Total Assets	519,713	158,653	276,863	955,228	5,215,774	2,655,000
Liabilities						
Accounts Payable	17,565	0	0	17,565	0	0
Accrued Expenses	2,683	0	0	2,683	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,655,000
Total Liabilities	20,248	0	0	20,248	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	321,008	43,940	12,289	377,236	0	0
Total Fund Equity & Other Credits	499,465	158,653	276,863	934,980	5,215,774	0
Total Liabilities & Fund Equity	519,713	158,653	276,863	955,228	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 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	425	425
Special Assessments				
Tax Roll	845,697	845,697	853,407	7,710
Other Misc. Revenues				
Miscellaneous Revenue	0	0	125	125
Total Revenues	845,697	845,697	853,957	8,260
Expenditures				
Legislative				
Supervisor Fees	14,000	10,500	6,000	4,501
Total Legislative	14,000	10,500	6,000	4,501
Financial & Administrative				
Accounting Services	18,044	13,533	13,533	0
Administrative Services	5,176	3,882	3,882	0
Assessment Roll	4,734	4,734	4,734	0
Auditing Services	4,500	4,500	3,900	600
Disclosure Report	5,000	3,750	3,750	0
District Engineer	10,000	7,500	7,834	(335)
District Management	20,339	15,254	15,255	0
Dues, Licenses & Fees	175	175	850	(675)
Financial & Revenue Collections	3,408	2,556	2,556	0
Legal Advertising	1,500	1,125	980	145
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	2,400	2,143	257
Total Financial & Administrative	83,084	66,417	65,775	642
Legal Counsel				
District Counsel	20,000	15,000	9,027	5,972
Total Legal Counsel	20,000	15,000	9,027	5,972
Security Operations				
Amenity Security Camera System-Maintenan	6,500	4,875	0	4,875
Security System Monitoring Services & Ma	20,000	15,000	10,138	4,863
Total Security Operations	26,500	19,875	10,138	9,738
Electric Utility Services				
Utility Services	177,000	132,750	136,763	(4,013)
Total Electric Utility Services	177,000	132,750	136,763	(4,013)
Water-Sewer Combination Services				
Utility Services	8,000	6,000	6,535	(535)
Total Water-Sewer Combination Services	8,000	6,000	6,535	(535)

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Stormwater Control				
Aquatic Maintenance	29,000	21,750	22,247	(498)
Fountain Service Repair & Maintenance	2,500	1,875	2,065	(190)
Lake/Pond Bank Maintenance & Repair	500	375	0	375
Midge Fly Treatments	6,000	4,500	255	4,245
Total Stormwater Control	38,000	28,500	24,567	3,932
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	3,751	260	3,490
General Liability Insurance	5,843	5,843	4,039	1,804
Holiday Decorations	8,500	8,500	3,574	4,927
Irrigation Maintenance & Repair	10,000	7,499	5,144	2,356
Landscape - Annuals/Flowers	10,500	7,875	898	6,976
Landscape - Fertilizer	22,346	16,760	0	16,760
Landscape - Mulch	31,000	31,000	21,788	9,212
Landscape - Pest Control/OTC Injections	6,080	4,560	0	4,560
Landscape Inspection Services	10,800	8,100	9,000	(900)
Landscape Maintenance	175,000	131,250	119,237	12,013
Landscape Replacement Plants, Shrubs, Tr	10,000	7,500	990	6,510
Pest Control	3,000	2,250	1,113	1,137
Property Insurance	12,844	12,844	11,101	1,743
Well Maintenance	1,500	1,125	0	1,125
Total Other Physical Environment	312,413	248,857	177,144	71,713
Parks & Recreation				
Access Control Maintenance & Repair	5,000	3,750	0	3,750
Basketball Court Maintenance & Supplies	6,500	4,875	11,847	(6,972)
Dog Waste Station Supplies & Maintenance	1,500	1,125	0	1,125
Fitness Equipment Maintenance & Repair	4,000	3,000	0	3,000
Furniture Repair & Replacement	40,000	30,000	39,085	(9,085)
Maintenance & Repairs	20,000	15,000	2,194	12,806
Pest Control	5,000	3,750	1,183	2,567
Playground Equipment & Maintenance	2,000	1,500	0	1,500
Pool Repair & Maintenance	20,000	15,000	7,666	7,334
Pool Service Contract	20,000	15,000	12,000	3,000
Telephone, Internet, Cable	2,500	1,875	1,557	318
Trail/Bike Path Maintenance	2,000	1,500	0	1,500
Wildlife Management Services	13,200	9,900	10,170	(270)
Total Parks & Recreation	141,700	106,275	85,702	20,573
Contingency				
Miscellaneous Contingency	25,000	18,750	11,298	7,452
Total Contingency	25,000	18,750	11,298	7,452
Total Expenditures	845,697	652,924	532,949	119,975
Total Excess of Revenues Over(Under) Expenditures	0	192,773	321,008	128,235

See Notes to Unaudited Financial Statements

Reserve at Pradera Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	178,457	178,457
Total Fund Balance, End of Period	0	192,773	499,465	306,692

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,939	3,939
Special Assessments				
Tax Roll	40,000	40,000	40,000	0
Total Revenues	40,000	40,000	43,939	3,939
Expenditures				
Contingency				
Capital Reserve	40,000	30,000	0	30,000
Total Contingency	40,000	30,000	0	30,000
Total Expenditures	40,000	30,000	0	30,000
Total Excess of Revenues Over(Under) Expenditures	0	10,000	43,939	33,939
Fund Balance, Beginning of Period	0	0	114,714	114,714
Total Fund Balance, End of Period	0	10,000	158,653	148,653

Reserve at Pradera Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,159	9,159
Special Assessments				
Tax Roll	233,342	233,342	235,373	2,031
Total Revenues	<u>233,342</u>	<u>233,342</u>	<u>244,532</u>	<u>11,190</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) Expenditures	<u>0</u>	<u>0</u>	<u>12,289</u>	<u>12,289</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>276,863</u>	<u>276,863</u>

Reserve at Pradera CDD
Investment Summary
June 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2026</u>
Valley National Reserve	Governmental Checking	\$ 94,608
FL CLASS Reserve	Average Monthly Yield 3.7129%	64,045
Total Reserve Fund Investments		<u><u>\$ 158,653</u></u>
US Bank Series 2015 Revenue	US Bank GCTS 0490	\$ 159,416
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		<u><u>\$ 275,982</u></u>

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 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
224, 2234						
	224 General Fund	06/01/2026	HomeTeam Pest De-	120468007-060126	Pest Control 06/26	48.40
	224 General Fund	06/01/2026	fense, Inc.			
	224 General Fund	06/01/2026	HomeTeam Pest De-	120471595	Pest Control 06/26	207.40
	224 General Fund	06/01/2026	fense, Inc.			
	224 General Fund	06/01/2026	Jason Newbold	JN062926	BOS Meeting 06/29/26	200.00
	224 General Fund	06/01/2026	Jayson Caines	JC062926	BOS Meeting 06/29/26	200.00
	224 General Fund	06/01/2026	Kenneth D Belcher Sr	KB062926	BOS Meeting 06/29/26	200.00
	224 General Fund	06/01/2026	Lindsay Aliene Stover	LF062926	BOS Meeting 06/29/26	200.00
	224 General Fund	06/01/2026	Felix			
	224 General Fund	06/01/2026	Maya Wyatt	MW062926	BOS Meeting 06/29/26	200.00
	224 General Fund	06/26/2026	Rizzetta & Company,	INV0000110567	Mass Mailings 06/26	660.59
	224 General Fund	06/26/2026	Inc.			
	224 General Fund	06/26/2026	Rizzetta & Company,	INV0000110565	Mass Mailings 06/26	661.83
	224 General Fund	06/22/2026	TECO	211004654458-06222	Electric Charges 06/26	619.35
	224 General Fund	06/22/2026	TECO	211004654029-06222	Electric Charges 06/26	265.53
	224 General Fund	06/22/2026	TECO	211004654664-06222	Electric Charges 06/26	1,717.89
	224 General Fund	06/22/2026	TECO	211004653823-06222	Electric Charges 06/26	30.36
	224 General Fund	06/17/2026	TECO	211004653369-06172	Electric Charges 05/26	2,326.80
	224 General Fund	06/17/2026	TECO	211004653575-06172	Electric Charges 05/26	1,273.49
	224 General Fund	06/17/2026	TECO	221006978904-06172	Electric Charges 05/26	509.40
	224 General Fund	06/22/2026	TECO	211004654276-06222	Electric Charges06/26	654.01
	224 General Fund	06/17/2026	TECO	221006978920-06172	Electric Charges 06/26	1,016.68
	224 General Fund	06/17/2026	TECO	221006977807-06172	Electric Charges 05/26	2,511.78
	224 General Fund	06/17/2026	TECO	211024076591-06172	Electric Charges 05/26	3,169.98
	224 General Fund	06/17/2026	TECO	221006978961-06172	Electric Charges 05/26	891.45
				6	to 06/26	
Sum for 224, 2234						17,564.94
Sum for 224						17,564.94
Sum Total						17,564.94

Reserve at Pradera Community Development District
Notes to Unaudited Financial Statements
June 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 06/30/2026.
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.